

HUNTING RETREAT

35.5± Acres in
Neshoba County, MS



\$325,000

- Main Home: 2,500 SF, 3BR/3BA
- Cabin: 800 SF, 1BR/1BA
- Oversized Rooms
- Updated Kitchen
- New 80-Gallon Water Heater
- Fresh Interior Paint
- 2-Car Garage
- Tornado-Proof Basement
- Wood-Burning Heater
- 1,500-Gallon Propane Tank (Home)
- 500-Gallon Propane Tank (Cabin)
- 20x40 Storage Shed with Full Basement Pull Out
- Tractor Storage
- Beautiful Fields
- Ideal for Deer and Turkey Hunting



**TOM
SMITH**

ALC®, BROKER

Office: 601.898.2772

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Tom@TomSmithLand.com



Expect More. Get More.

Call The Land Man Today!

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





35.5± Acres in Neshoba County, MS

\$325,000



This 35.5± acre property in Neshoba County is conveniently located between Meridian and Philadelphia, MS, and offers everything your family needs for a perfect home or weekend getaway. Ideal for hunting, trail riding, or creating your horse ranch, this property features a 2,500 sq. ft. home with three spacious bedrooms, three full baths, a large kitchen, and a family room. The home includes oversized rooms, ample storage and closets, and a 40 x 60 full basement that doubles as a tornado shelter, additional living quarters, game room, or storage. This well-insulated residence is extra safe as it was built with concrete and rebar, keeping utility bills minimal. It also features a wood-burning heater with forced fan vents, a new 80-gallon water heater, ceiling fans, an updated kitchen, fresh paint, and a two-car garage.

Additional structures include a storage building and a 20x40 equipment storage shed and workshop. An 800 sq. ft. one-bedroom, one-bath cabin with a full kitchen offers extra living space for a teenager or family member. This cabin is livable and only needs minor TLC. The property includes a 500-gallon propane tank for the cabin and a 1,500-gallon tank for the main home, both supplied by well water and with their own septic systems. The main house is wired for a 10,000-watt generator, and new solar panels for the home and cabin are included.

The 15± acres of gently rolling fields with scattered trees, 18-20-year-old pine, and mature timber create a beautiful landscape. The property is abundant with deer and turkey, making it an excellent recreational hunting area. Explore this property's many possibilities by scheduling a private viewing with Tom Smith today!

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OWNERSHIP MAP



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AERIAL MAP



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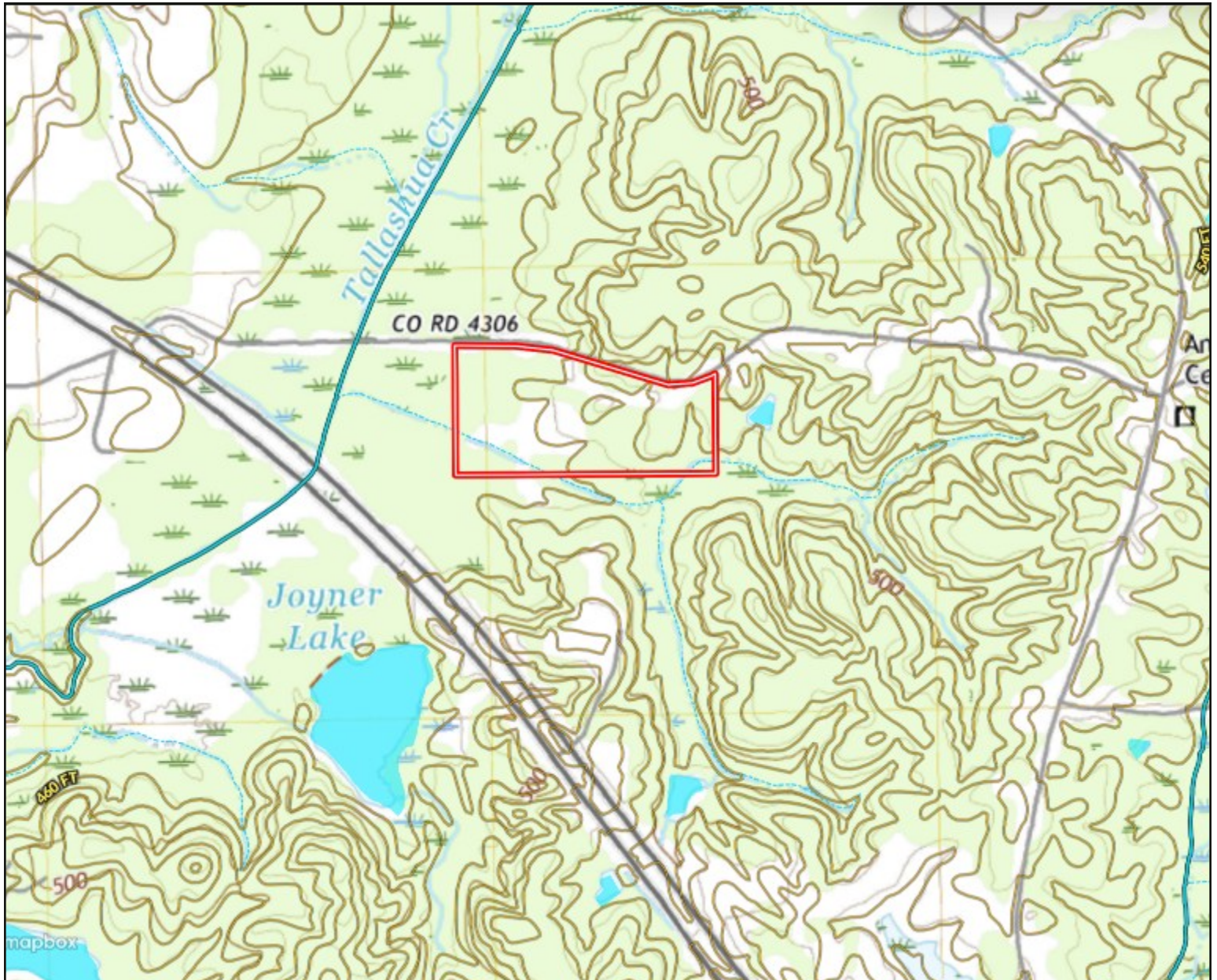


