

MADISON COUNTY RECREATIONAL TRACT

233± Acres with Hwy 51 Frontage • \$975,000



This 233± acre property in Madison County fronting Highway 51 just south of Pickens is an absolute paradise. Loaded with 28 to 29-year-old pine saw timber, this property offers an outstanding timber investment and some of the best whitetail and turkey hunting that Madison County offers. The property is less than half a mile from the Big Black River and offers outstanding hunting that you must see and believe. The property has a good road system throughout, as well as food plots for your hunting pleasure. There is also a 3± acre pond stocked with bass and bream for your fishing enjoyment. There is also a tractor storage building and an opening to park cars as many guests as you would like. This is a one-of-a-kind in Madison County and will not last long. Please call Tom to see or schedule your visit to this property.



**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.





The Land & Homes Expert *You Can Trust!*

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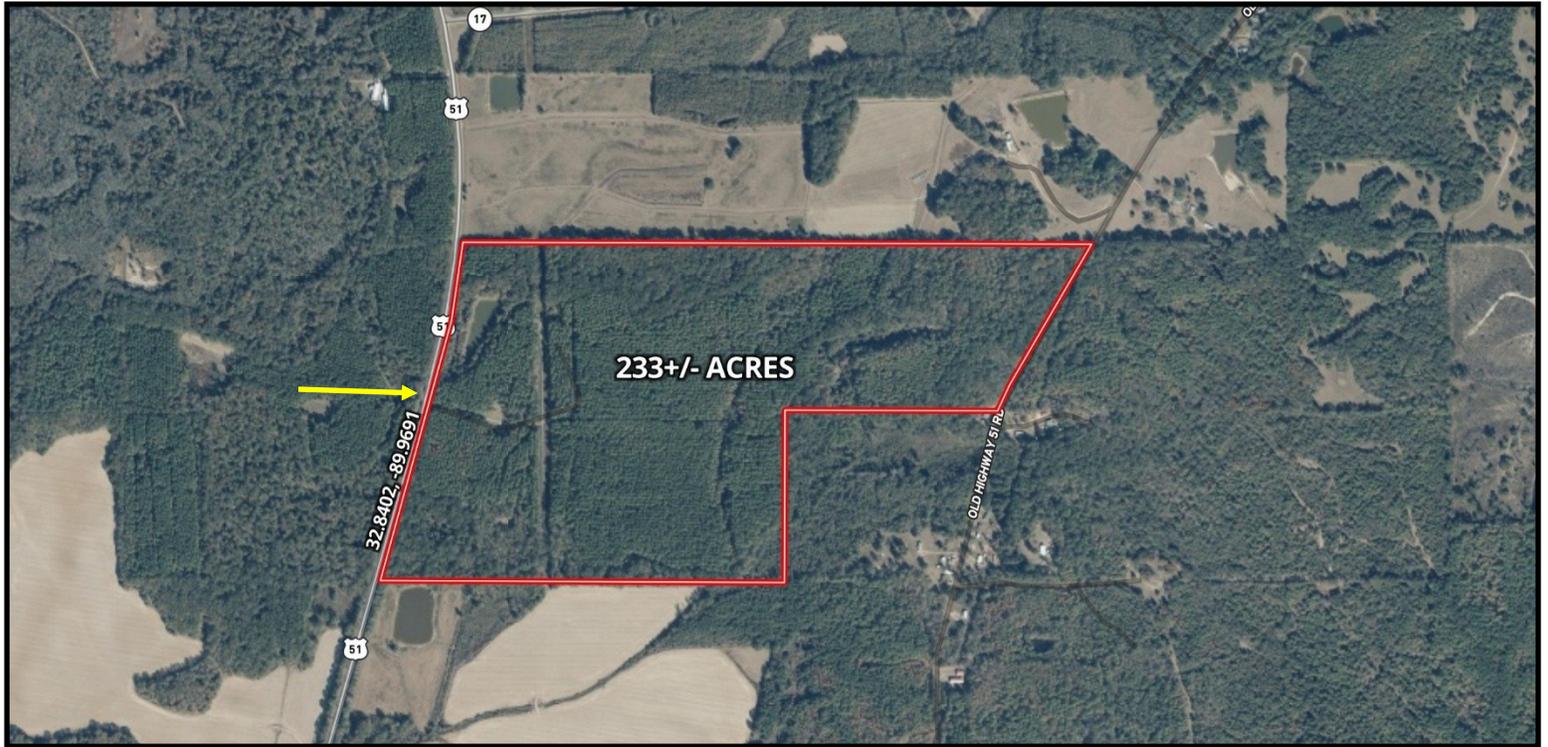


