

# Investment and Hunting Property! 79 +/- Acres in Scott County, Mississippi



**\$162,075**

***Check out this great investment tract!! This 79 +/- acre property in Scott County, MS offers great hunting, paved road frontage, available utilities, a creek, and more! The hardwoods were cut in 2018, leaving some scattered pines. Branch Creek and Coffee Bogue traverse this property and offers potential to develop a duck hole. Don't miss out; this property is priced right!!!***

***Directions From Morton:*** Travel North on MS-13 for approximately 5.6 miles. Turn left onto MS--483 and go .7 miles. Turn left onto McCurdy Road and in 1.2 miles, the property will be on the left.



*Call me today!*

**BILL PATRICK, REALTOR®**

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601.898.2772 office | 601.573.0749 cell

601 Crescent Blvd., Suite 103 Ridgeland, MS 39157



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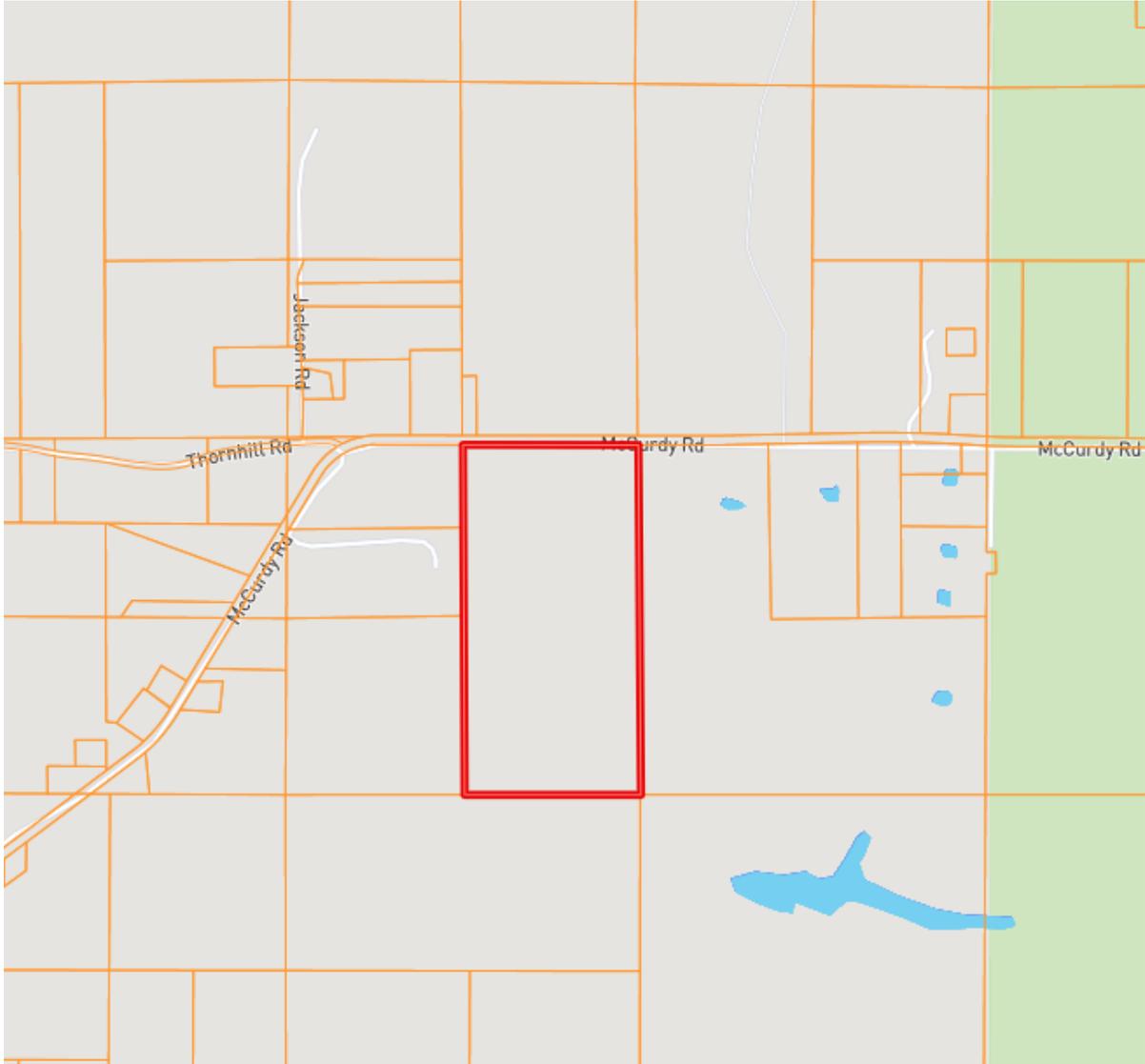
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Information is believed to be accurate but not guaranteed.



