



TIMBERLAND & HUNTING PROPERTY NEAR TALLAHALA WMA



151.8± ACRES IN SMITH COUNTY, MS

\$397,500

This 151.8+/- acre Smith County tract is perfect for the timber investor or the outdoorsman looking for the perfect-sized hunting tract for him and his family. Located only two minutes from the Tallahala Wildlife Management area and Marathon Lake and campground, this property offers many options for the family or hunters looking for the perfect tract. You can put your camp on the property as water and power are available, or you can camp overlooking Marathon Lake; the choice is yours! The property is made up of 120+/- acres of 20-23-year-old planted loblolly pine along with 20+/- acres of hardwoods. There is also a 1.5-2.0+/- acre pond on the property. The property consists of two tracts (see map), and the eastern 36+/- acres seem to be an excellent trophy hunters' piece as it is surrounded by the management area, and the current owner remembers the biggest deer he has ever seen being harvested from these 36+/- acres. This property is a one-of-a-kind tract, as you're not going to find anything joining the management area often! Call Tom 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.





Located just minutes from Marathon Lake

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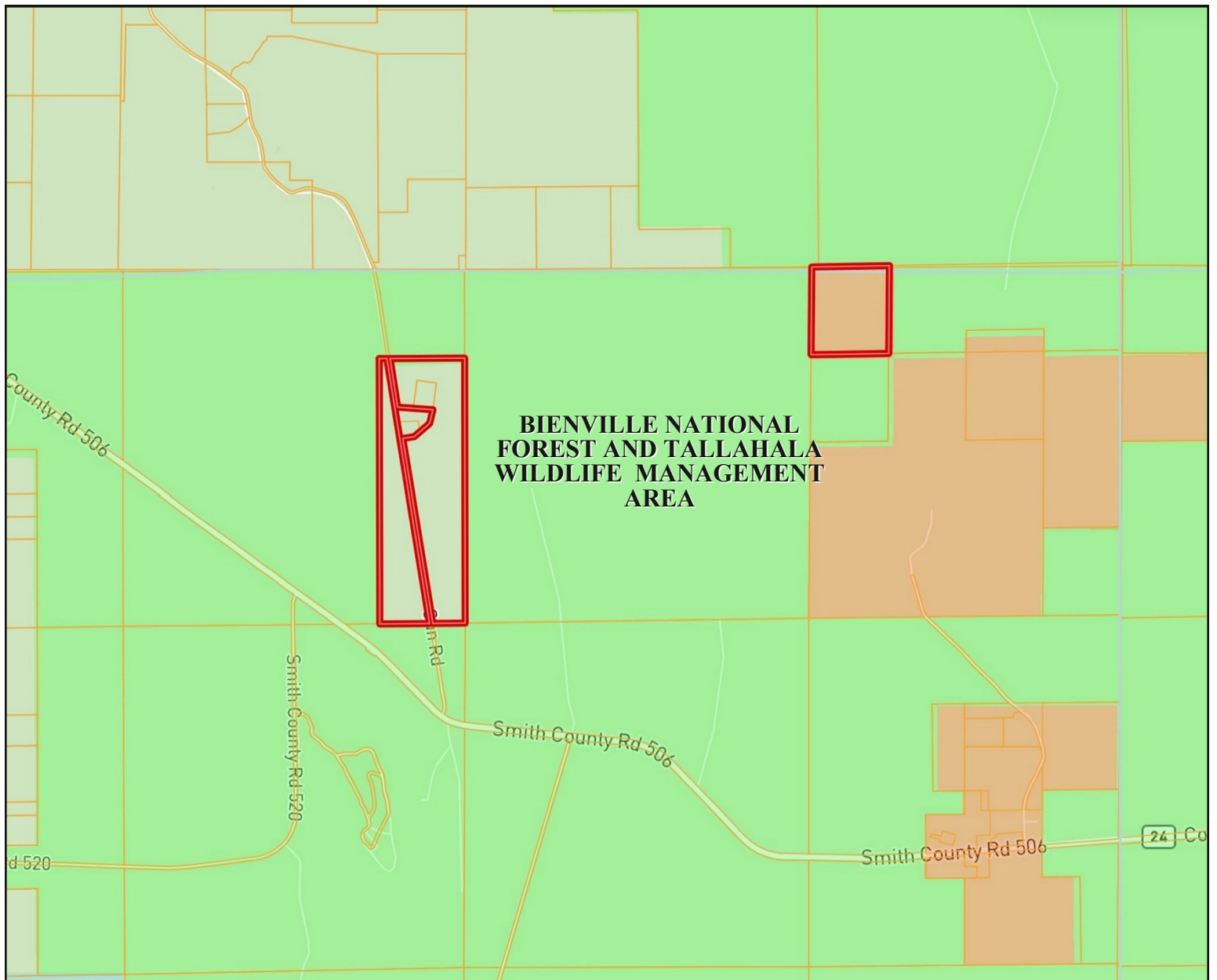
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Link Report

