

DISCOVER YOUR DREAM PROPERTY
75± ACRES IN SCOTT COUNTY, MS



\$281,250

Located in the community of Forkville, MS, this 75± acre property fronts Hwy 13, offering a perfect blend of accessibility and seclusion. This land promises the best of both worlds, ideal for building your dream home or a cozy cabin. The property consists of 30± acres of young, thriving, one-and-a-half-year-old planted pine and 45± acres of mature hardwood timber, providing a picturesque and diverse landscape. Coffee Bogue traverses the land, ensuring a reliable water source for the abundant wildlife, including deer and turkey, making it a haven for nature enthusiasts and hunters alike. With water and power readily available, this property is ready to become your family's retreat. Your dream home awaits on this unique piece of Mississippi countryside. Call The Land Man to schedule your tour today!



**TOM
SMITH**
ALC®, BROKER
Office: 601.898.2772
Cell: 601.454.9397
Tom@TomSmithLand.com



Expect More. Get More.

Call The Land Man Today!

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





The Land & Homes Expert *You Can Trust!*

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AERIAL MAP



Land id. [Click Here for the LandId Interactive Map Link](#)

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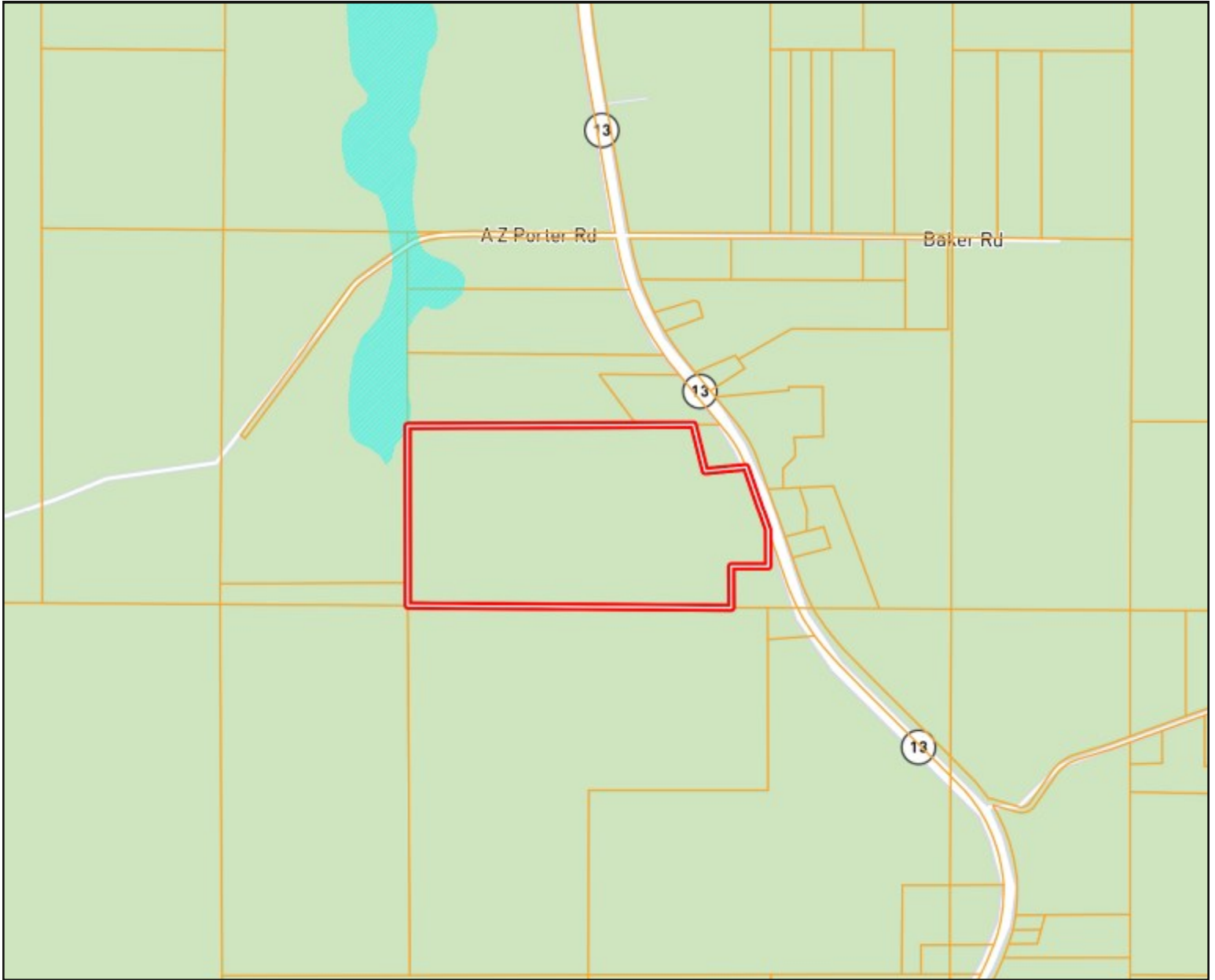


