

# 85.5 +/- Acres Prime Recreational & Homesite Opportunity in Neshoba County



**\$187,000**

This 85.5 +/- acre tract in Neshoba County offers an excellent mix of recreational value and potential homesites. The property consists of well-managed pine plantation ranging from 18 to 22 years of age. Two gravel roads bisect the property, offering great access throughout. The topography is level to rolling, creating an ideal setting for multiple home or cabin sites. A creek runs through the center providing a vital water source for local wildlife. This property is a great hunting tract, with abundant deer and turkey populations. Whether you're looking for a weekend getaway, a future homesite, or an investment in land with timber potential, this property checks all the boxes. Call Michael today to schedule a showing!



**MICHAEL  
HALFACRE**

MANAGING BROKER

Office: 662.268.6333

Cell: 662.242.4220

MHalfacre@TomSmithLand.com



Expect More. Get More.

**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.







**MICHAEL  
HALFACRE**  
MANAGING BROKER  
Office: 662.268.6333  
Cell: 662.242.4220  
MHalfacre@TomSmithLand.com



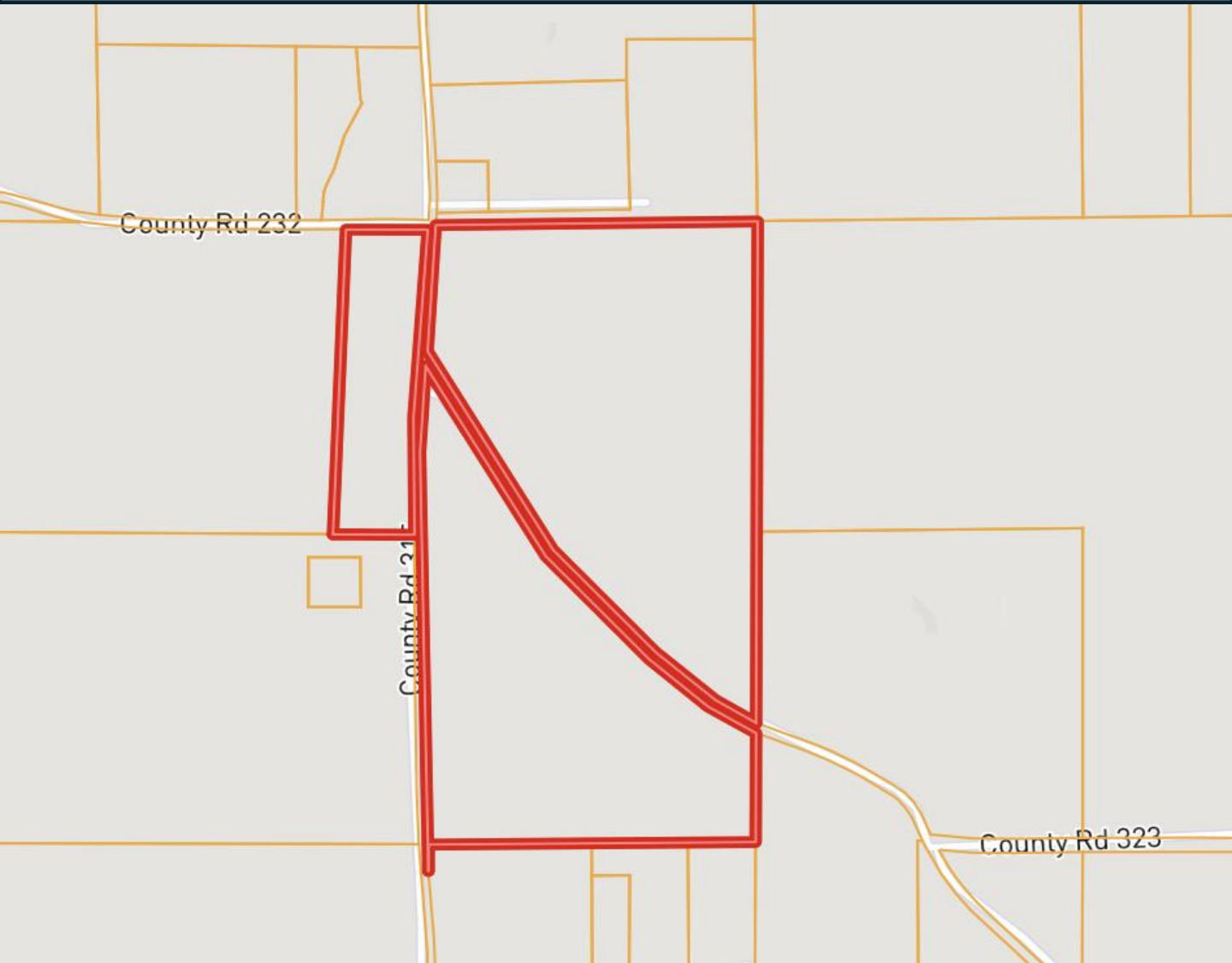
**A Real Estate Expert You Can Trust**  
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





# Ownership Map



**MICHAEL  
HALFACRE**

MANAGING BROKER

Office: 662.268.6333

Cell: 662.242.4220

MHalfacre@TomSmithLand.com



Expect More. Get More.

