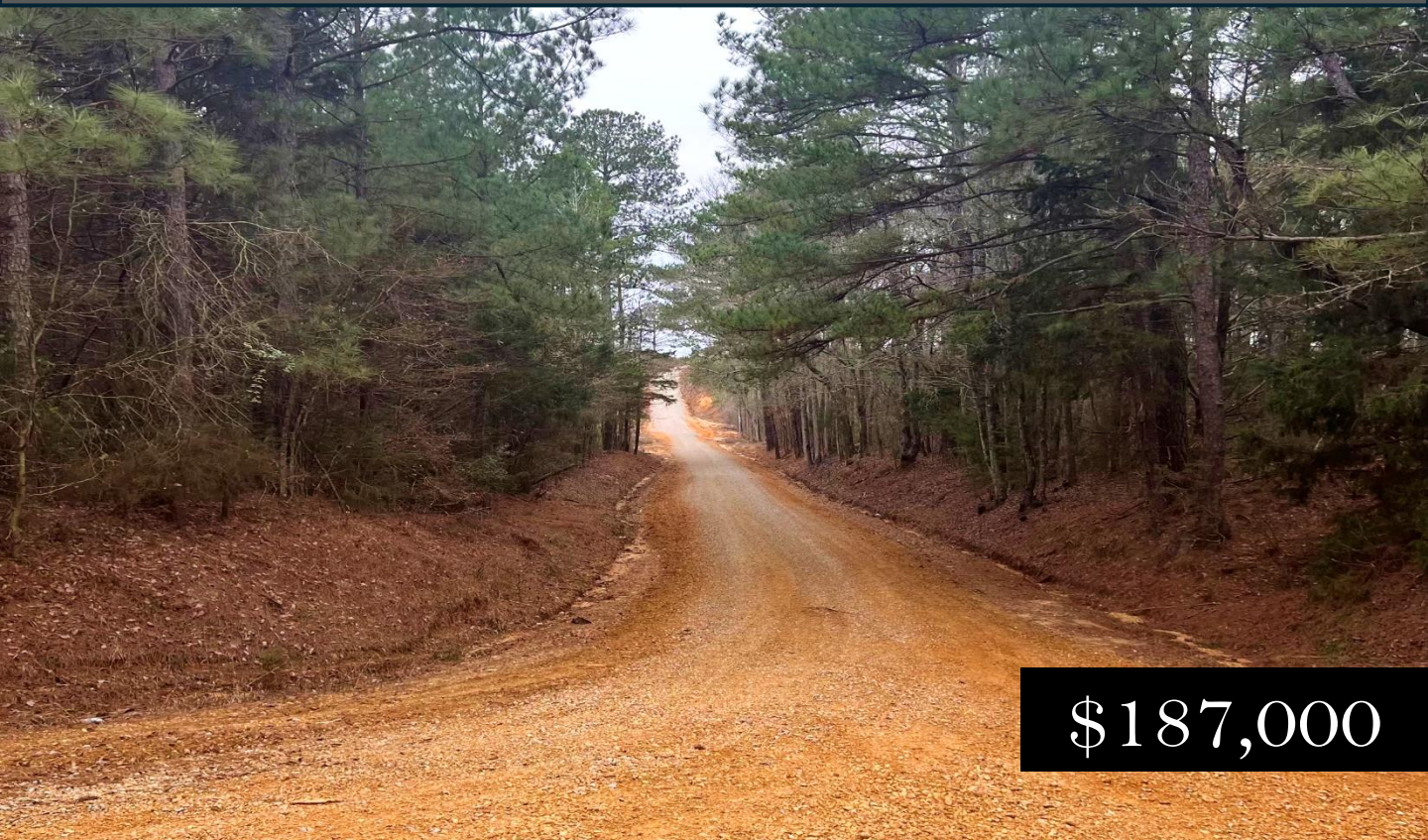


Prime Recreational & Homesite Opportunity 85.5+/- Acres in Neshoba County, MS



\$187,000

This 85.5+/- acre tract in Neshoba County offers an excellent mix of recreational value and potential homesites. The property consists of a well-managed pine plantation ranging from 18 to 22 years of age. Two gravel roads bisect the property, offering excellent 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