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Aerial Map

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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Ad	Adaton silt loam, 0 to 1 percent slopes	19.5	24.06	3w
St	Stough fine sandy loam, 0 to 2 percent slopes	12.6	15.6	2w
QuA	Quitman loam, 0 to 2 percent slopes	2.4	3.01	2w
Rk	Rosebloom and Arkabutla soils, frequently flooded	46.4	57.33	5w
TOTALS		80.9	100%	3.96

Soil Map

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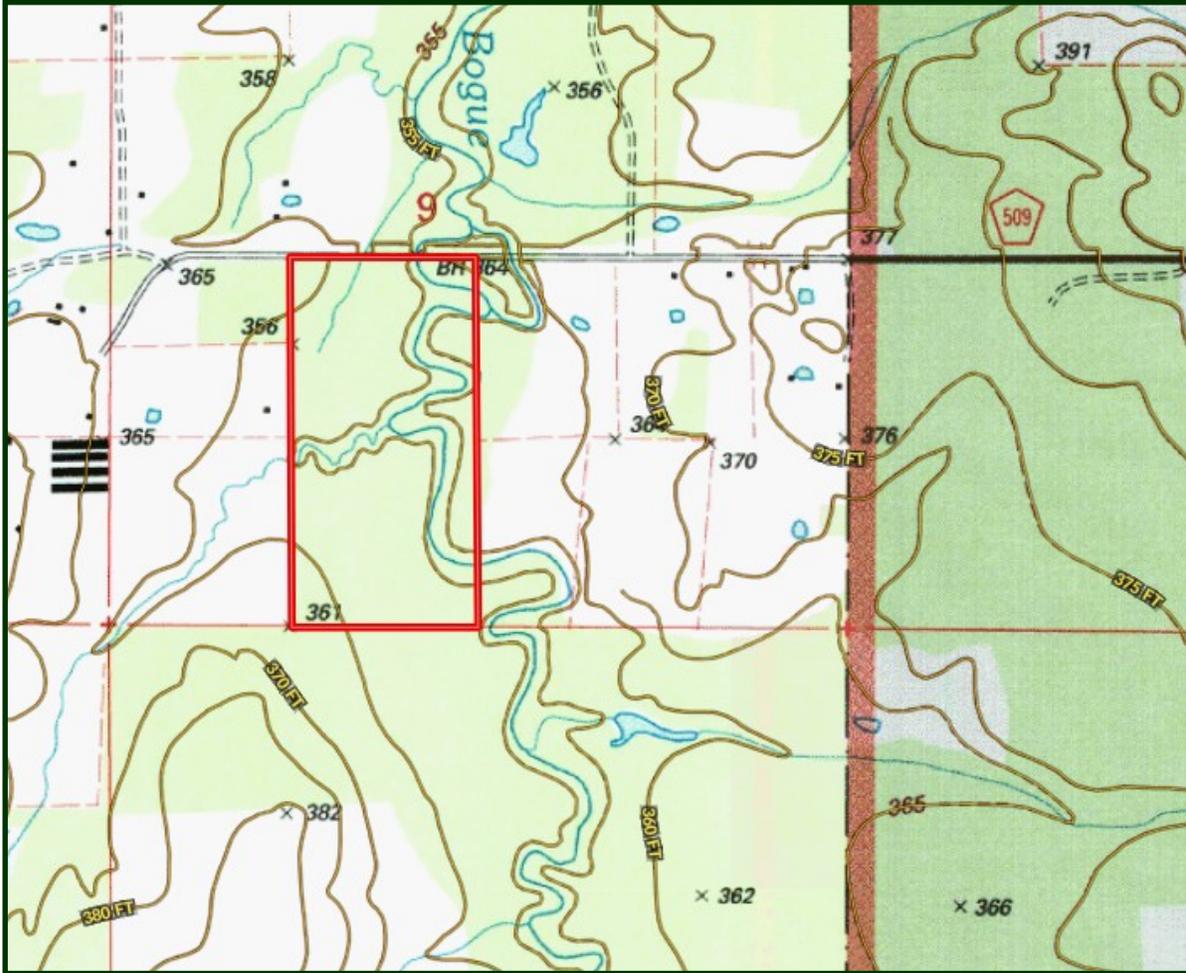
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Topo Map