OWNERSHIP MAP



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Link Report

AERIAL MAP



land **id.** [Click Here for the Landid Interactive Map](#)

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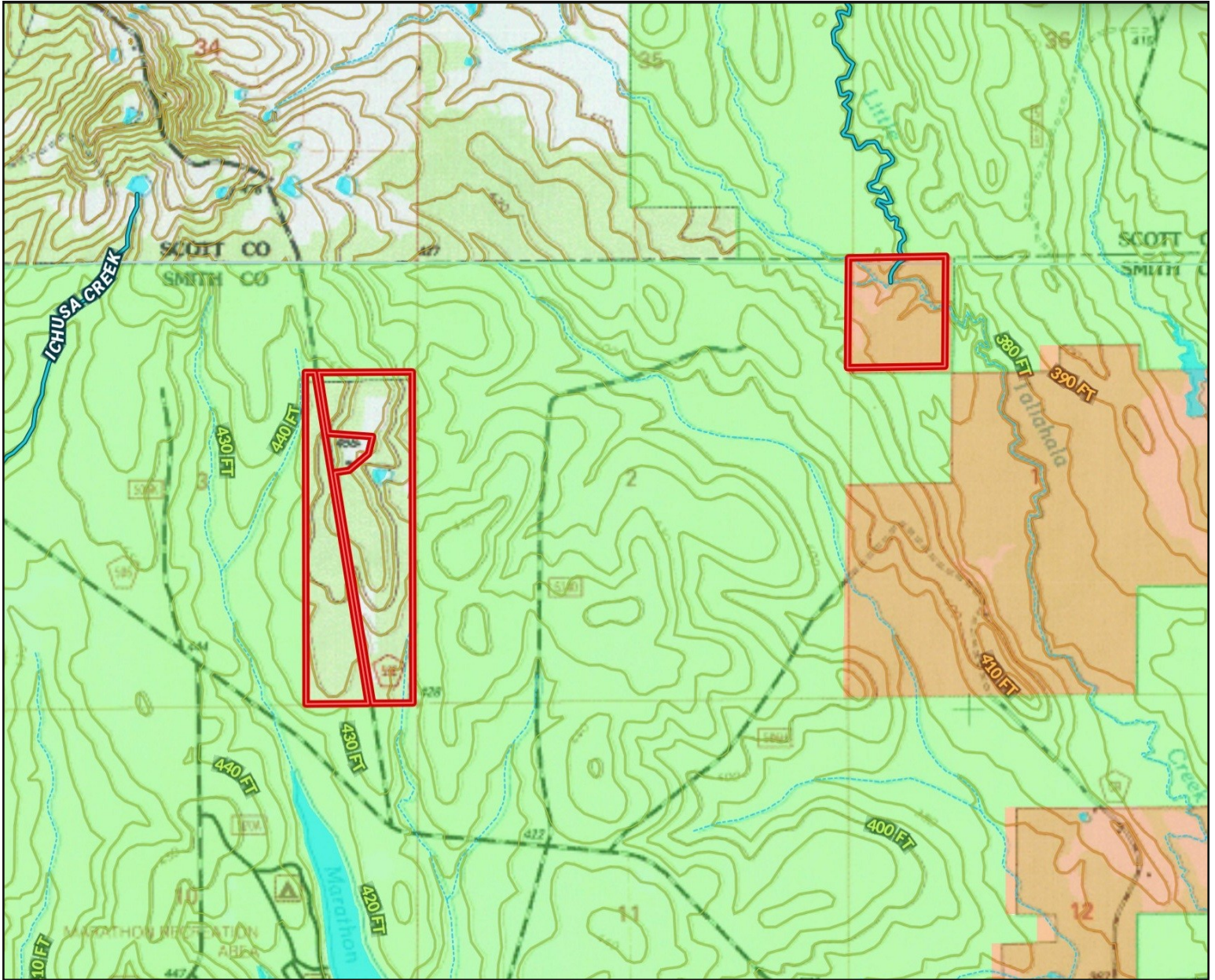
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LinkReport

TOPO MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
IcB	Ichusa silty clay loam, 2 to 5 percent slopes	65.87	43.6	0	56	3e
FrC	Freest fine sandy loam, 5 to 8 percent slopes	36.19	23.96	0	79	3e
Uo	Urbo clay loam, occasionally flooded	24.96	16.52	0	58	2w
FrB	Freest fine sandy loam, 2 to 5 percent slopes	17.15	11.35	0	80	2e
LuA	Louin silty clay loam, 0 to 2 percent slopes	6.92	4.58	0	63	3w

