

48.75± Acre Pasture & Farm Tract

Benton County, MS

\$280,313



WALKER TRANUM
MANAGING BROKER

O: 662.268.6333 | C: 662.769.1442
Walker@TomSmithHomes.com



Expect More. Get More.



KRISTY INGOLD
REALTOR®

O: 601.898.2772 | C: 662.792.9949
Kristy@TomSmithLand.com

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





This 48.75 \pm acre property in Benton County, MS is ready for its next owner. Currently used for raising cattle, it's fully fenced with multiple cross fences and has been a working cattle farm for years. The owner has also improved several creek crossings for easy access throughout the land. The property features several tree lines with mature hardwoods, plus about 23 \pm acres of hardwoods at the back. Grays Creek runs through the center of the land, offering over 1,000 feet of creek frontage. Whether you're looking to run cattle, hunt, or build a home with a great view, this property has plenty of options. With power, water, and over 300 feet of road frontage on Curtis Road, it's a great opportunity you won't want to miss. To schedule a private showing, contact Kristy Ingold or Walker Trantum today!

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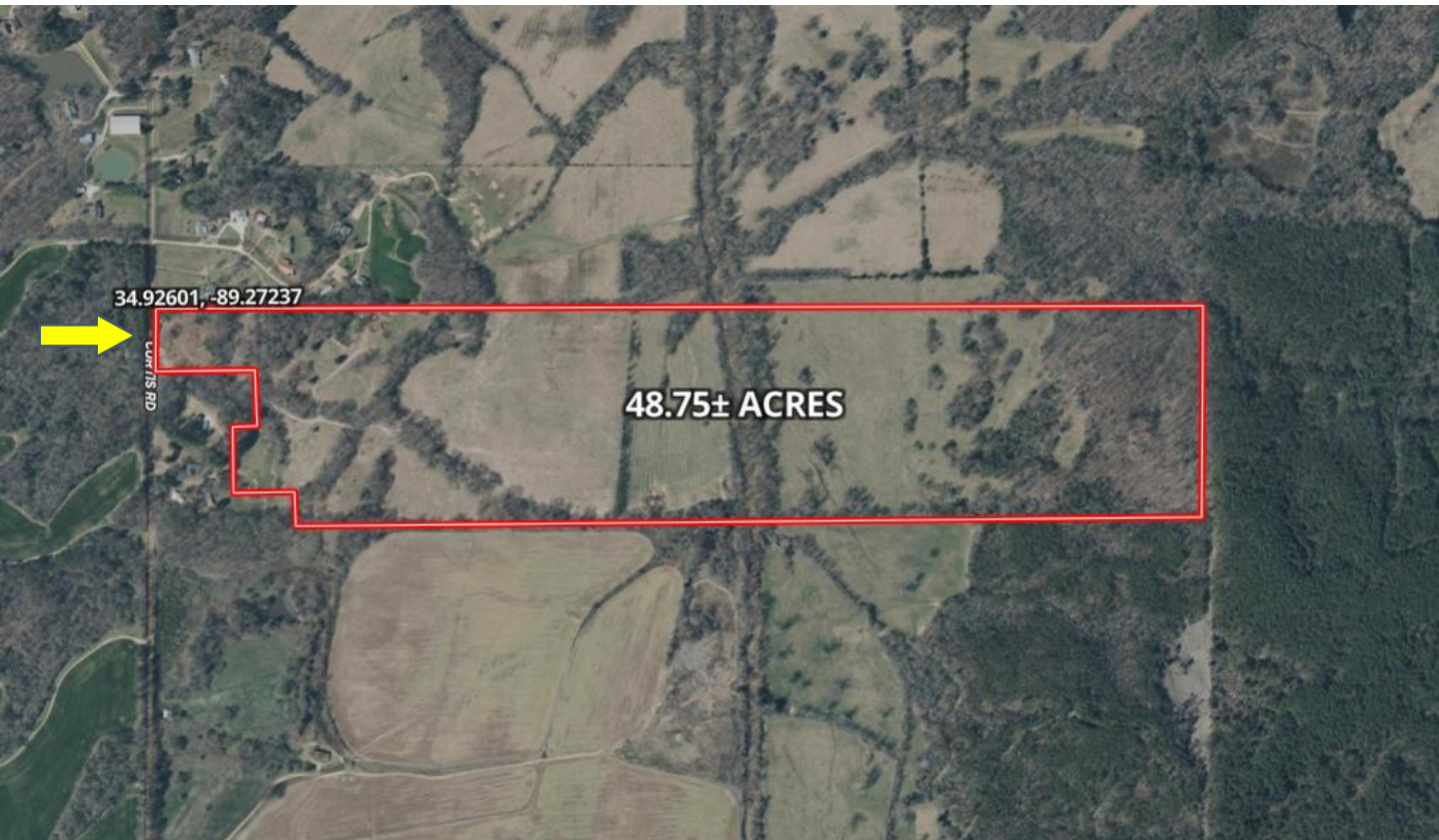
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AERIAL MAP