**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



# Aerial Map

D 232



**MICHAEL  
HALFACRE**

MANAGING BROKER

Office: 662.268.6333

Cell: 662.242.4220

MHalfacre@TomSmithLand.com



Expect More. Get More.

**A Real Estate Expert You Can Trust**

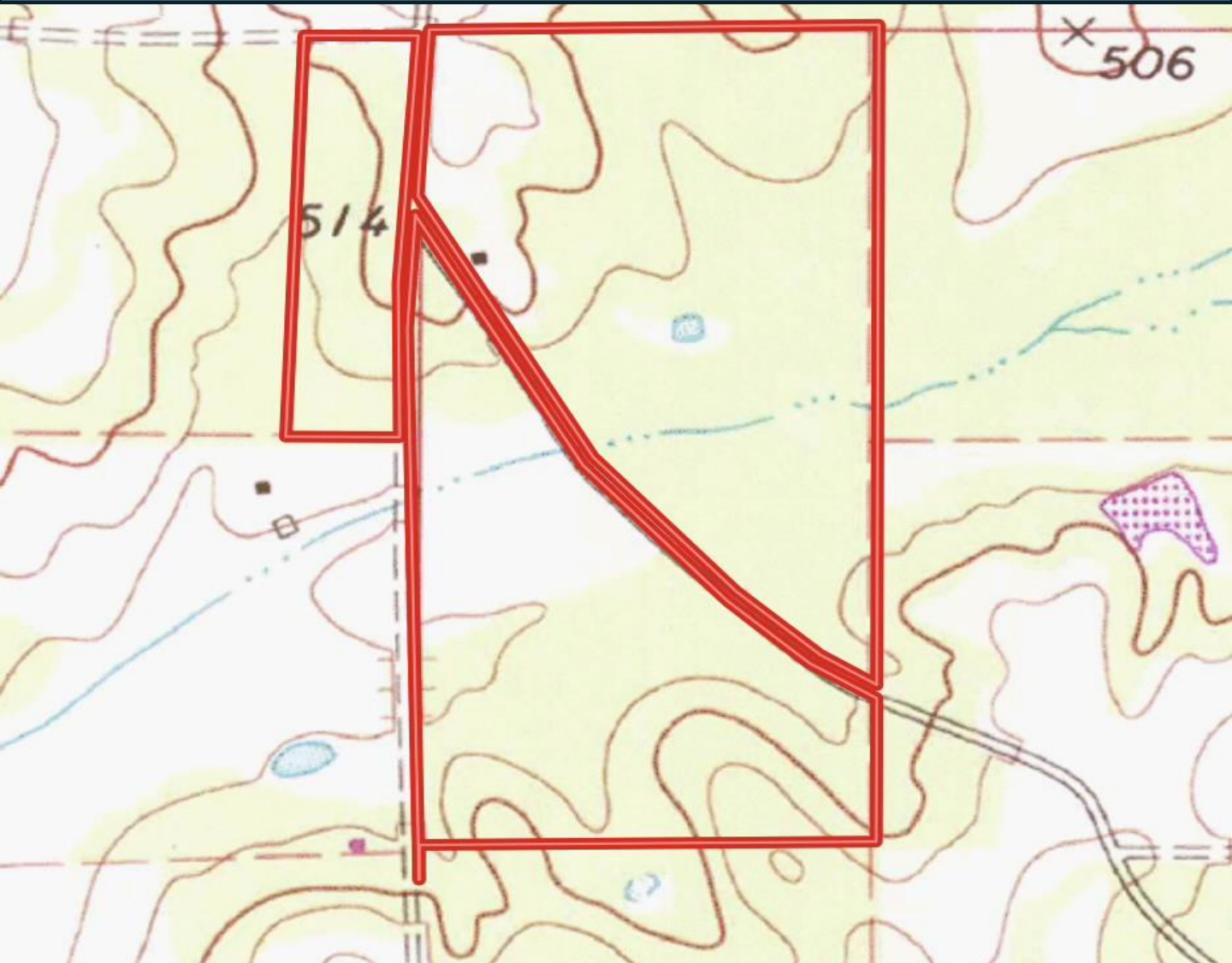
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





# Topography Map



**MICHAEL  
HALFACRE**

MANAGING BROKER

Office: 662.268.6333

Cell: 662.242.4220

MHalfacre@TomSmithLand.com



Expect More. Get More.

