

# Hunting Paradise

115± Acres in  
Franklin County, MS



\$402,500

[Video Link](#)

Discover this prime 115+/- acre property in Franklin County, Mississippi. Located in the McCall Creek Community, this property offers a perfect blend of tranquility and convenience. Enjoy the peace of rural living while just a short drive from nearby towns and amenities, providing the ideal balance for a weekend getaway or a permanent residence. The property features 3-year-old natural regrowth, providing excellent cover, wildlife habitat, and future timber investment potential. Protecting water quality and wildlife habitats, the SMZ adds ecological value and beauty to the land while creating a sanctuary for deer, turkey, and other native wildlife. Strategically placed food plots support healthy wildlife populations and offer prime hunting spots. A well-maintained internal road system ensures easy access throughout the property. The power line running through the property provides clearings as natural game corridors and shooting lanes. This property is a hunter's paradise, with abundant wildlife and diverse terrain. The mix of young regrowth, mature hardwoods, and food plots attracts a variety of wildlife, ensuring an exciting hunting experience. Call Clif to set up a private showing!



**CLIF  
CANNON**

MANAGING BROKER

Office: 601.990.5070

Cell: 601.565.1070

[Clif@TomSmithLand.com](mailto:Clif@TomSmithLand.com)



Expect More. Get More.

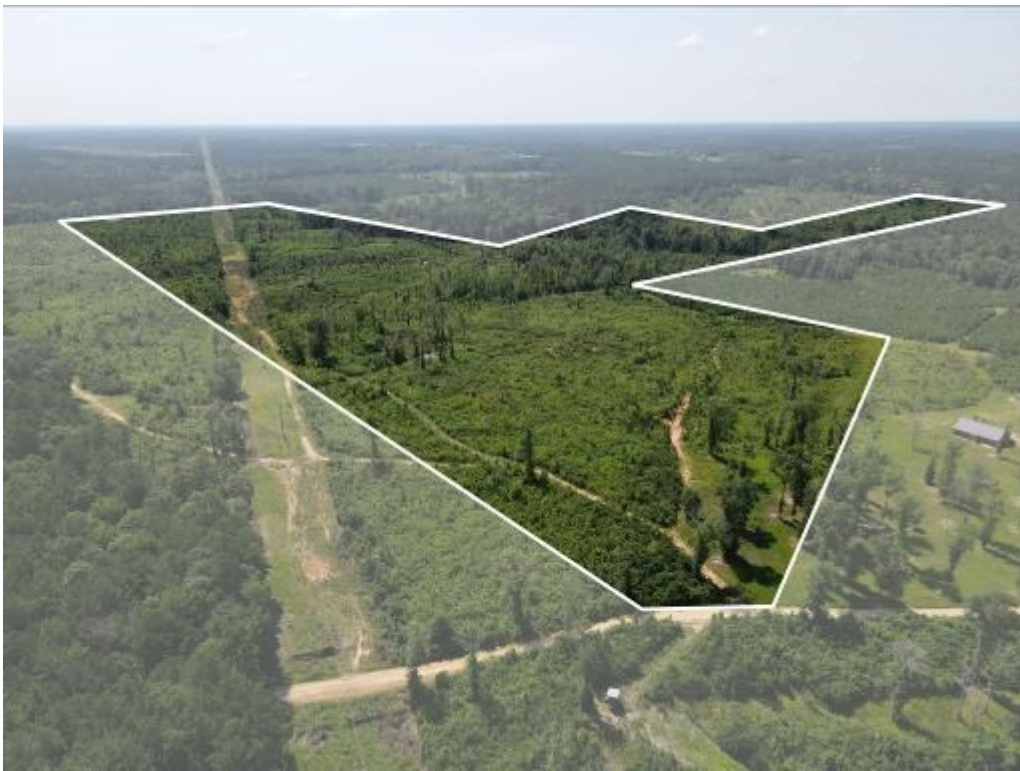
**A Real Estate Expert You Can Trust**

[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.







