

RECREATIONAL TRACT WITH TONS OF POTENTIAL

33.7± ACRES IN SCOTT COUNTY, MS | \$125,532



This 33.7± acre Scott County, MS, property fronts Highway 483, just a few miles from Highway 25. It is the perfect place to create your slice of heaven! With utilities already in place, this land offers endless opportunities. Chicken houses were on the property many years ago, and most have been cleaned up, but a little TLC is needed. The property features approximately 5-7± acres of open fields and pastures, ideal for food plots and homesites. There are 20+ acres of mature hardwood timber in the rear of the property covered up with deer and turkey sign. This part of the property is beautiful and has some significant timber! This is a property that you have to see to appreciate truly! 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.





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AERIAL MAP



[CLICK HERE FOR THE LANDID INTERACTIVE MAP LINK](#)

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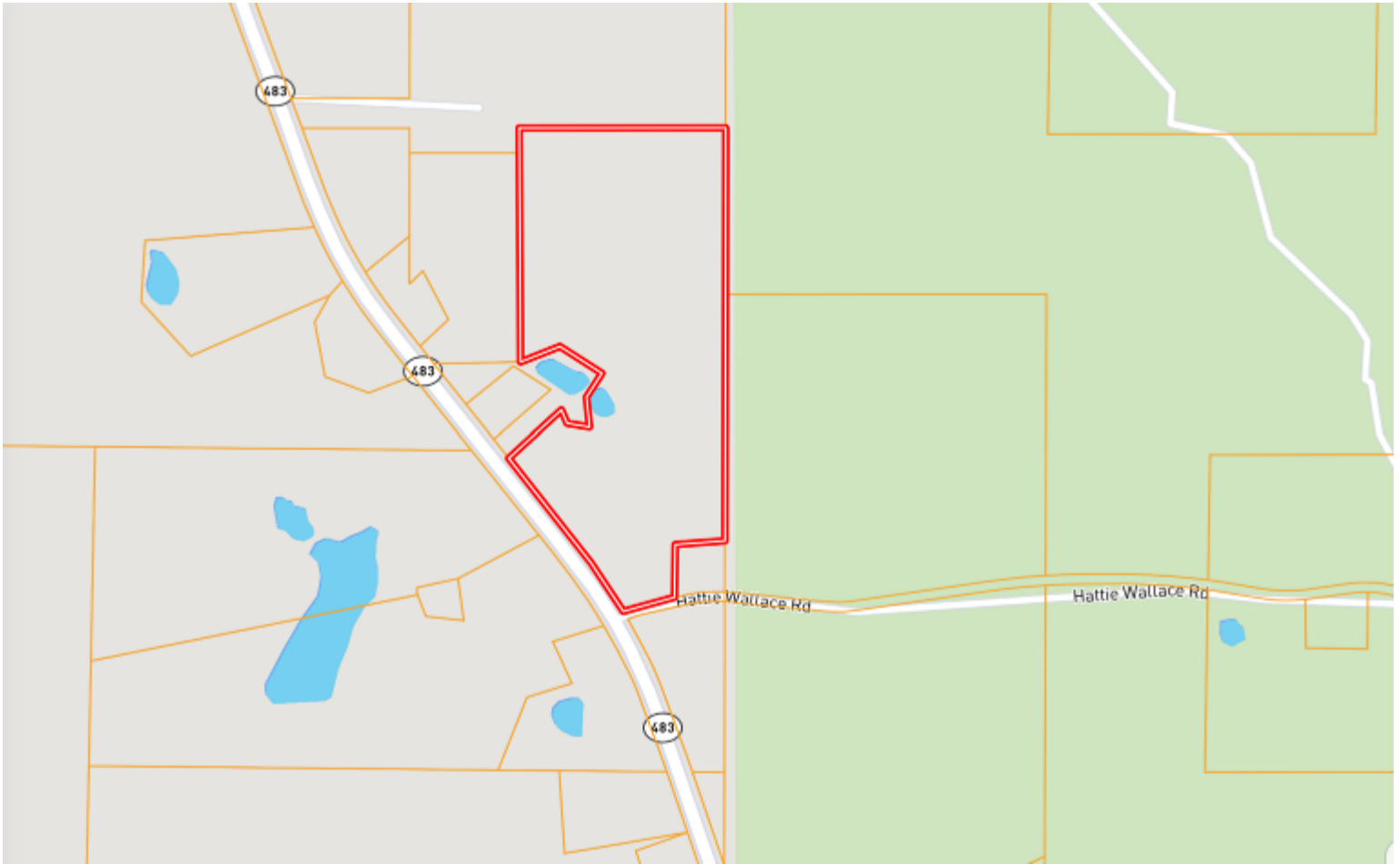