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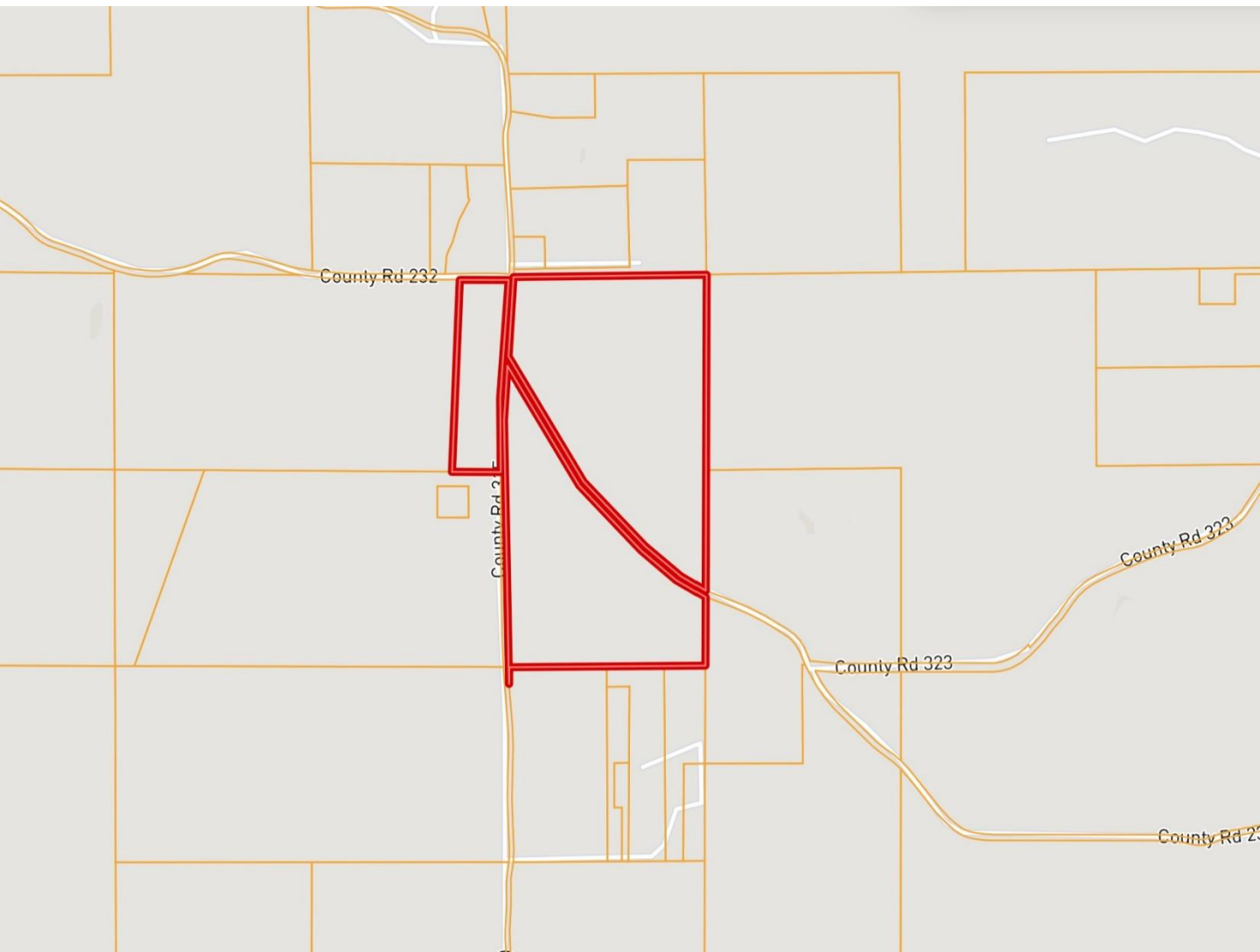


