

SERENE RECREATIONAL PROPERTY

60.5± ACRES IN LEAKE COUNTY, MS



\$225,000

This 60.5± acre property in Carthage, MS, combines recreation, farming, and natural beauty. With 17± acres of fertile pasture, it's well-suited for cattle, livestock, or horses. The property also features a 2± acre pond, ideal for fishing and providing a scenic water source for wildlife. The remaining 34± acres feature mature hardwoods, creating an excellent habitat for deer, turkey, and other wildlife. Hunters will appreciate the opportunities for deer and turkey, while outdoor enthusiasts can enjoy the serene countryside. The property has convenient access with 1,164 feet of frontage on Crowder Creek Road and 668 feet on Bluebird Lane, offering multiple entry points. There's also a quiet, wooded spot that's ideal for building your dream home or a private getaway. Whether looking to farm, hunt, fish, or enjoy the slower pace of country living, this Leake County property has plenty to offer. Don't miss this chance to own your piece of the Mississippi countryside—schedule a visit today!



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Expect More. Get More.



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Information is believed to be accurate but not guaranteed.





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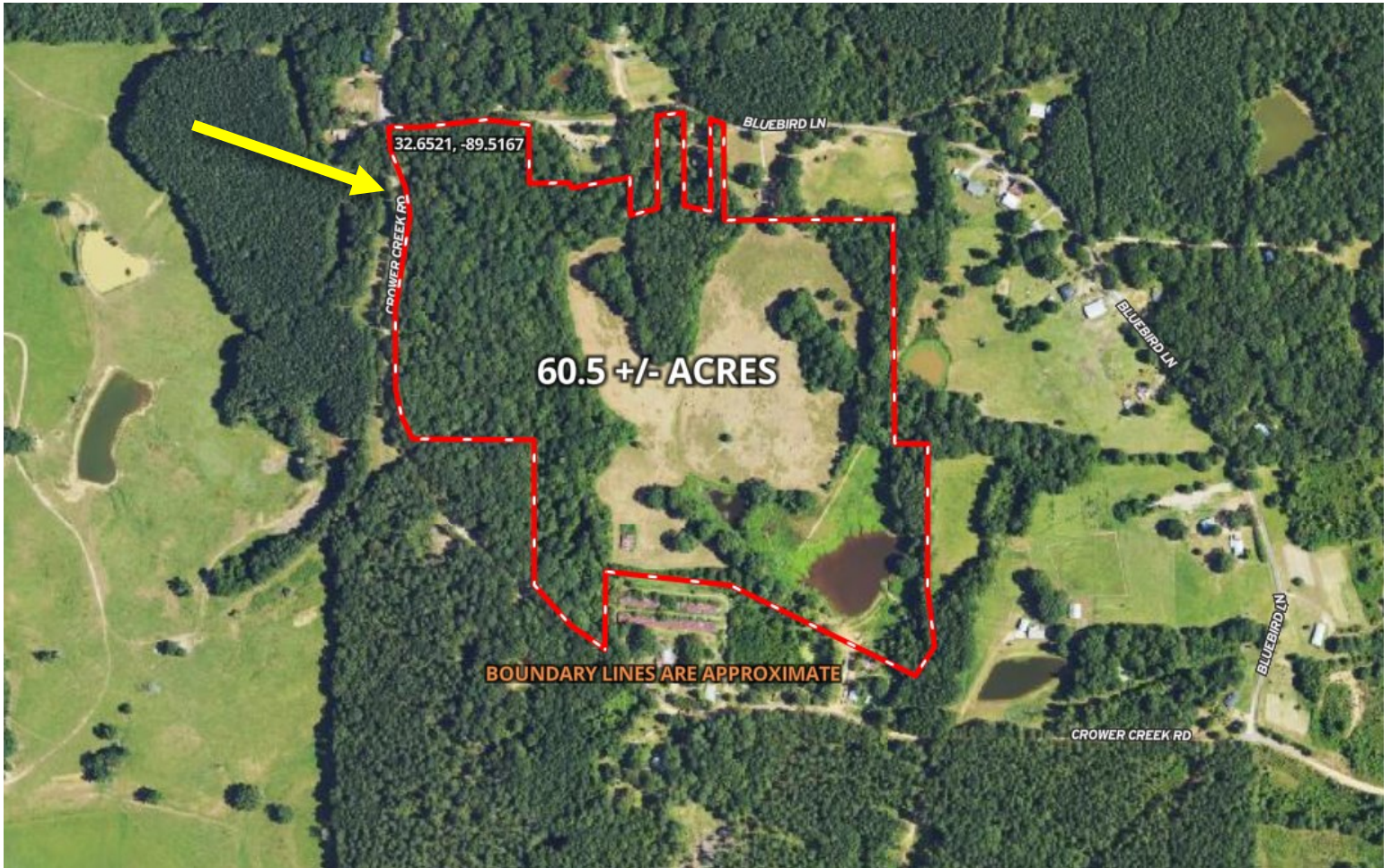
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AERIAL MAP



