

# VERSATILE RECREATIONAL TRACT 17.5+/- ACRES IN SCOTT COUNTY



**\$35,000**

This 17.5+/- acre property in Scott County, MS, offers a beautiful blend of pine and hardwood timber, making it an excellent choice for recreation, hunting, or future timber investment. It also holds potential for mobile home development. With an easement for access, the property provides both privacy and convenience. Whether you are seeking a weekend retreat, a hunting getaway, or a solid land investment, this tract has much to offer. The mix of mature hardwoods and younger pines creates an ideal wildlife habitat for deer and turkey hunting. Don't miss this opportunity to own a piece of land in Scott County! Call Layton today for more details or to schedule a showing.



LAYTON  
**HORNE**

REALTOR®

Office: 601.898.2772

Cell: 601.624.1282

Layton@TomSmithLand.com



Expect More. Get More.

**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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# Aerial Map



[LandID Interactive Map Link](#)

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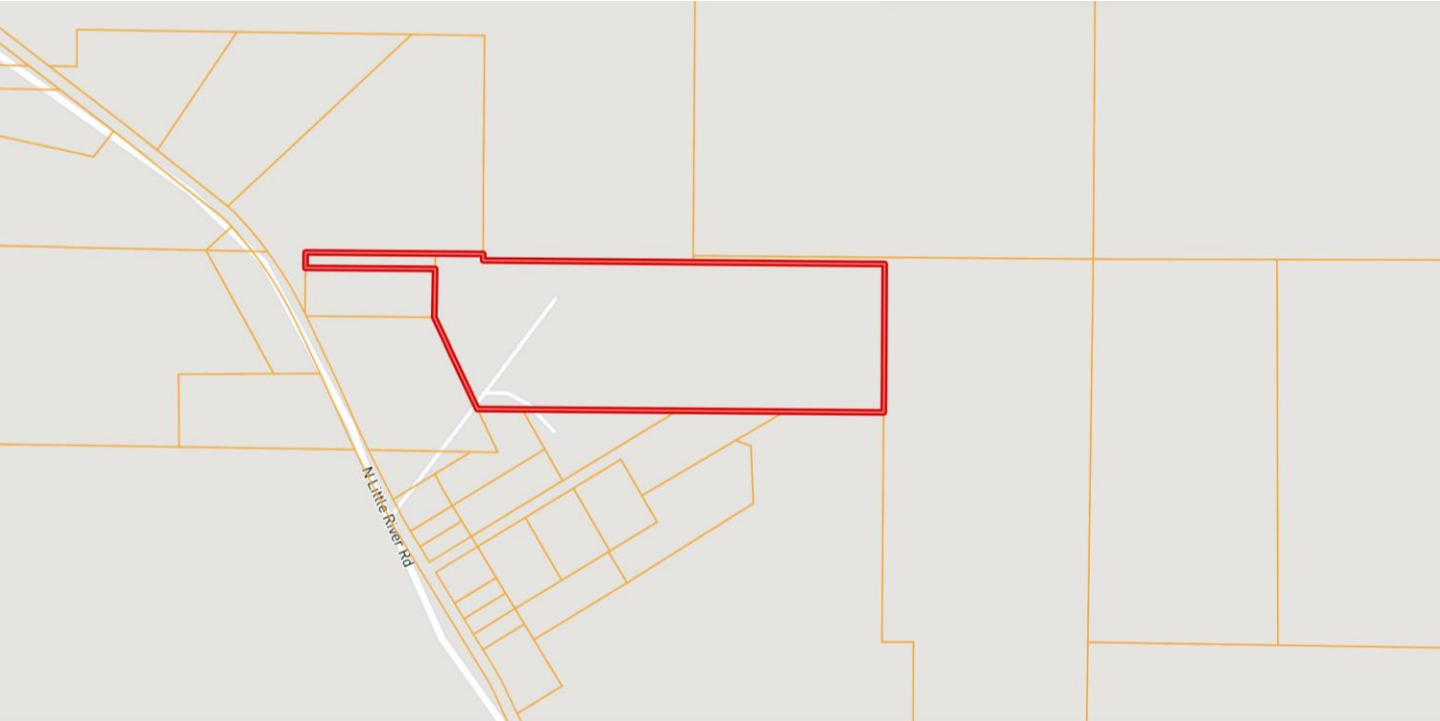
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# Ownership Map



