

HUNTING RETREAT WITH TIMBER INVESTMENT OPPORTUNITY 285± Acres in Hancock County, MS



Flat Top Road, Picayune, MS 39466 | \$1,140,000

Situated in Hancock County, MS, just 7 miles east of Picayune, this 285± acre property offers natural beauty and investment potential. The land is primarily 20+ -year-old pine, mature oak, and hickory trees. With two gated entrances accessible via a well-maintained logging road, you are easily able to navigate the property by vehicle. It features two stocked ponds, several food plots, and a well-maintained trail system that provides access to various stands. The land is ready for selective cutting, offering an opportunity for return on investment while expanding food plots and road systems, enhancing its value. Abundant with deer and turkey and surrounded by large wooded tracts, the property has excellent wildlife-holding potential throughout the year. It's an ideal long-term timber investment and a perfect location for hunting and outdoor recreation for generations to come. Contact Anthony today to schedule a tour!



**ANTHONY
STEEN**

REALTOR®

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Cell: 662.645.5151

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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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AERIAL MAP



[Click for the Interactive Map](#)

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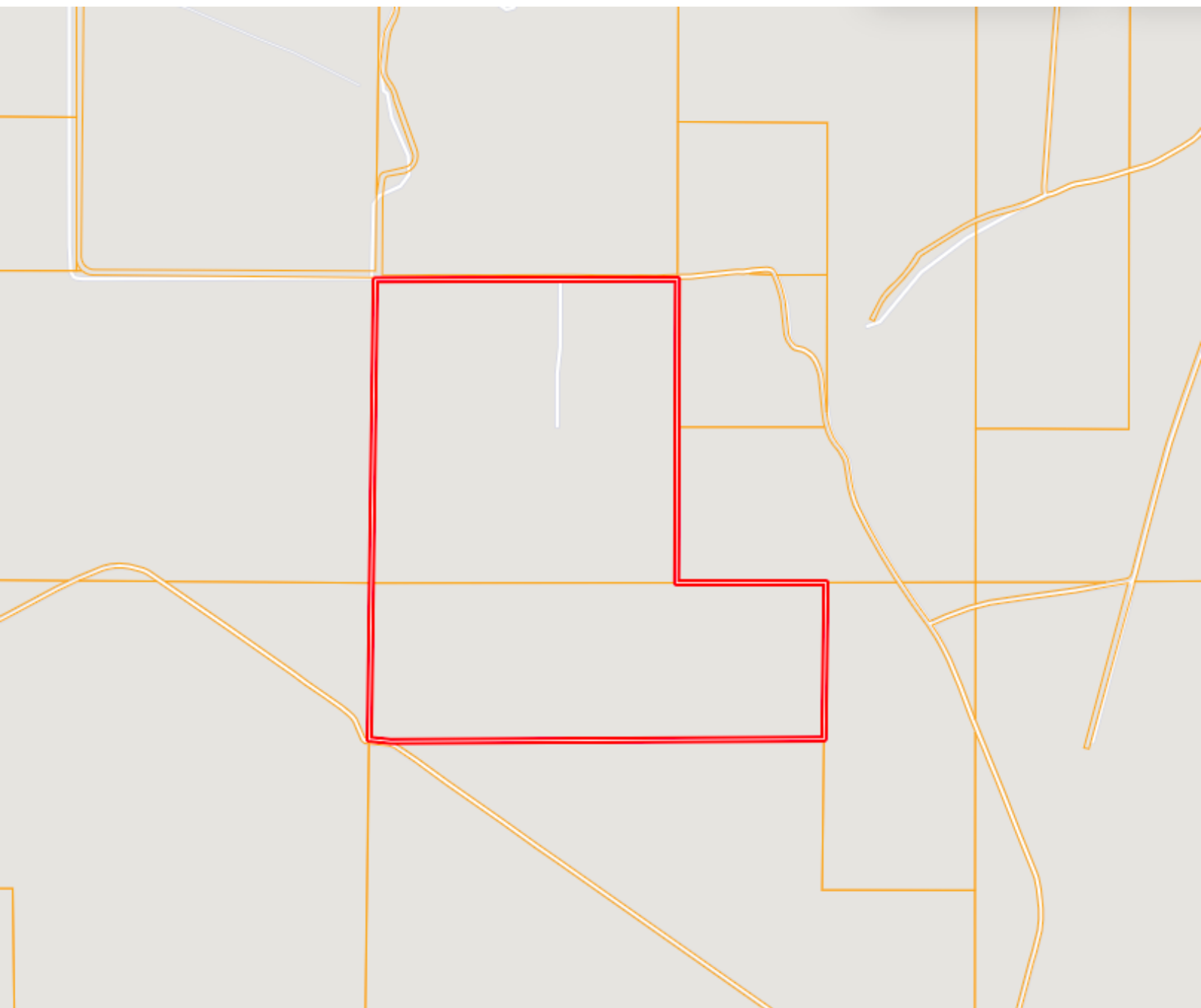
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OWNERSHIP MAP