**A Real Estate Expert You Can Trust**

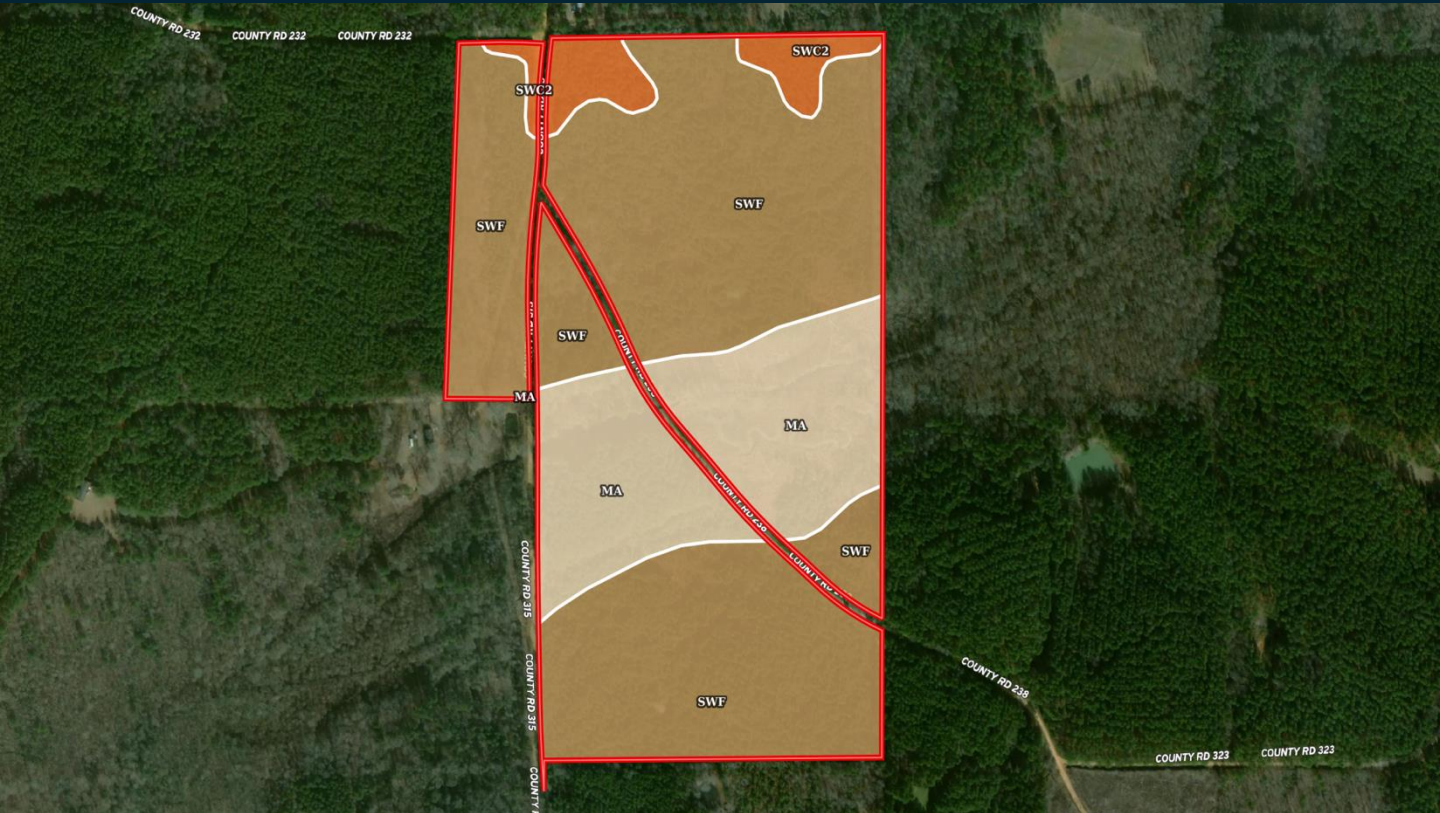
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





# Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SwF	Sweatman silt loam, 17 to 35 percent slopes	61.47	69.47	0	37	7e
Ma	Mantachie loam, 0 to 2 percent slopes, occasionally flooded	22.18	25.07	0	78	2w
SwC2	Sweatman silt loam, 5 to 8 percent slopes, eroded	4.82	5.45	0	72	4e
TOTALS		88.47(*)	100%	-	49.18	5.58



**MICHAEL  
HALFACRE**

MANAGING BROKER

Office: 662.268.6333

Cell: 662.242.4220

MHalfacre@TomSmithLand.com



Expect More. Get More.