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OWNERSHIP MAP



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TOPO MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SaC2	Savannah fine sandy loam, 5 to 8 percent slopes, moderately eroded	11.26	34.61	0	38	3e
FrB	Freest fine sandy loam, 2 to 5 percent slopes	10.33	31.76	0	80	2e
SaB	Savannah fine sandy loam, 2 to 5 percent slopes	9.45	29.05	0	54	2e
Ma	Mantachie fine sandy loam, 0 to 1 percent slopes, occasionally flooded	1.5	4.61	0	74	5w

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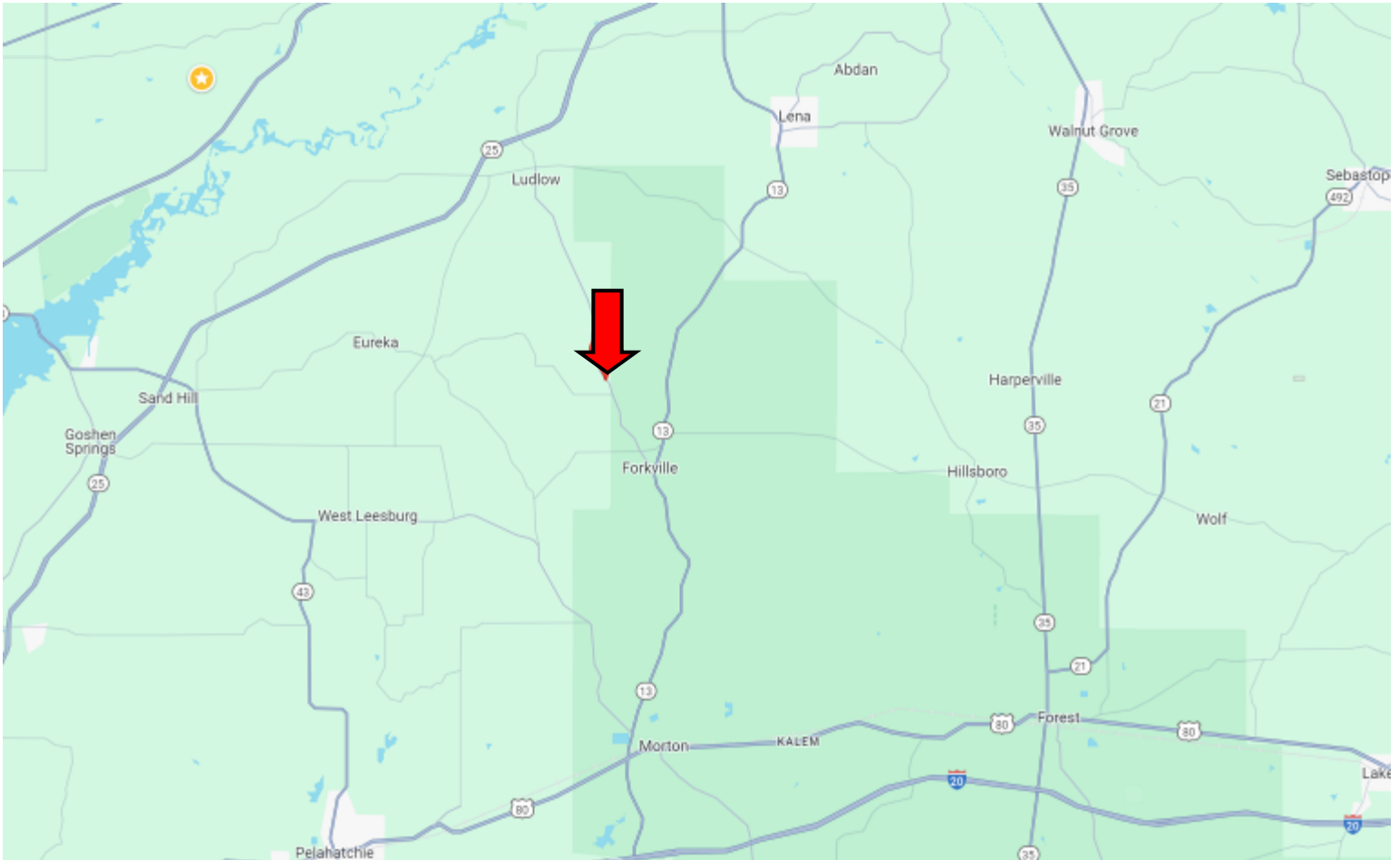


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DIRECTIONAL MAP



Directions from I-20 and Hwy 13 in Morton, MS: Take exit 77 for Morton. Turn left onto Hwy 13 N and travel 11.1 miles. Turn left onto Hwy 483. After 2.9 miles, the property entrance will be on your right. [GOOGLE MAP LINK](#)



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