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Ownership Map



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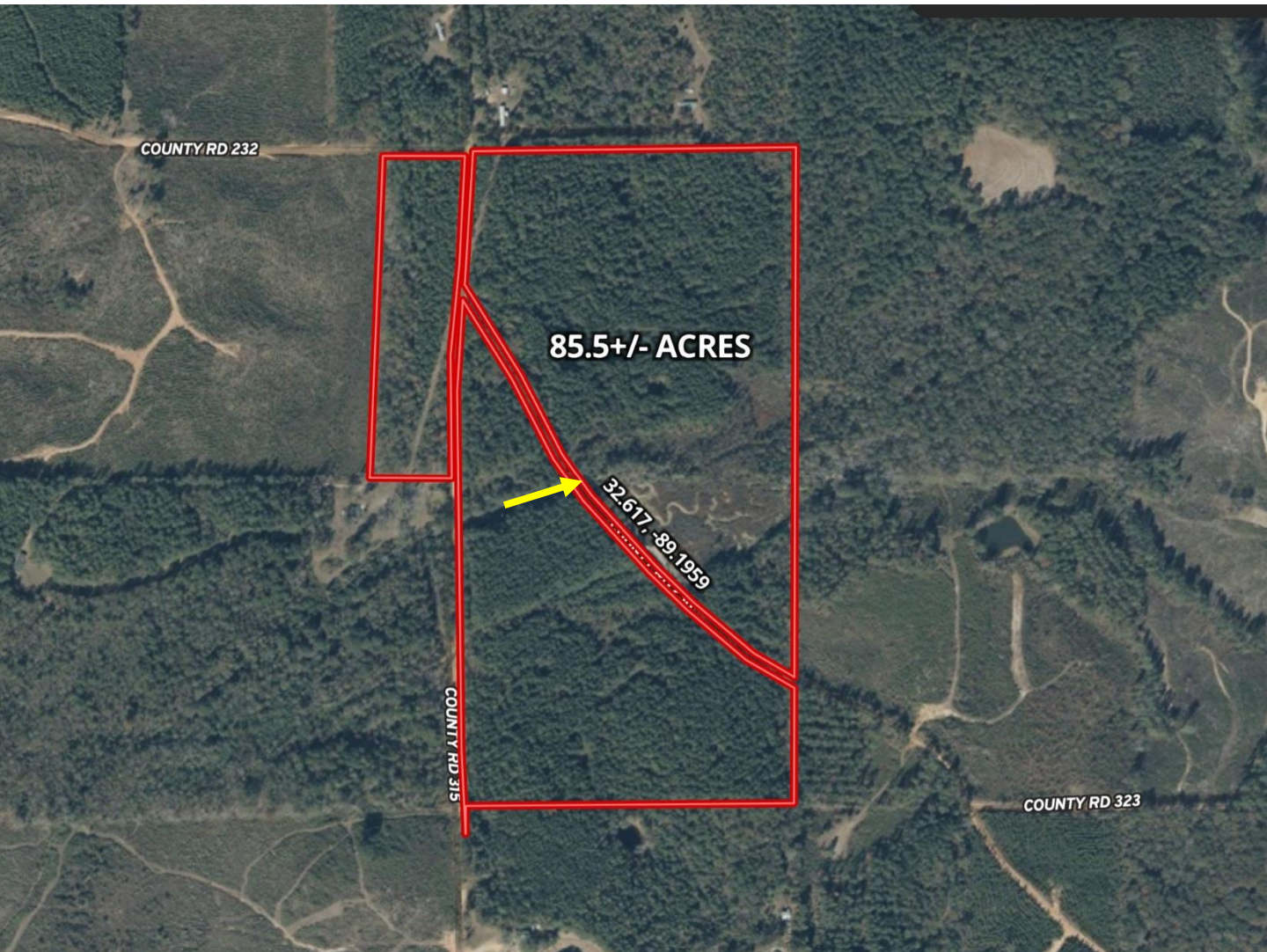


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Aerial Map



[Click Here for Interactive Map](#)