Land ID Link

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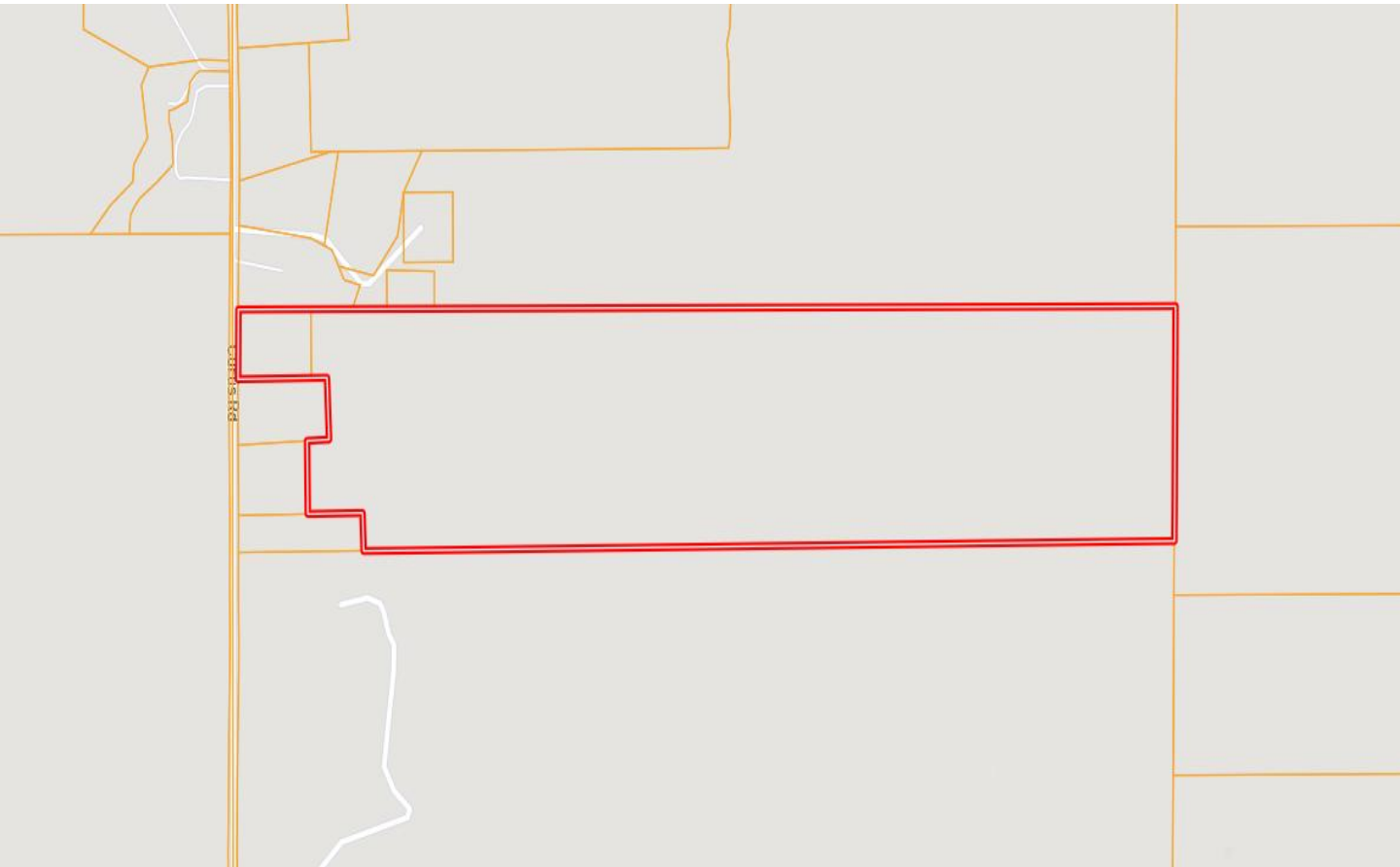
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OWNERSHIP MAP