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OWNERSHIP MAP



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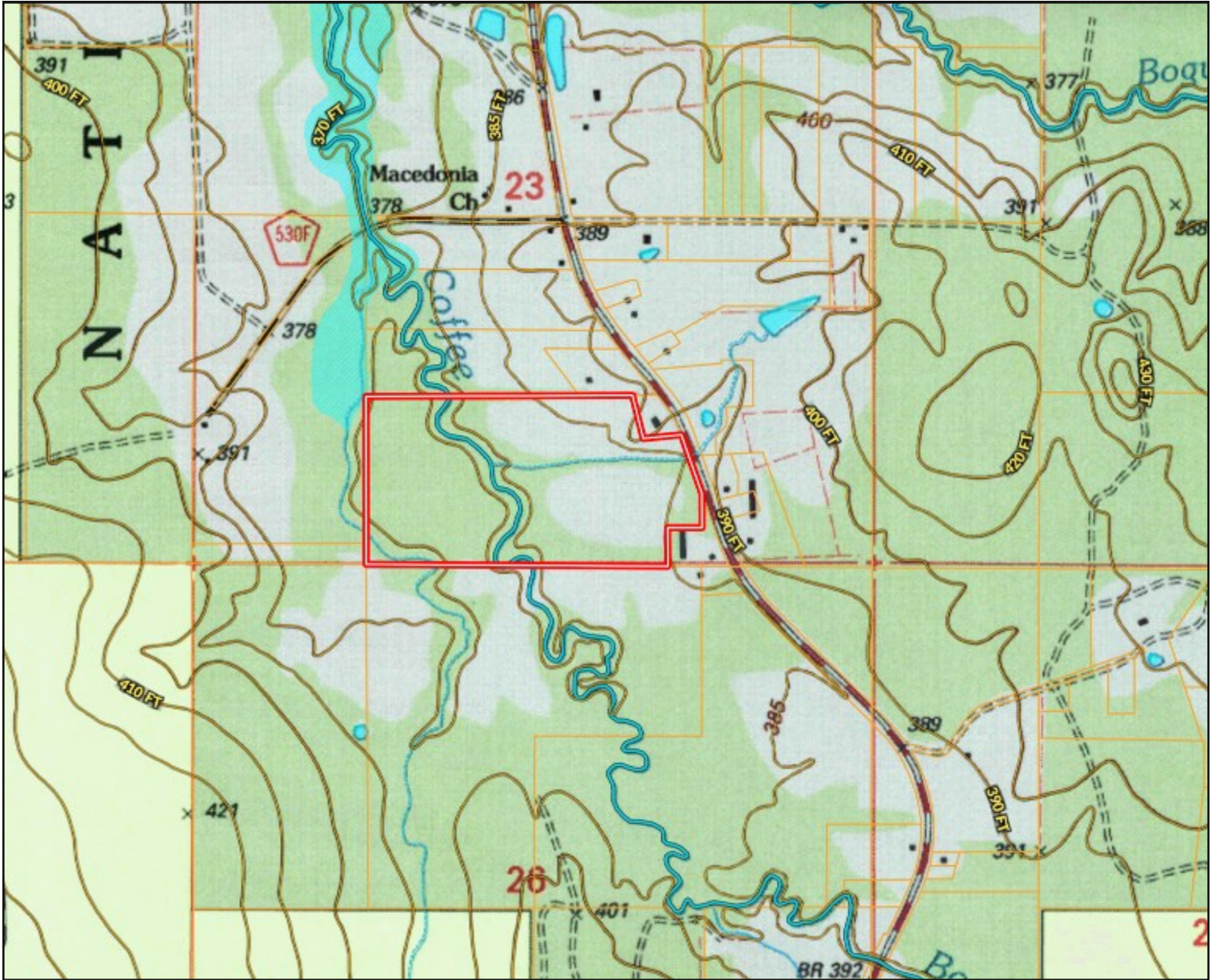