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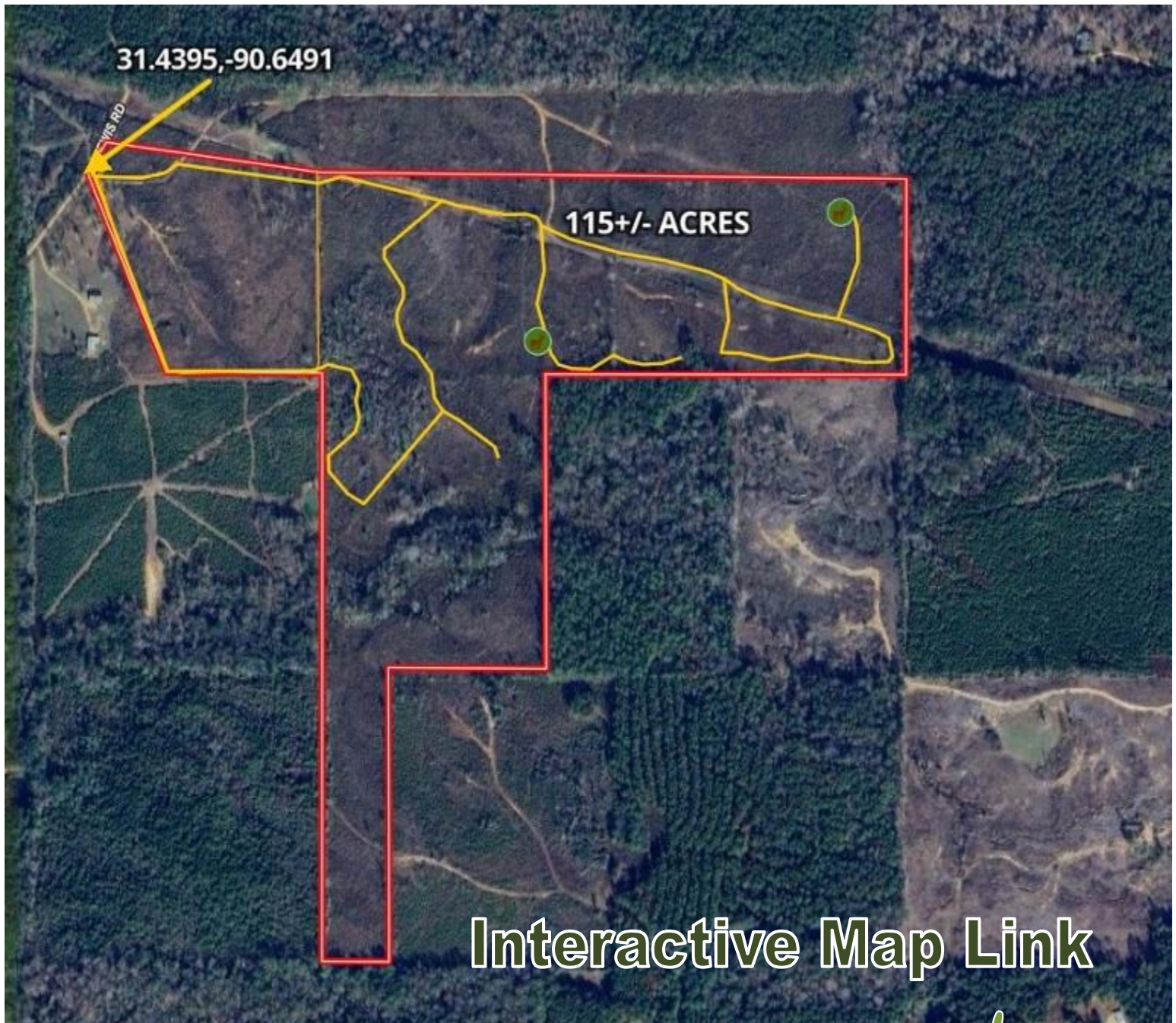
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# AERIAL MAP