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

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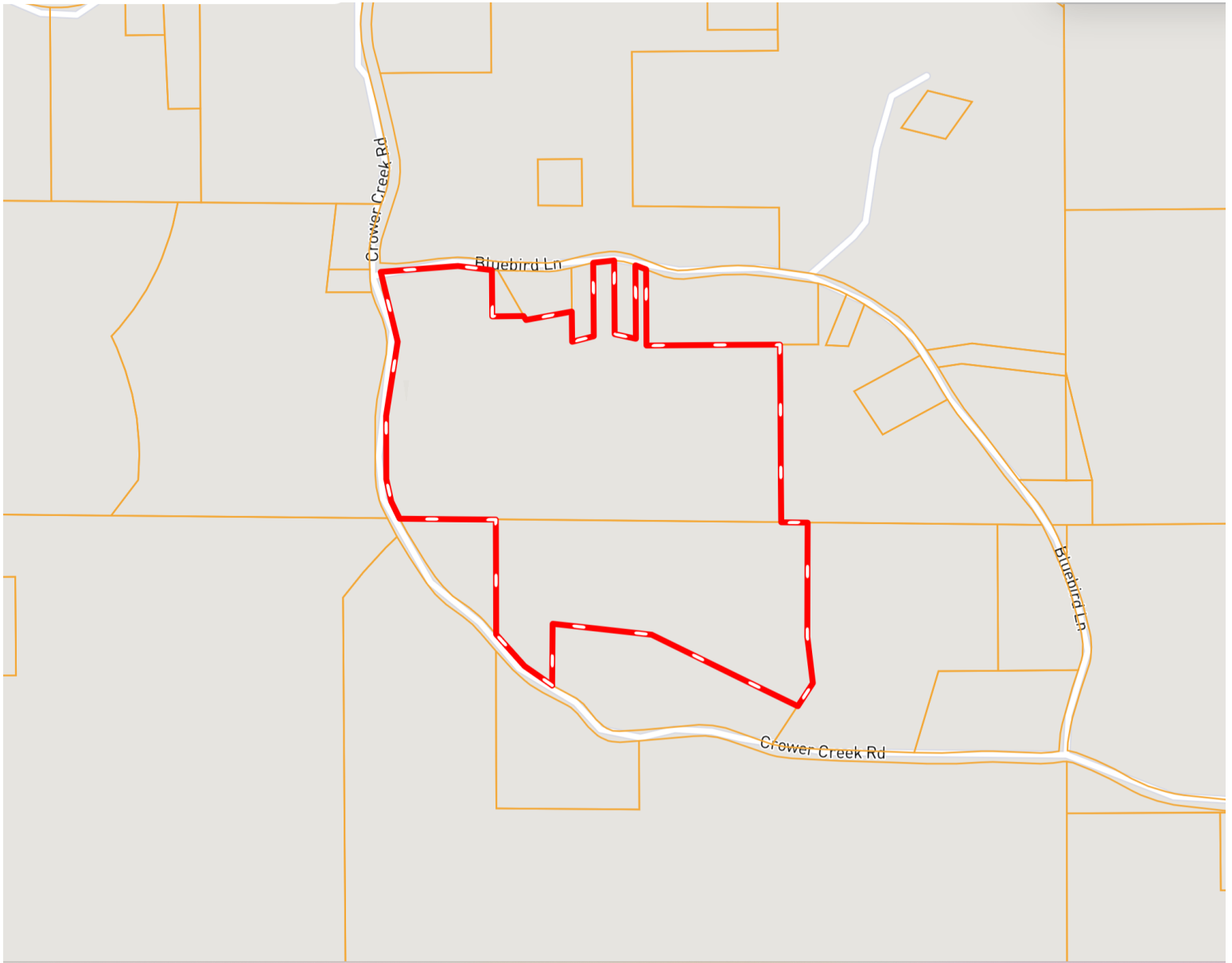
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OWNERSHIP MAP