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Aerial Map



[Click here for the Land id interactive map link](#)

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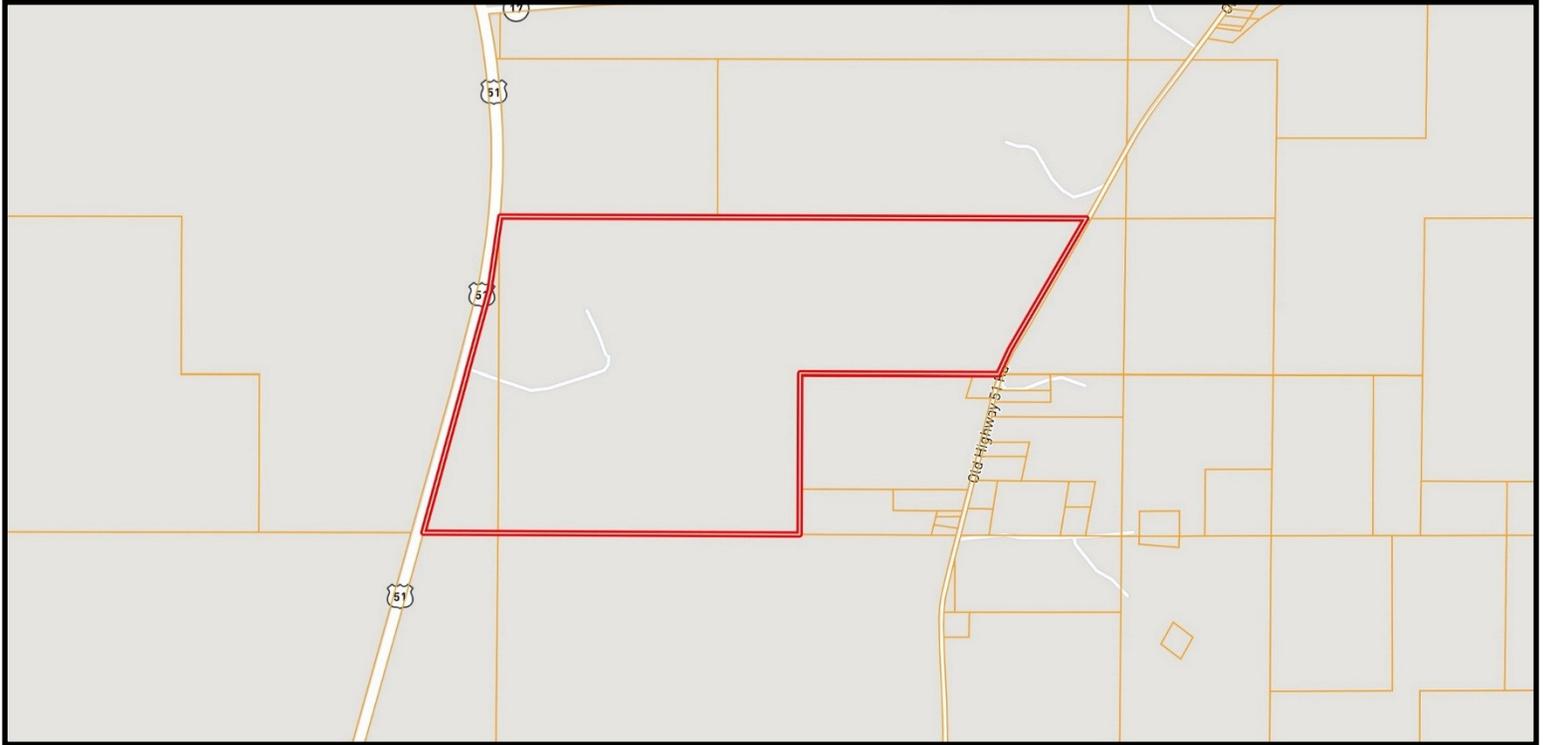