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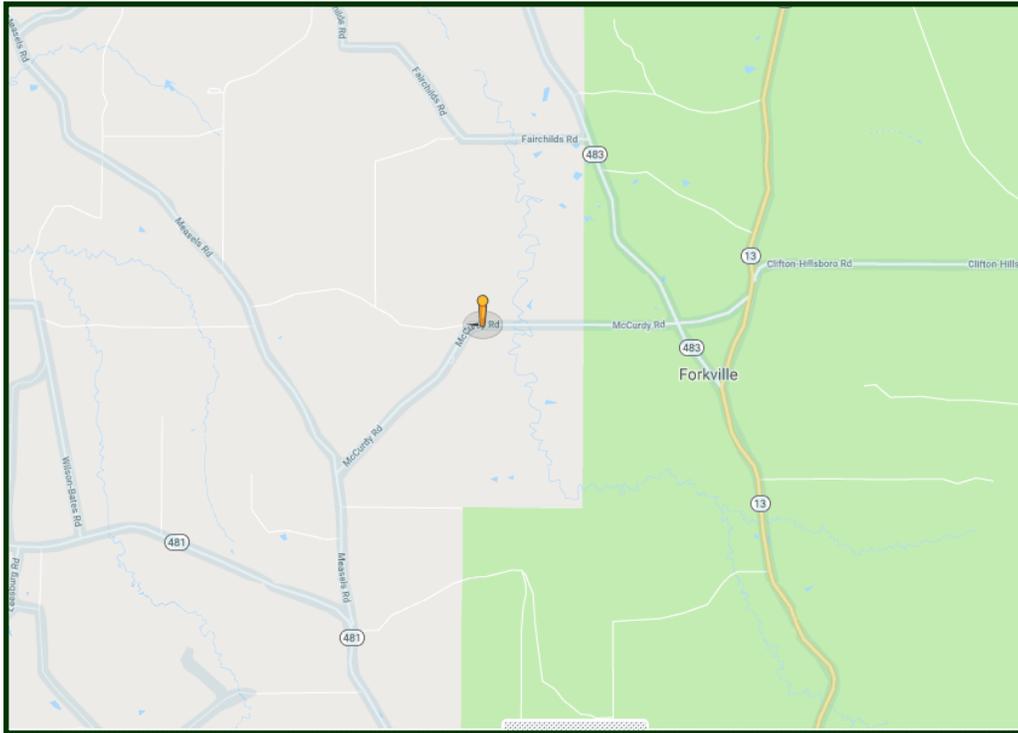
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Directional Map

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