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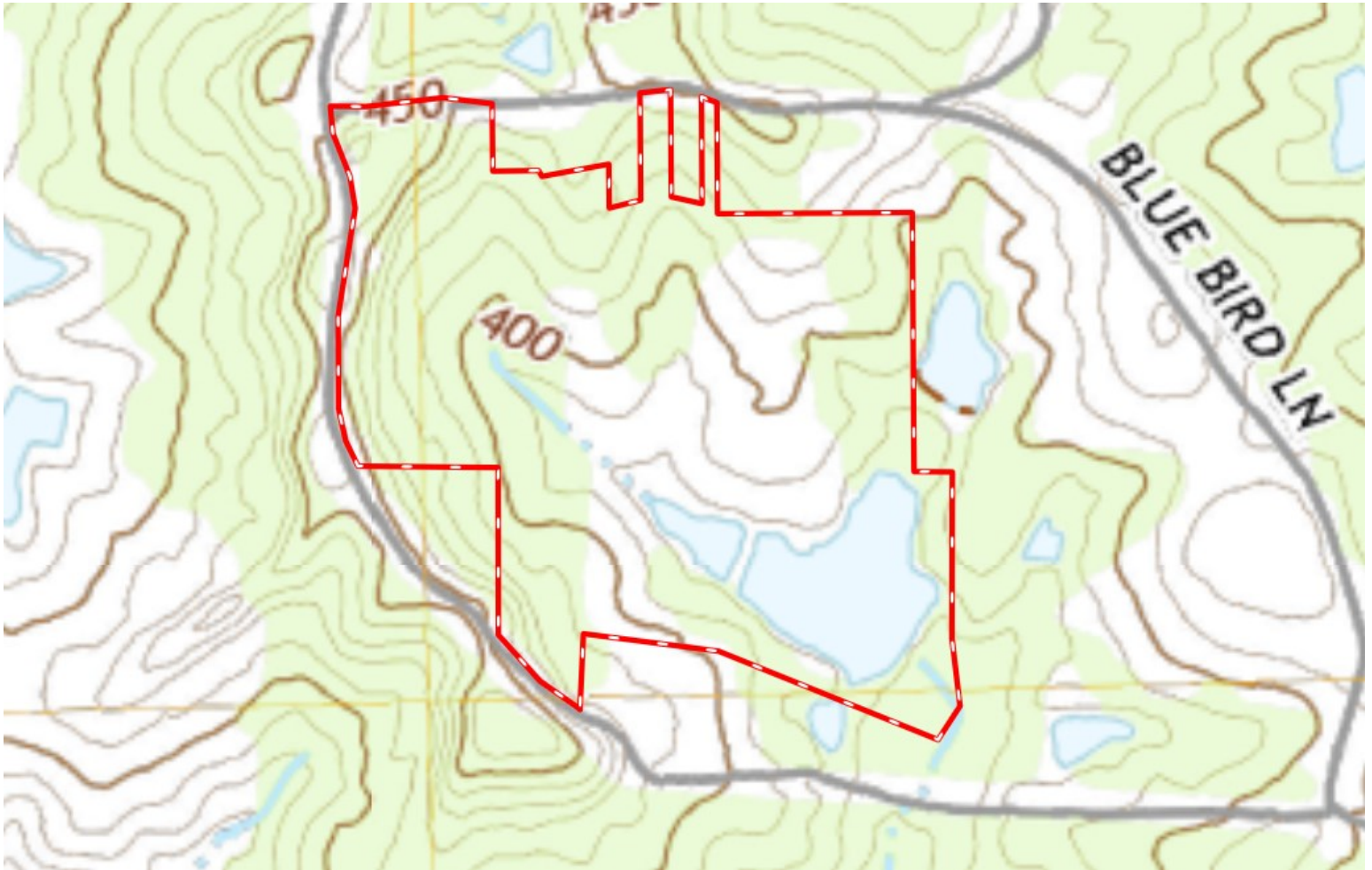
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TOPO MAP