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Ownership Map



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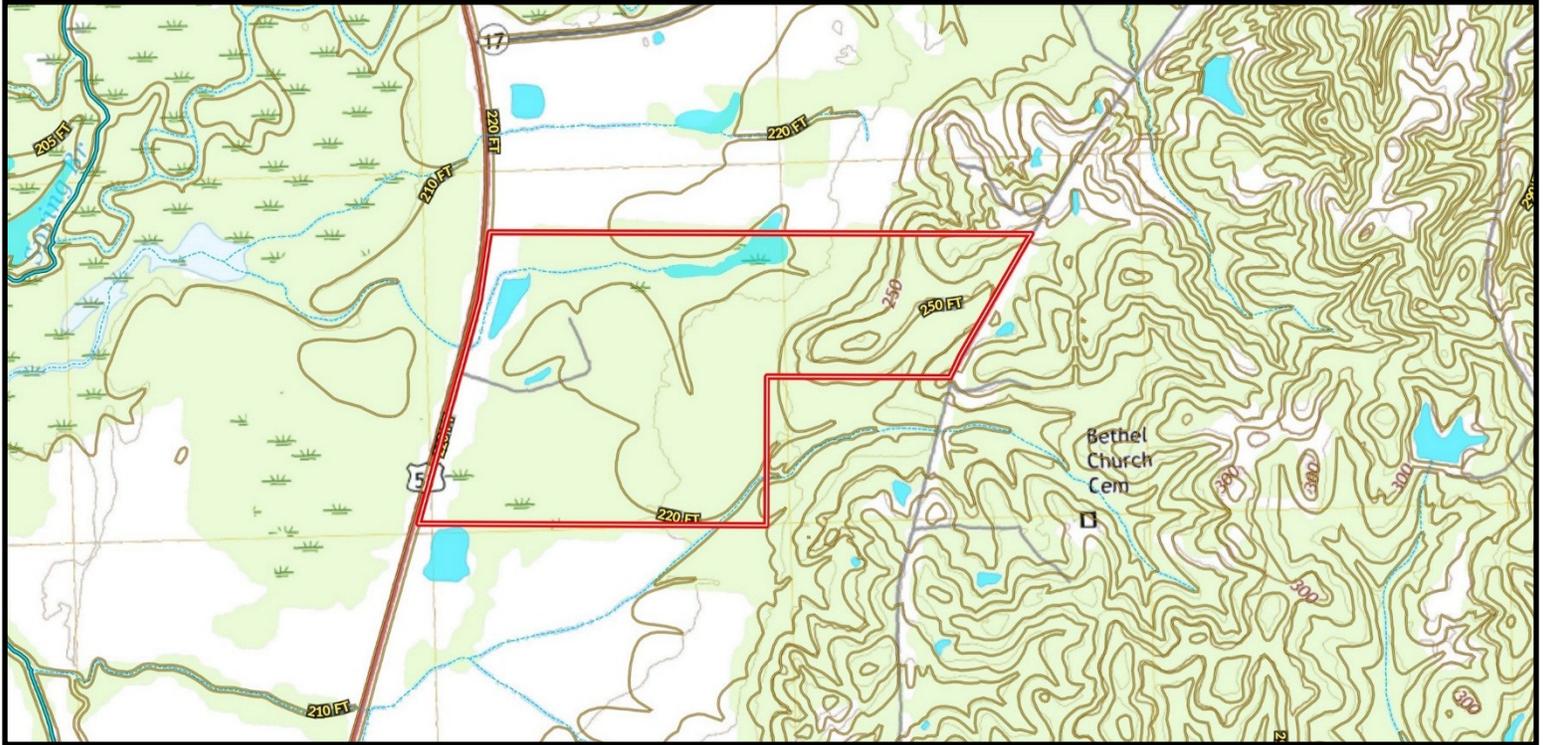