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TOPO MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
QuA	Quitman loam, 0 to 2 percent slopes	33.98	46.29	0	70	2w
Ho	Houlka silty clay loam, 0 to 1 percent slopes, occasionally flooded	20.45	27.86	0	58	2w
Rk	Rosebloom and Arkabutla soils, frequently flooded	17.68	24.08	0	59	5w
Ad	Adaton silt loam, 0 to 1 percent slopes	1.3	1.77	0	56	3w

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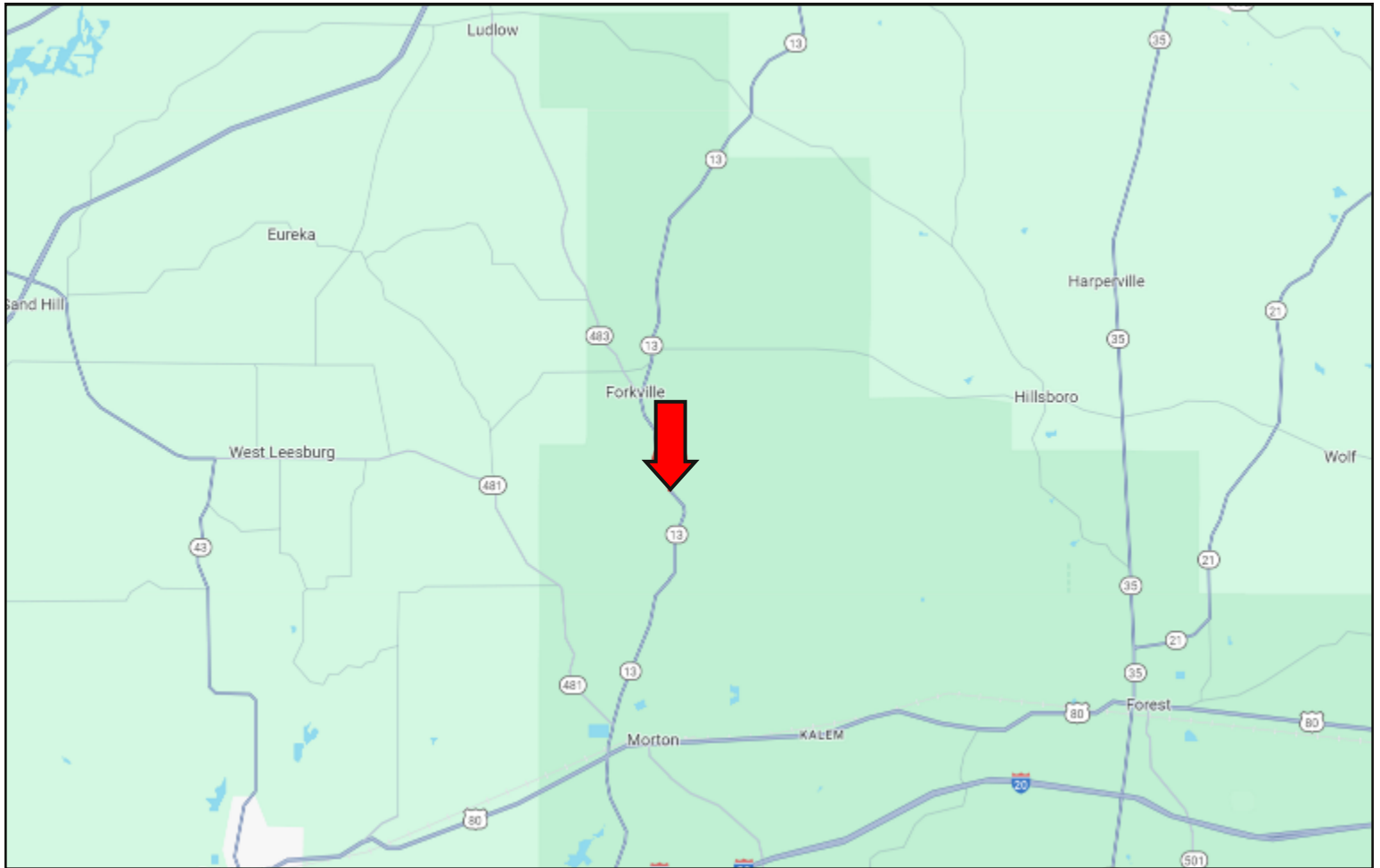


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DIRECTIONAL MAP



DIRECTIONS FROM I-20 IN MORTON, MS: Take exit 77 for Morton. Turn left onto Hwy 13 and travel 8.9 miles. The gated entrance will be on the left. [GOOGLE MAP LINK](#)



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