

RECREATIONAL RETREAT

**160± Acres in
Leake County, MS**



\$2,975/ACRE

- **160± acres in Leake County, MS**, just 2.4 miles north of Thomastown
- **30± acres of rolling pasture**—ideal for cattle, horses, or hay production
- **Majestic pecan and oak trees** create stunning home site options
- **110± acres of pine timber** (14–24 years old) with scattered hardwoods
- **20± acres of hardwood bottoms**, providing excellent wildlife nutrition
- **Established food plots** and a **well-maintained road system** for easy access
- **Two ponds and a creek** along the southwest boundary for reliable water sources
- **Thriving deer and turkey population** with visible scrapes and turkey scratches
- **Frontage on Highway 43** with access to water and power
- Build your dream home, raise livestock, and enjoy **prime hunting**—all in one place!



**TOM
SMITH**

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Expect More. Get More.

Call The Land Man Today!

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





This stunning 160± acre Leake County, MS, property is located just 2.4 miles north of Thomastown and is ready for you to call home. The front portion features approximately 30± acres of rolling pasture, perfect for cattle, horses, or hay production. Majestic pecan and oak trees create picturesque home sites, offering the ideal backdrop for your dream home.

The property includes approximately 110± acres of various age pine ranging from 14 to 24 years old, with scattered hardwoods, plus 20± acres of hardwood bottoms providing plenty of nutrition for your deer herd. Established food plots and a well-maintained road system traverse the entire property, allowing access to just about anywhere. Two ponds and a creek along the southwest boundary offer reliable water sources for wildlife. The tract seems to have a very strong population of deer and turkey, with many visible scrapes and turkey scratches throughout the property.

Fronting Highway 43, this property has access to both water and power. If you have been looking or thinking about your slice of heaven in the country, you must see this one! You can have it all without leaving your property! Build your own home, work in your shop, have your cows or horses in your barn, and when you're ready to harvest that big buck of gobbler, get on your golf cart or walk back into your own woods and enjoy the best life offers! This property is not going to last! Call Tom Today!

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AERIAL MAP



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

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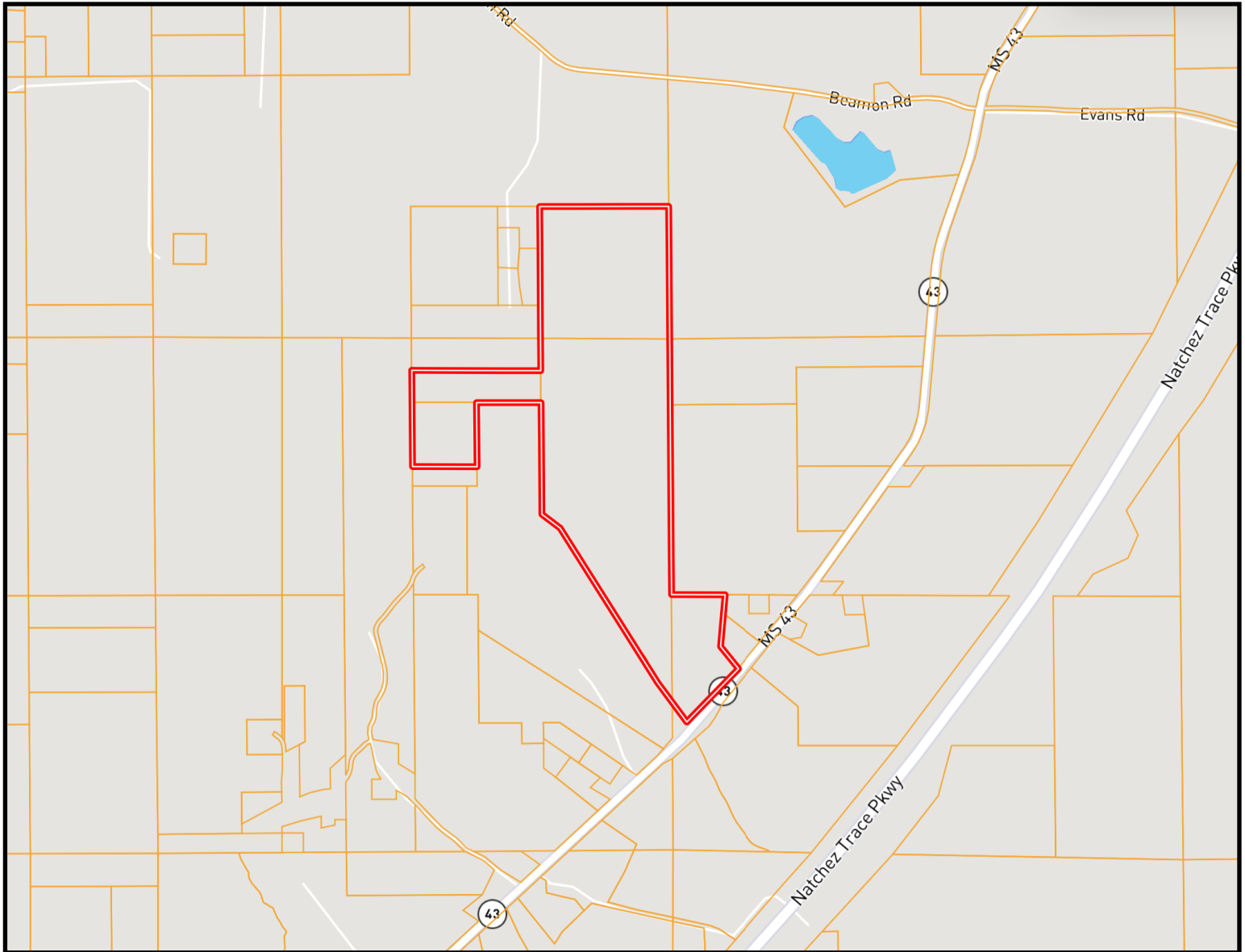