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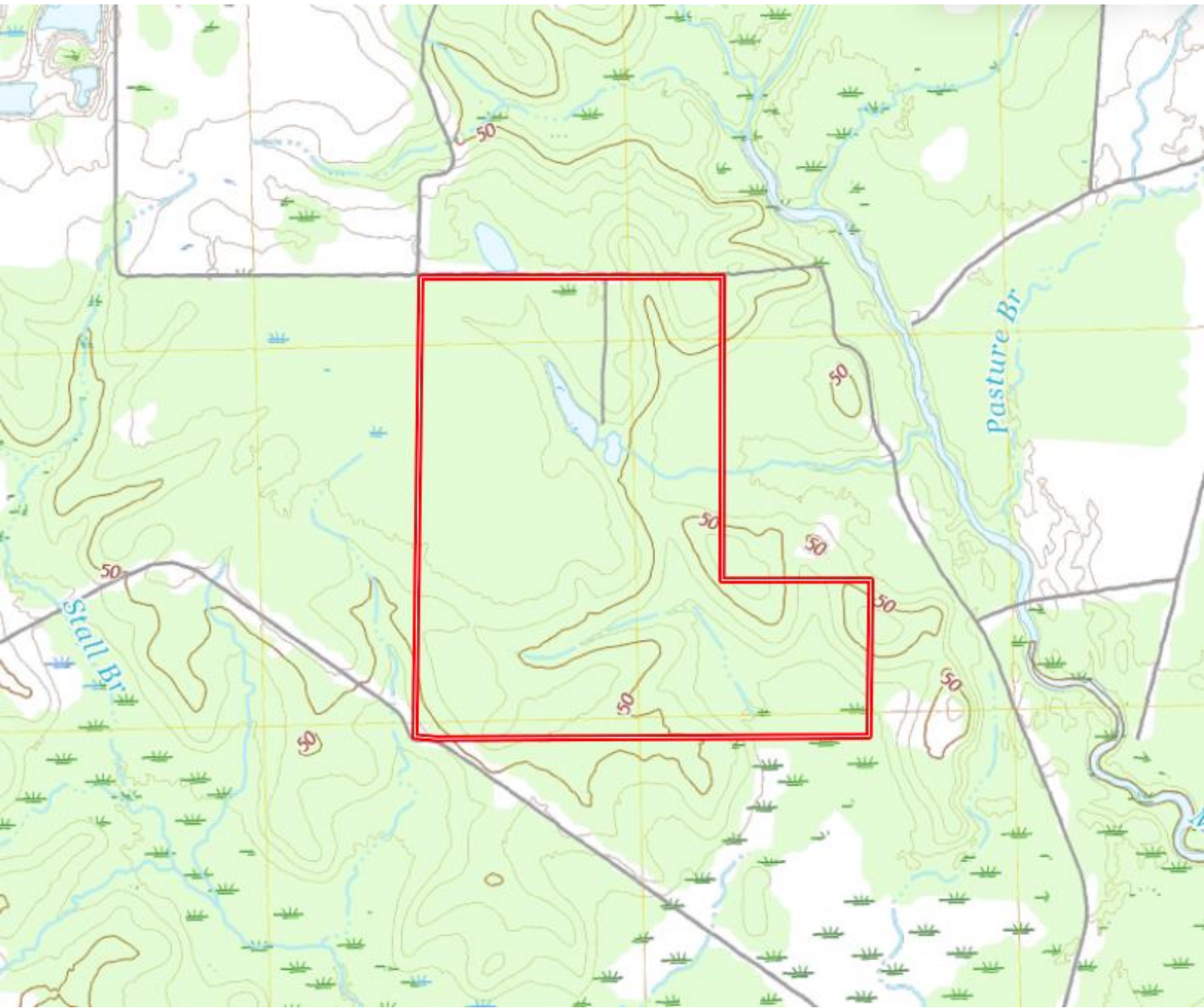