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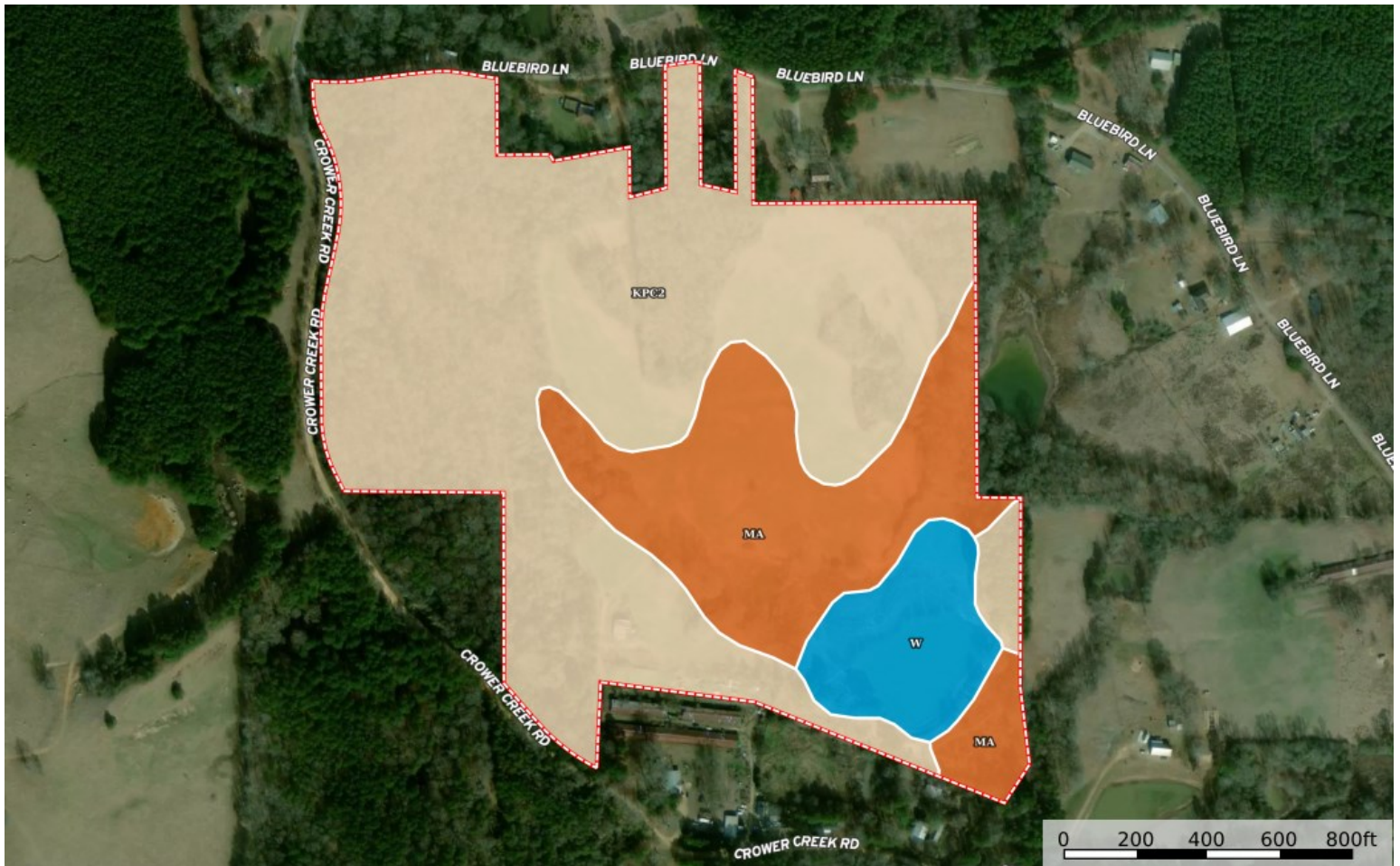
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
KpC2	Kipling silt loam, 5 to 8 percent slopes, moderately eroded	42.28	68.75	0	60	4e
Ma	Mantachie fine sandy loam, occasionally flooded	14.31	23.27	0	74	5w
W	Water	4.92	8	0	-	-
TOTALS		61.51(*)	100%	-	58.47	4.25