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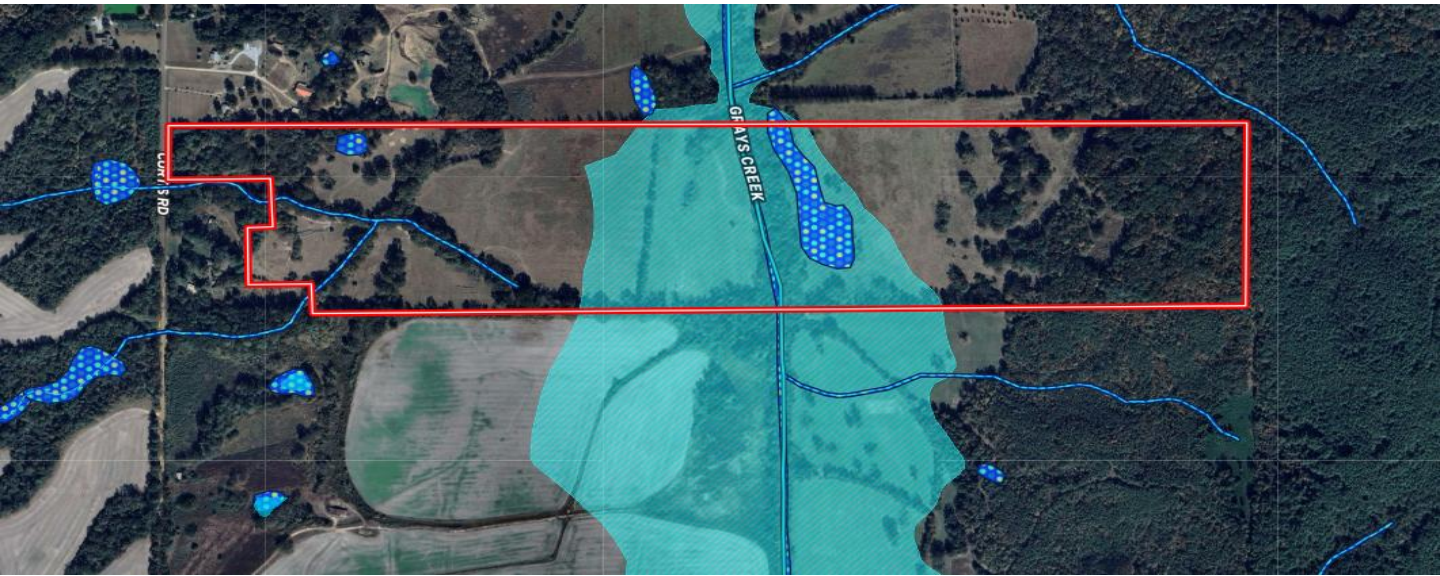
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TOPOGRAPHY & FLOOD MAP