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TOPOGRAPHY MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PoB	Poarch fine sandy loam, 2 to 5 percent slopes	127.9 3	44.88	0	65	2e
PoA	Poarch fine sandy loam, 0 to 2 percent slopes	62.38	21.88	0	65	1
At	Atmore silt loam, 0 to 2 percent slopes	23.9	8.38	0	50	4w
EsB	Escambia loam, 2 to 5 percent slopes	23.2	8.14	0	50	2e
St	Smithton fine sandy loam	22.85	8.02	0	50	4w
PoC	Poarch fine sandy loam, 5 to 8 percent slopes	15.77	5.53	0	51	3e
Su	Smithton fine sandy loam, frequently flooded	5.84	2.05	0	34	5w
W	Water	3.18	1.12	0	-	-
TOTALS		285.0 5(*)	100%	-	59.19	2.23

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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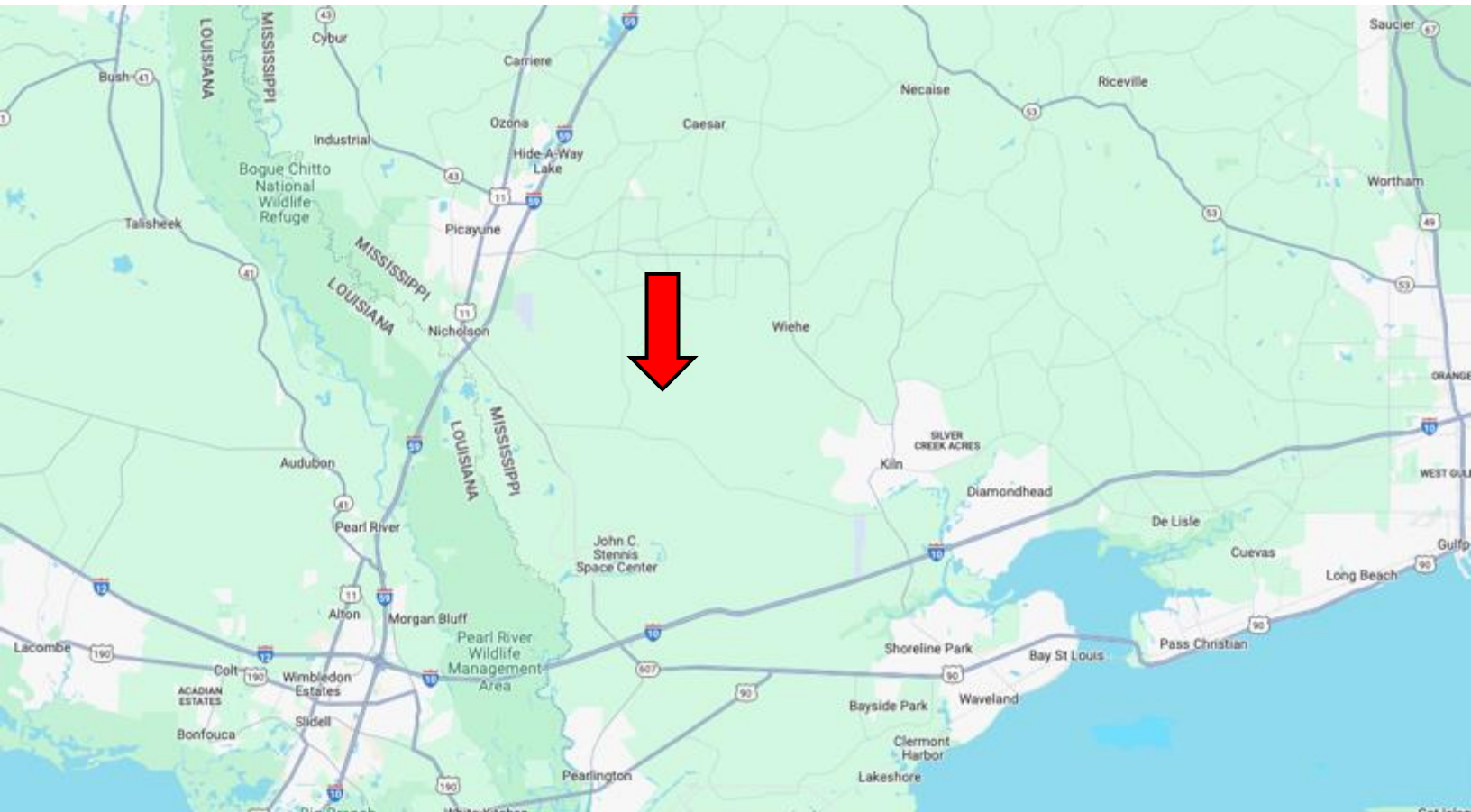
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DIRECTIONAL MAP



Address: Flat Top Road, Picayune, MS 39466

Directions from I-59 and MS-43 in Picayune, MS: Take exit 4 to merge onto MS-43 S and travel 2.4 miles. Turn right onto Flat Top Rd. and travel 4.7 miles then turn left. After 1.2 miles, the property will be on the left. [Google Map Link](#)



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