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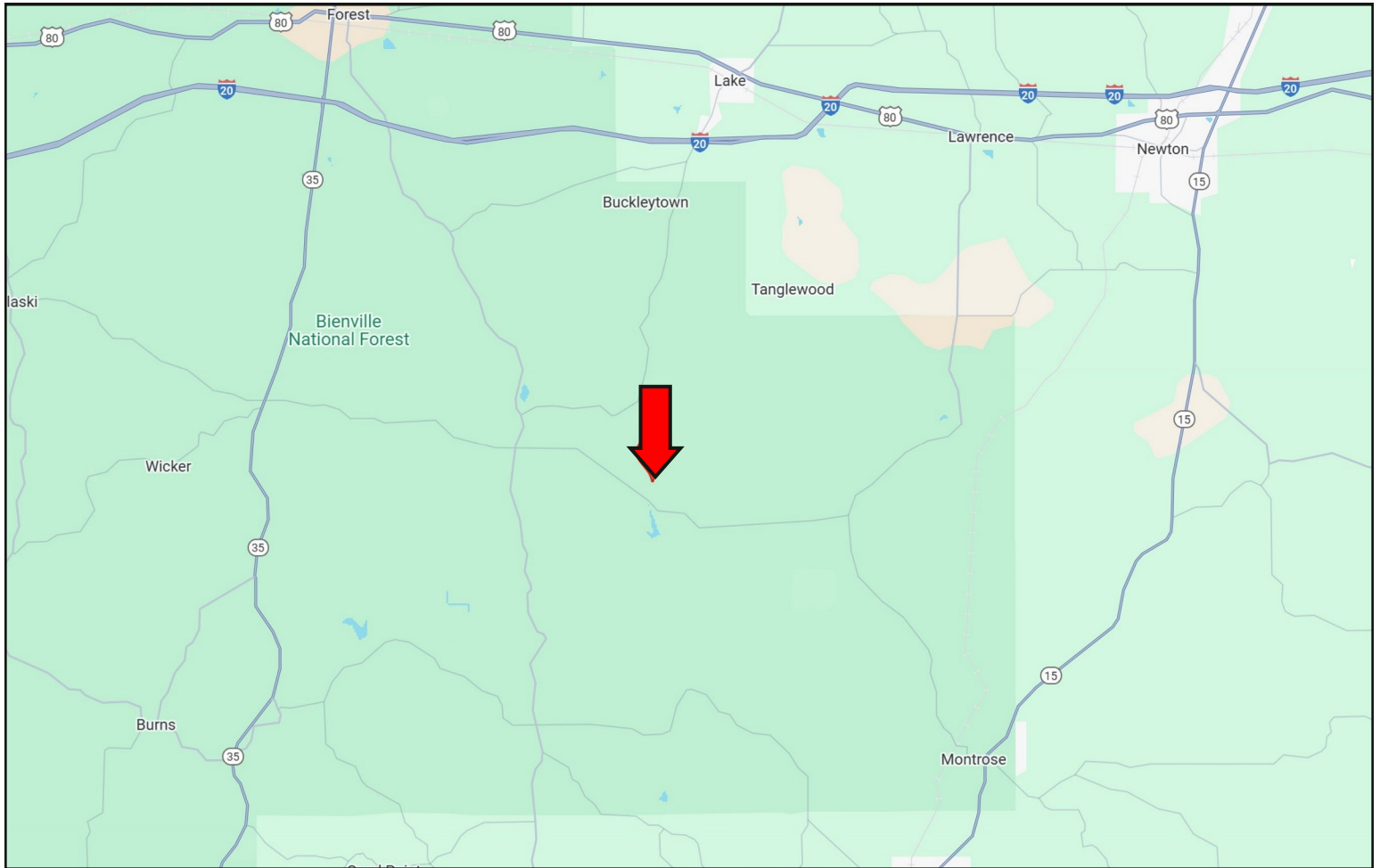


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DIRECTIONAL MAP



DIRECTIONS FROM I-20 AND HWY 35 IN FOREST, MS: Take exit 88 towards Raleigh. Merge onto Hwy 35S and travel 6.7 miles. Turn left onto Morton-Marathon Road and travel 5.9 miles. Turn left onto Hwy 501 N and travel 0.8 miles. Turn right onto Mudline Rd. and travel 2.3 miles. Turn right onto Sun Rd. After 1.8 miles, the property will be located on both sides of the road. [GOOGLE MAP LINK](#)



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