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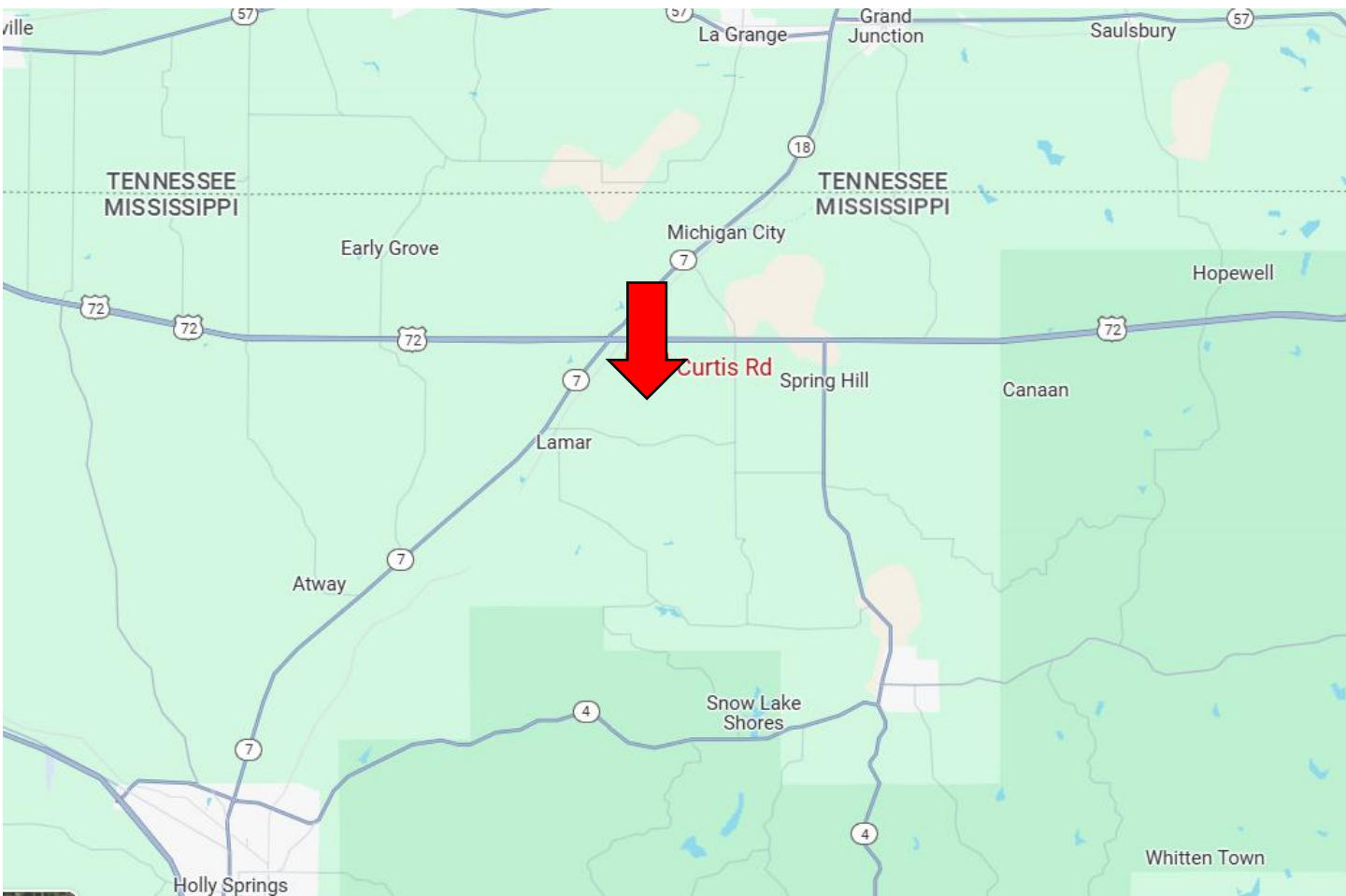
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DIRECTIONAL MAP



Directions from Ashland, MS: Leaving Ashland, head north on MS-5 for 8.2 miles. Then turn left onto US_72 West for 4.1 miles. After that turn left onto Curtis Road for 1.2 miles and the property will be on your left. [GOOGLE MAP LINK](#)



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