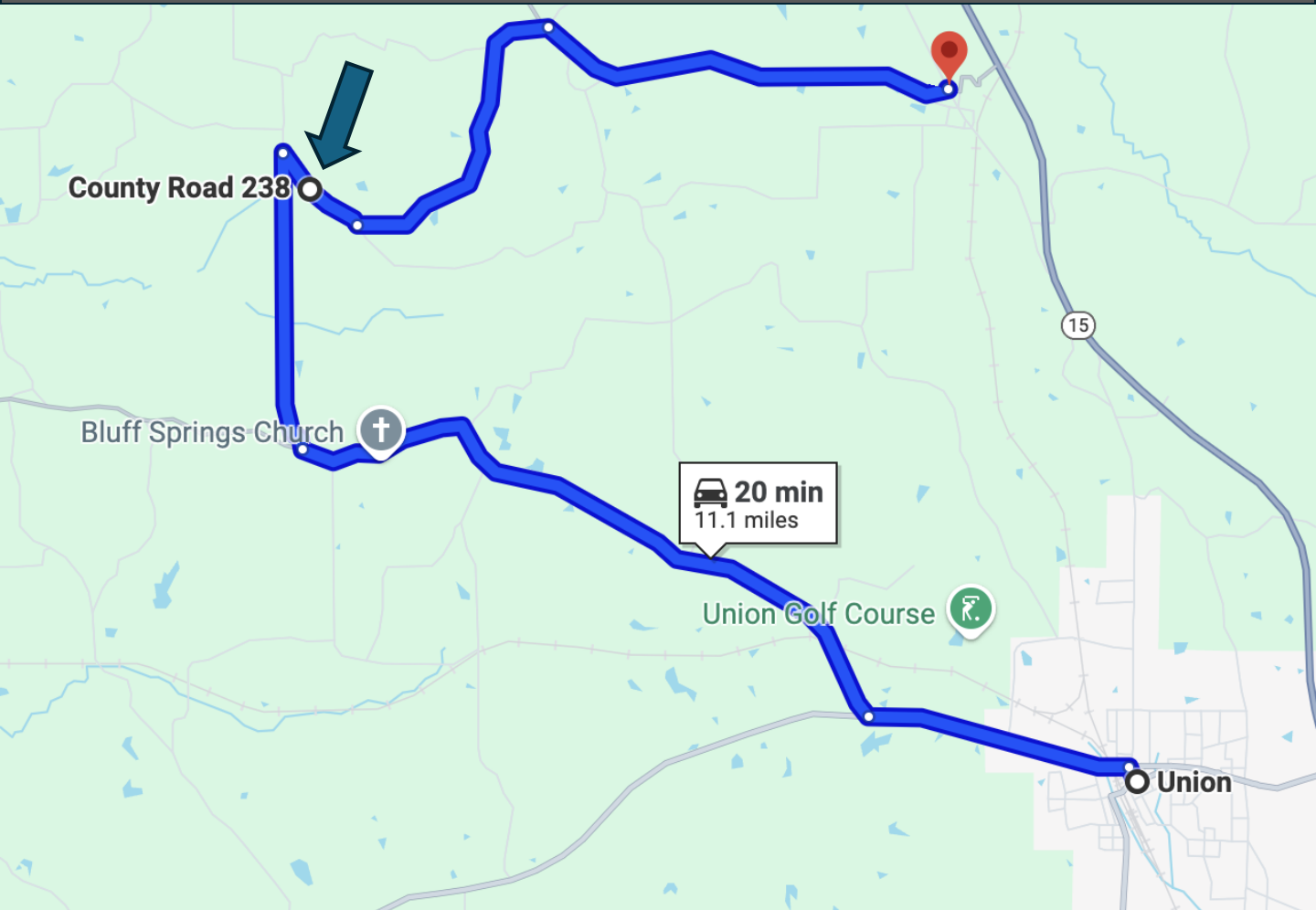
**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



# Directional Map



Directions from Hwy 15 South of Philadelphia, MS: take HW 325 and travel 4 miles, then turn right onto Road 339, travel 1.8 miles and turn left onto Road 242. Turn left onto 311 and travel .5 miles and turn right onto 238. The property is marked with signs. [GOOGLE MAP LINK](#)



**MICHAEL  
HALFACRE**

MANAGING BROKER

Office: 662.268.6333

Cell: 662.242.4220

MHalfacre@TomSmithLand.com



Expect More. Get More.

**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