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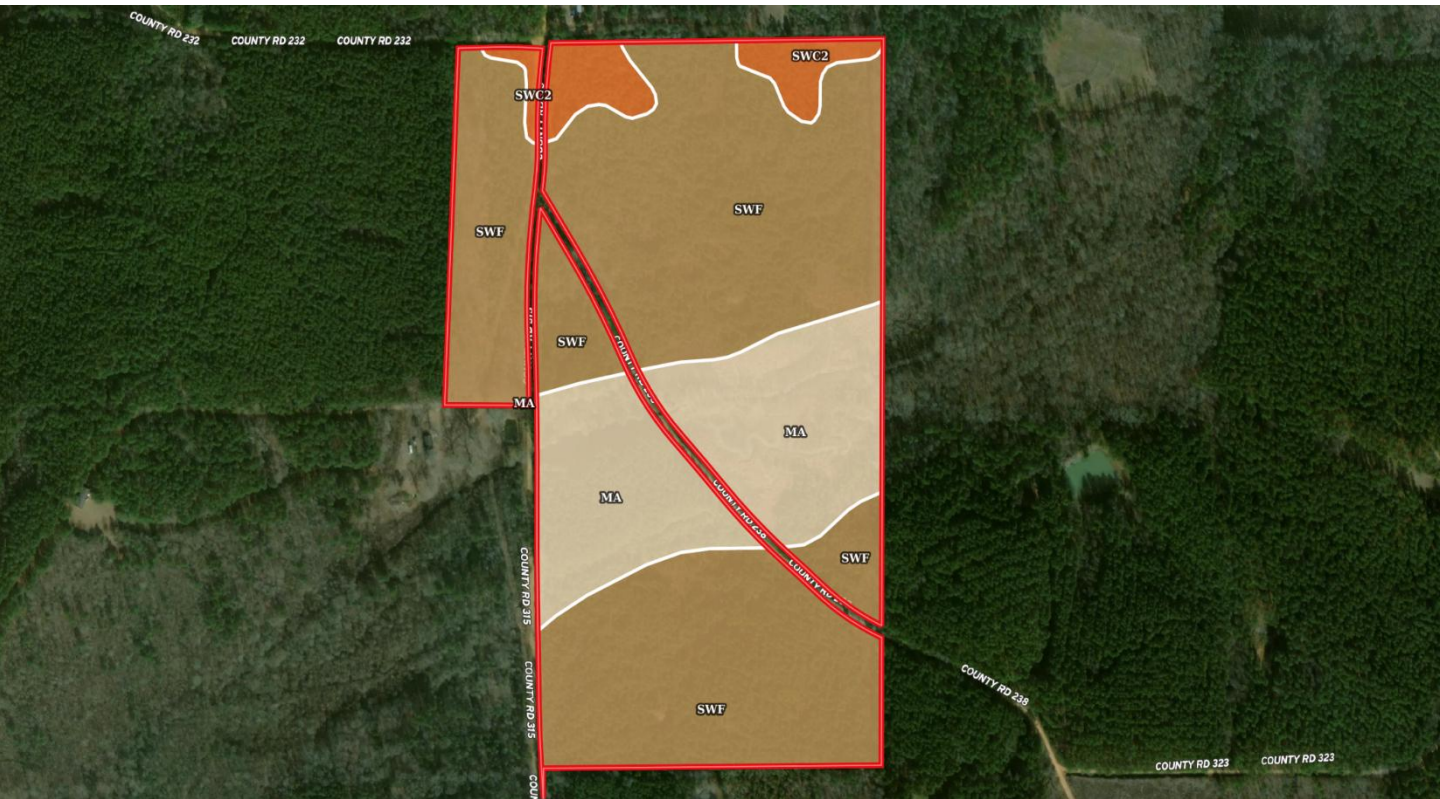
This is a topographic map of a mountainous region. The map features brown contour lines indicating elevation. A red rectangle is drawn around a central area, and a red line runs diagonally through it. The map includes several labels: '500' appears multiple times near contour lines; '514' is a spot elevation; '506' is a spot elevation with an 'x' symbol; '460 FT' and '500 FT' are labels for specific contour lines; and '20' is a label for a road or path. The map also shows a river, a lake, and various other geographical features.