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Topo Map



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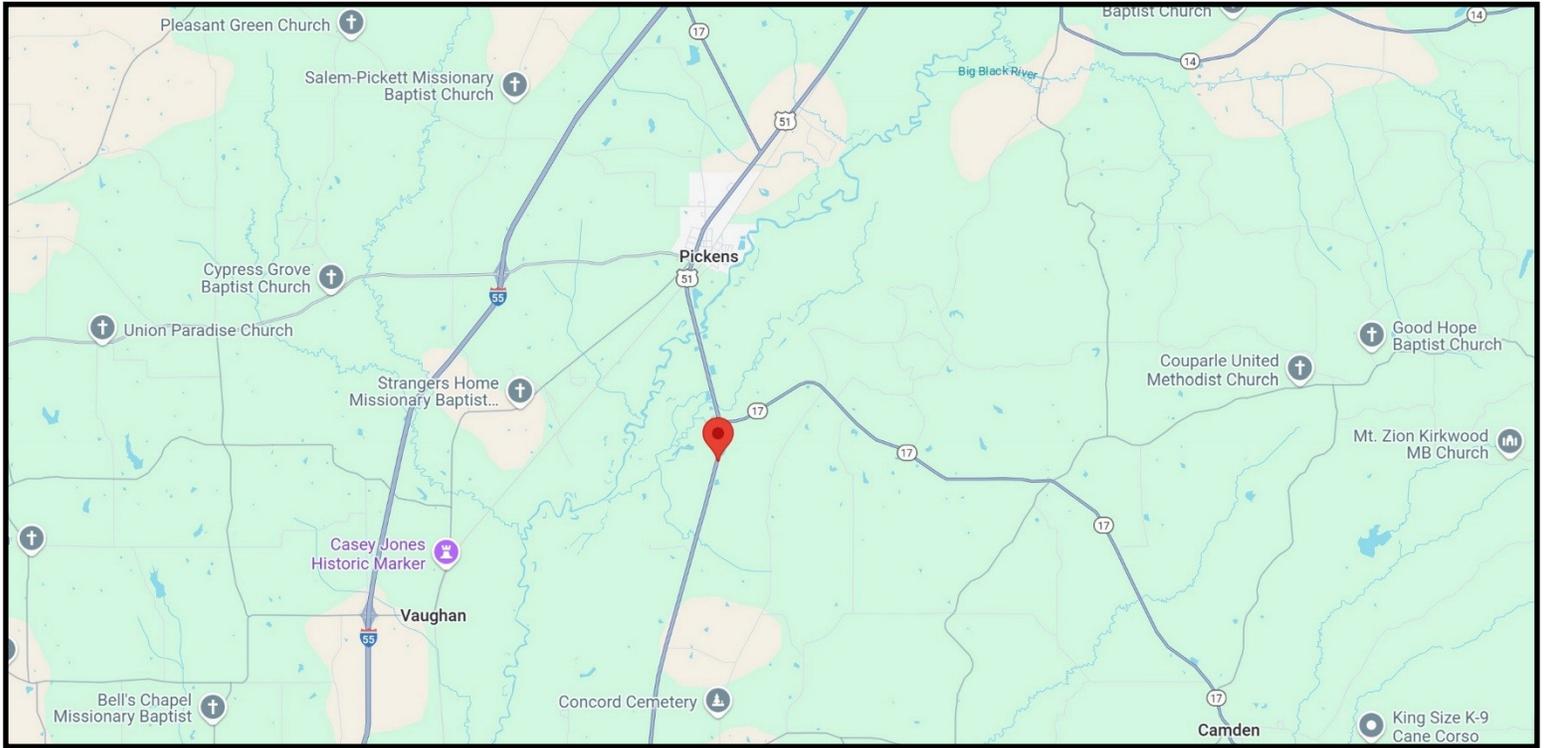


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Directional Map



Directions from I-55 and Hwy 432 in Pickens, MS: Take exit 139 to merge onto Hwy 432 E towards Pickens and travel 3 miles. Turn right onto Hwy 51 S. After 3 miles, the property will be on your left. [GOOGLE MAP LINK](#)



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