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OWNERSHIP MAP



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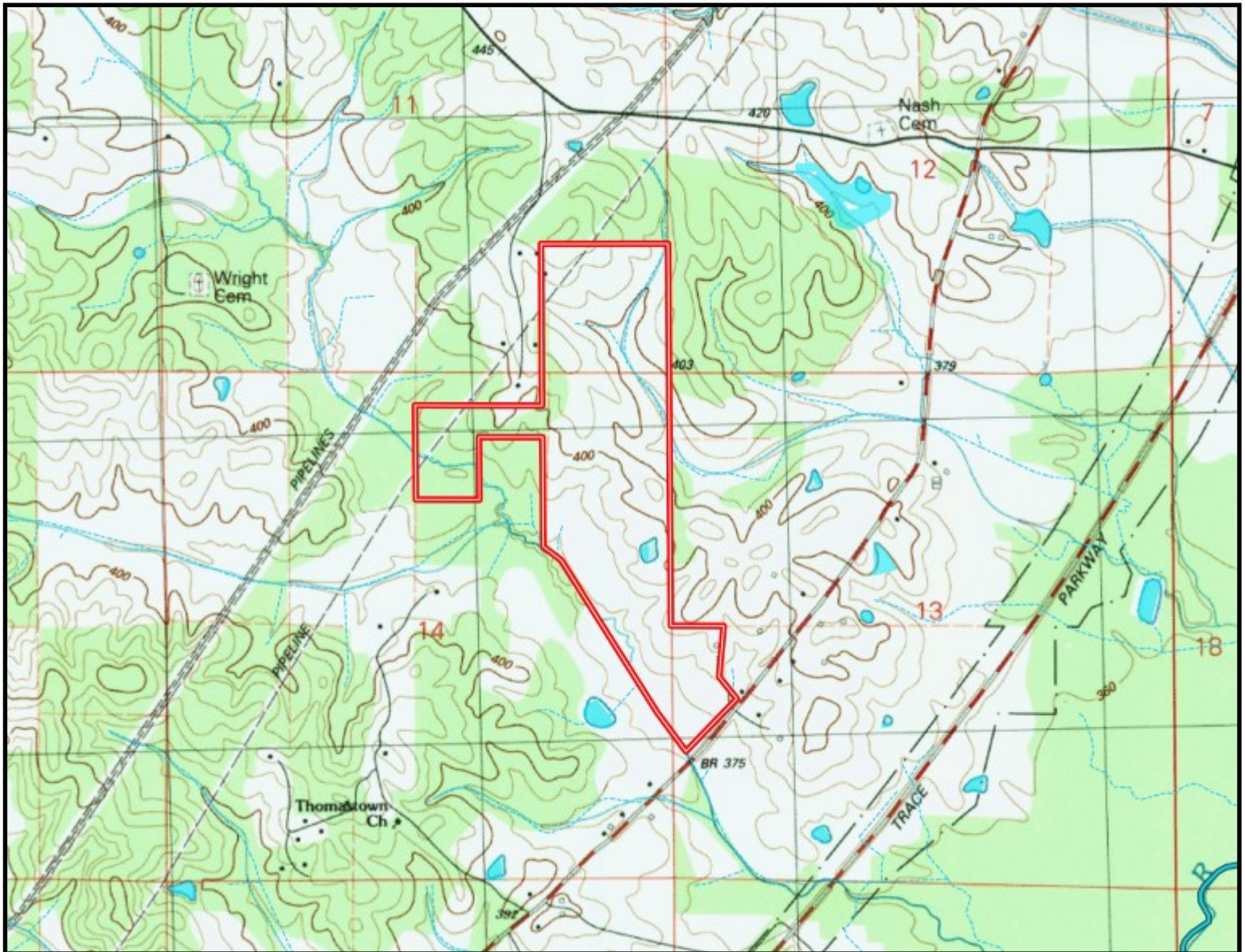