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# Topo Map



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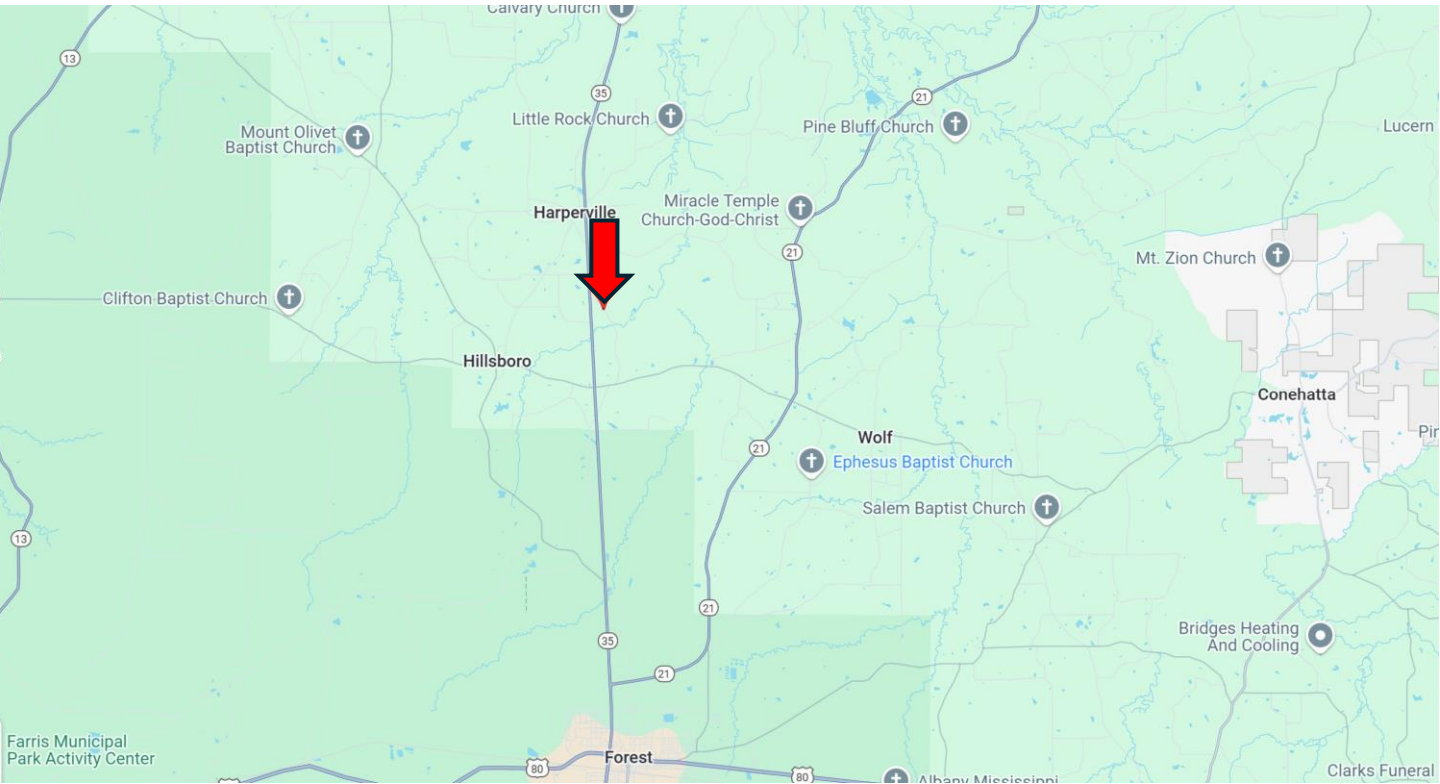
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# Directional Map



**Directions from I-20 and Hwy 35 in Forest, MS: Take exit 88 towards Forest. Turn onto Hwy 35 N and travel 9.6 miles. Turn right onto N Little River Road. After 0.3 miles, the entrance to the property will be on your left. [GoogleMap Link](#)**



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