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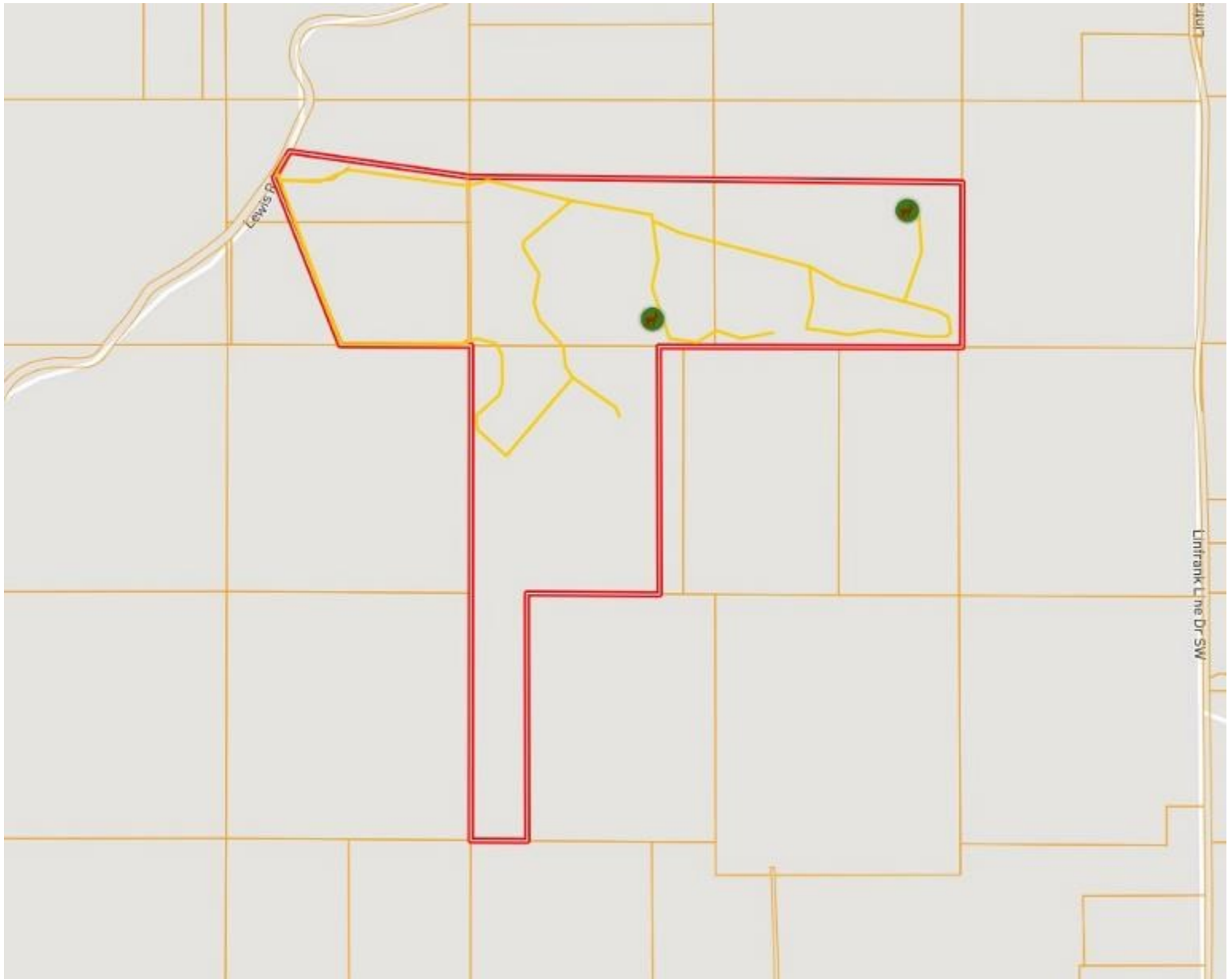