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TOPOGRAPHY MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PrC2	Providence silt loam, 5 to 8 percent slopes, eroded	86.83	54.19	0	28	3e
RK	Rosebloom and Arkabutla soils, frequently flooded	46.56	29.06	0	59	5w
PrB	Providence silt loam, 2 to 5 percent slopes	26.84	16.75	0	63	2e

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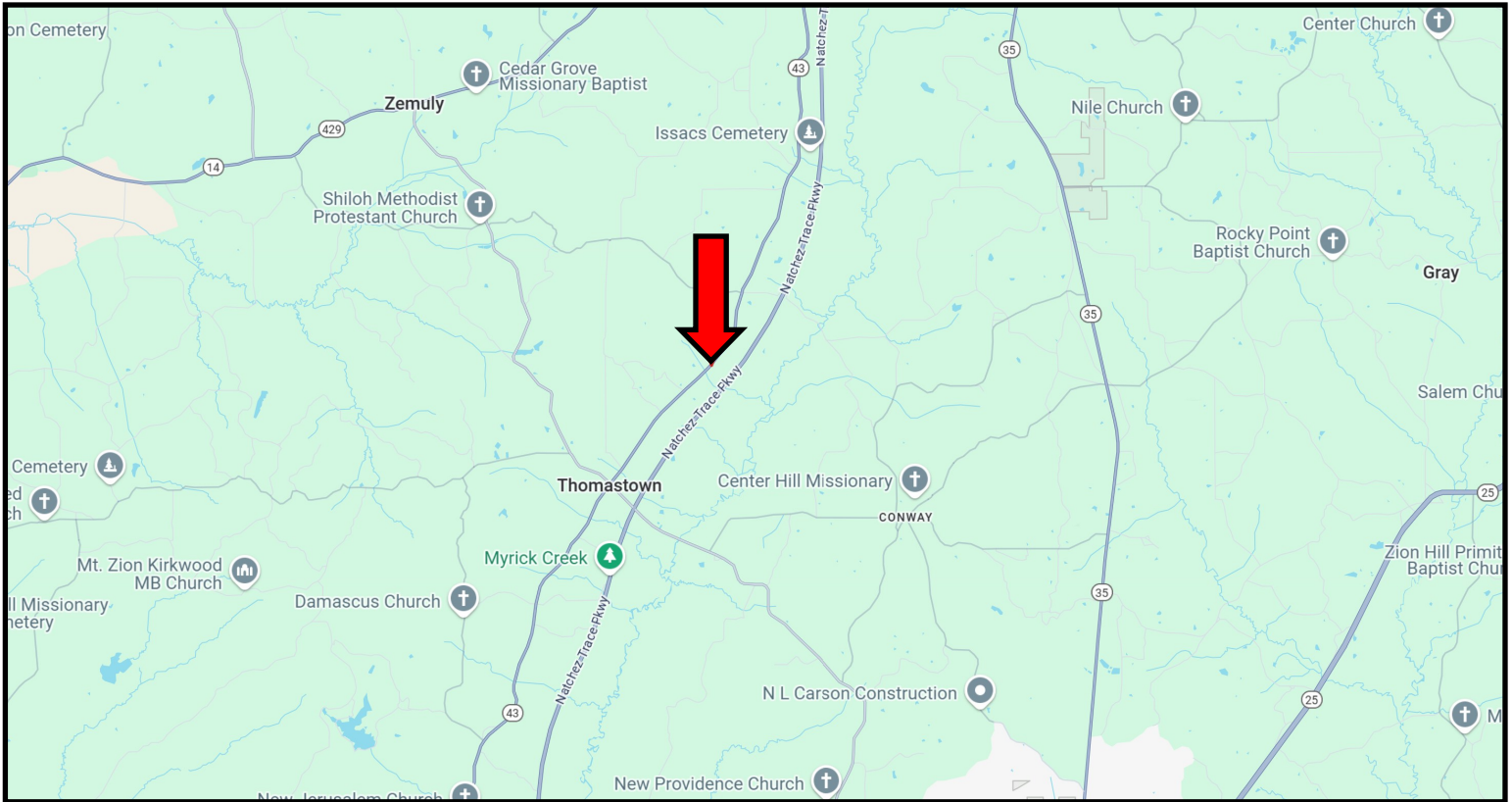


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DIRECTIONAL MAP



Directions from the intersection of Hwy 429 and Hwy 43 in Thomastown, MS: Travel North on Hwy 43 for 2.4 miles. The property will be on your left. [GOOGLE MAP LINK](#)



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