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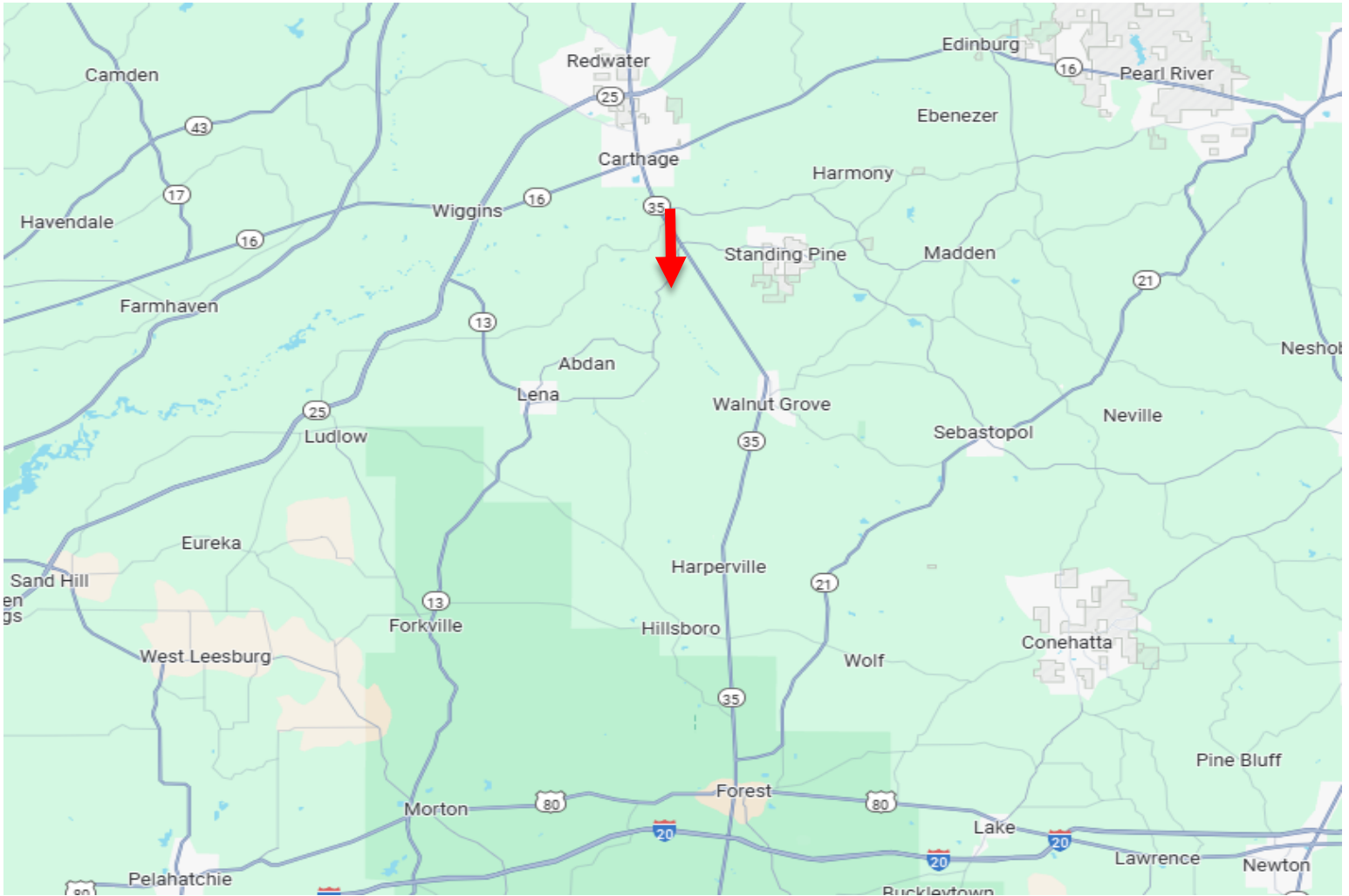
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DIRECTIONAL MAP



Directions from the intersection of MS-16 and MS-35 in Carthage, MS: Travel South on MS-35 toward MS-16W for 3.7 miles. Turn right onto MS-487 and travel 2.1 miles. Turn left onto Crowder Creek Rd. After approximately .8 miles, the property will be on your right.

[GOOGLE MAP LINK](#)



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