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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

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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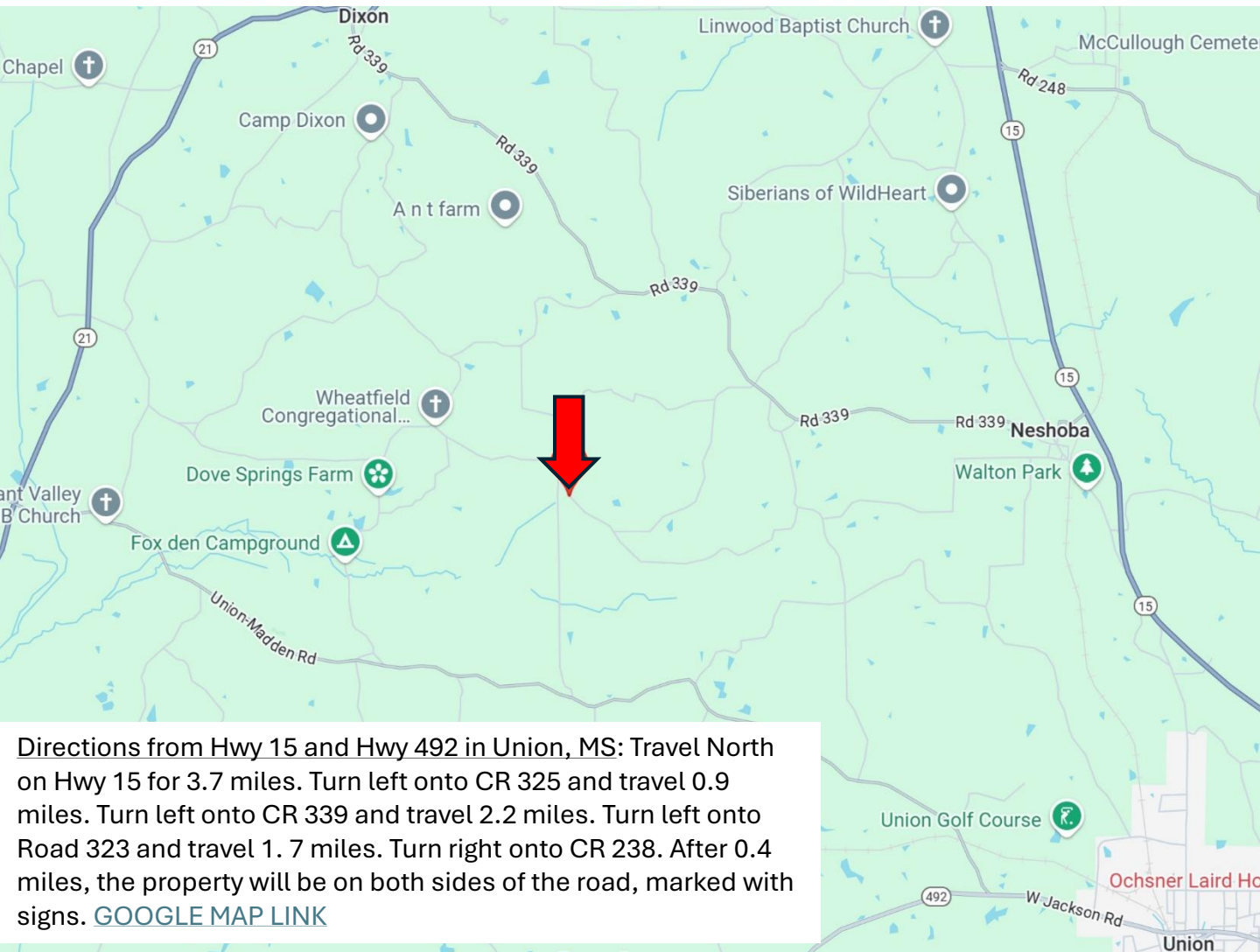
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Directional Map



Directions from Hwy 15 and Hwy 492 in Union, MS: Travel North on Hwy 15 for 3.7 miles. Turn left onto CR 325 and travel 0.9 miles. Turn left onto CR 339 and travel 2.2 miles. Turn left onto Road 323 and travel 1.7 miles. Turn right onto CR 238. After 0.4 miles, the property will be on both sides of the road, marked with signs. [GOOGLE MAP LINK](#)



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