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# OWNERSHIP MAP



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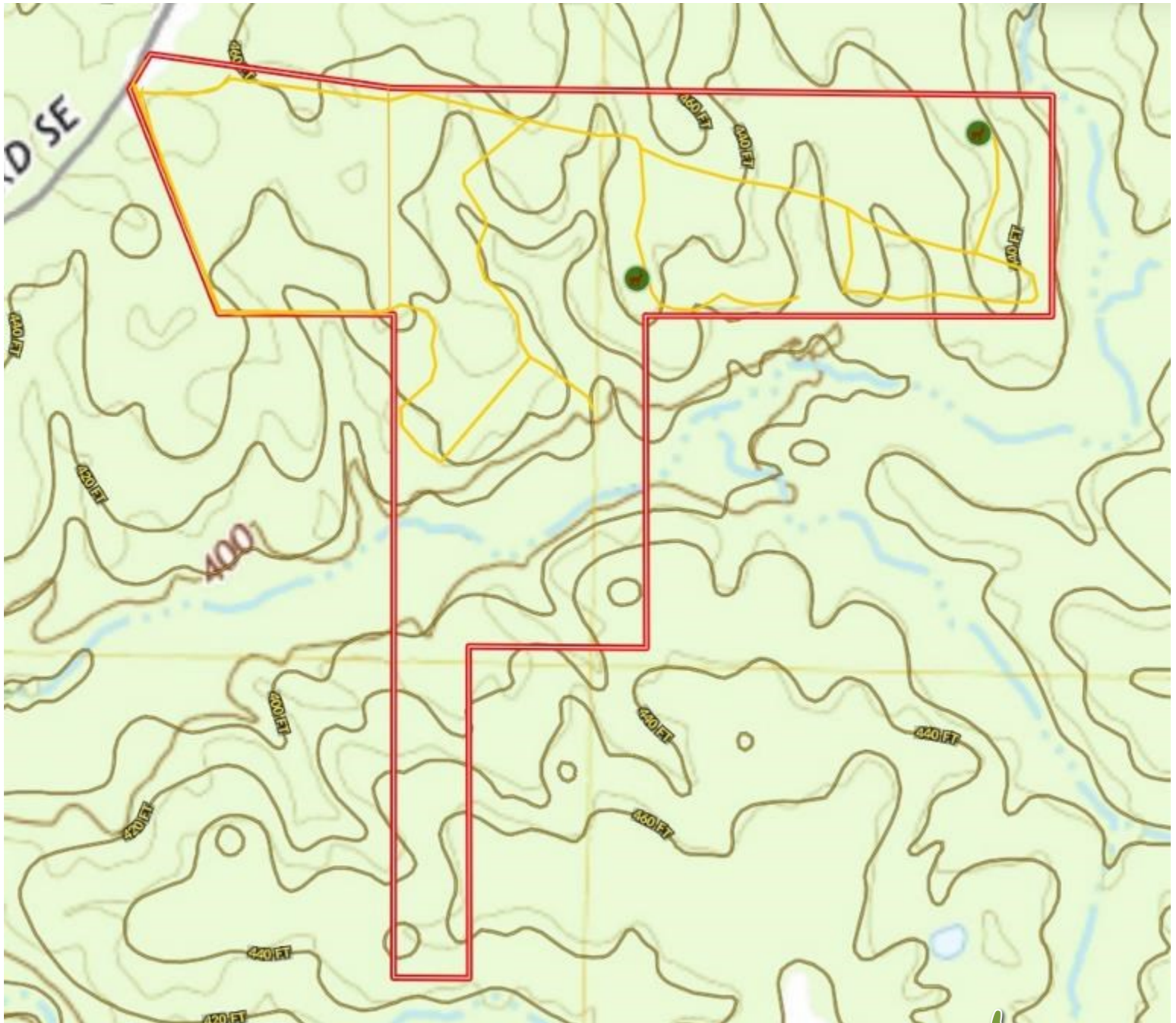
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# TOPOGRAPHY MAP