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TOPO MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Bb	Bibb sandy loam, 0 to 2 percent slopes, occasionally flooded	15.69	43.64	0	54	4w
SwD2	Sweatman silt loam, 8 to 17 percent slopes, eroded	7.49	20.83	0	70	6e
SmF	Smithdale fine sandy loam, 17 to 40 percent slopes	3.69	10.26	0	17	7e
SwC2	Sweatman silt loam, 5 to 8 percent slopes, eroded	3.45	9.6	0	72	4e
BM	Bibb-Mantachie association, frequently flooded	2.64	7.34	0	57	5w
RuC2	Ruston fine sandy loam, 5 to 8 percent slopes, eroded	1.91	5.31	0	67	3e
Gu	Guyton silt loam, 0 to 1 percent slopes, rarely flooded	1.09	3.03	0	67	3w

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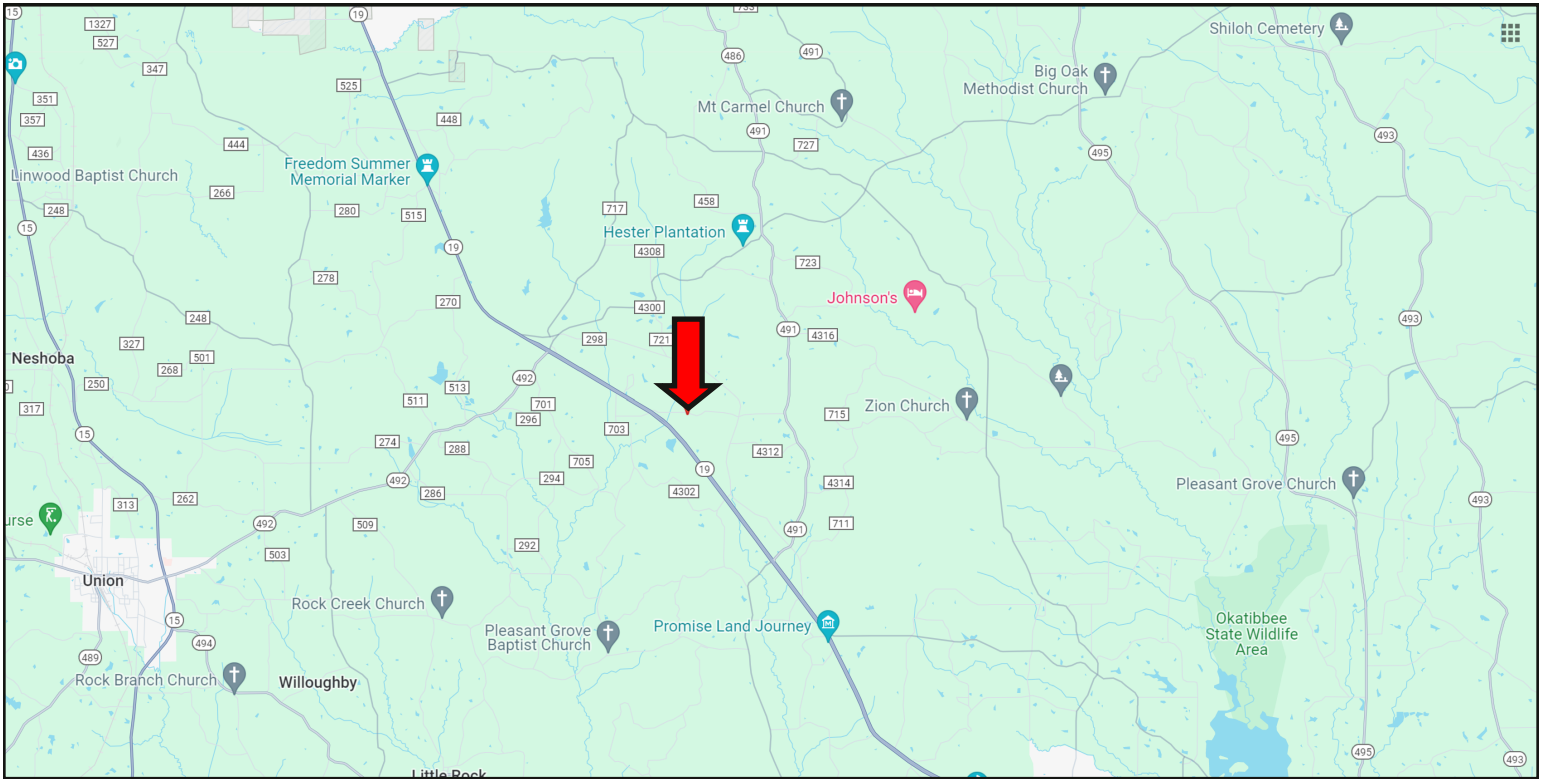


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DIRECTIONAL MAP



Directions from the intersection of Hwy 15 and Hwy 492 in Union, MS: Travel Hwy 492 East for 7.5 miles. Turn right onto Hwy 19 South and travel 1.9 miles. Turn left onto CR 4306. After 0.6 miles, the property entrance will be on the right. GOOGLE MAP LINK



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