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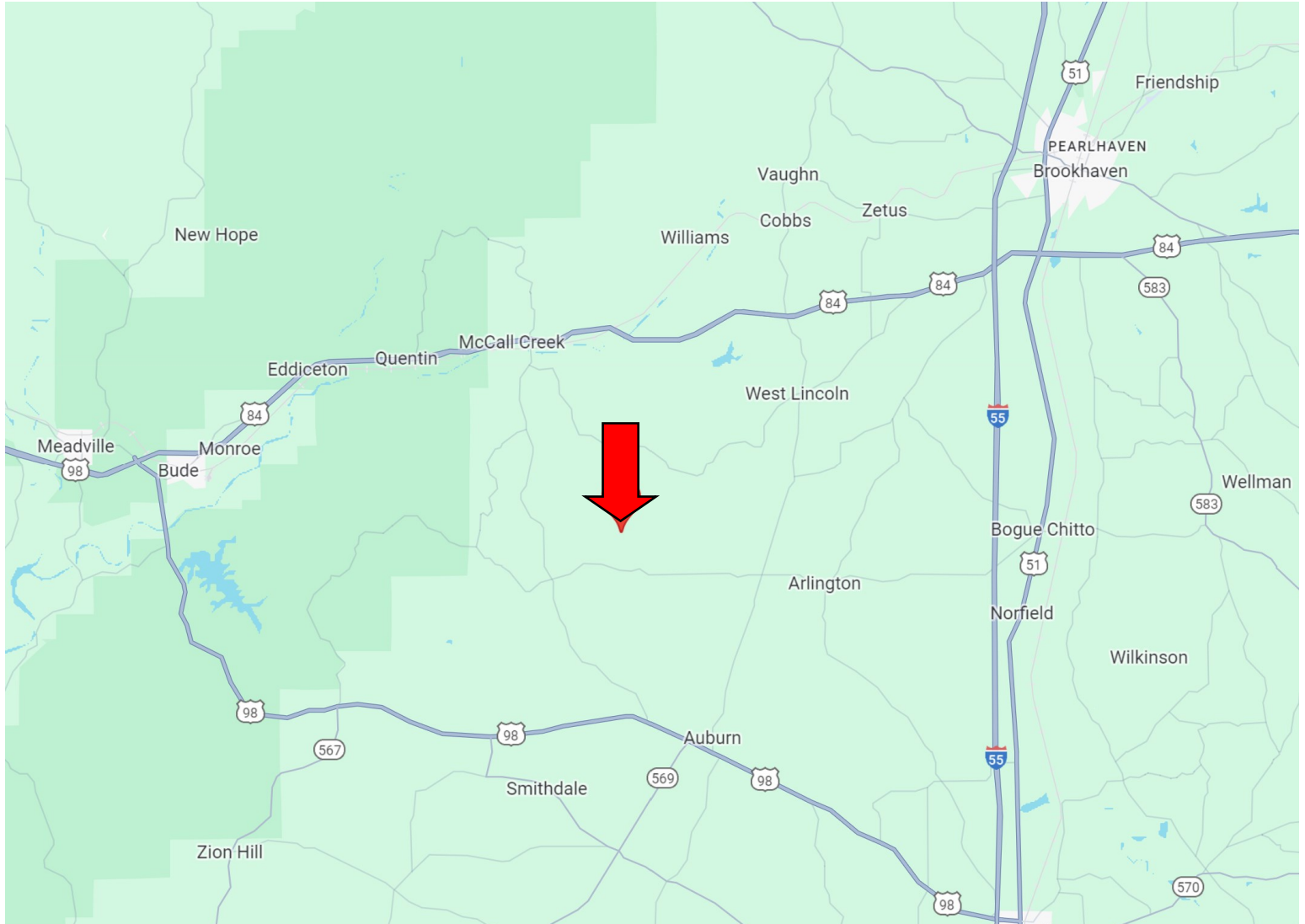


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# DIRECTIONAL MAP



Directions from the intersection of I-55 and US-98 in Summit, MS: Take exit 20B and travel west on US-98 for 11.1 miles. Turn right onto Burt Jordan Road and travel 4.9 miles. Turn right onto Bouge Chitto Road and travel 1.4 miles. Turn left onto Lewis/Olympia Road and travel for 1.2 miles. The property will be on the right. [GOOGLE MAP LINK](#)



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