



\$2,200/ACRE
265± Acre Hunting Estate
Tate County, MS



- 265+/- Acres in Tate County, MS
- 200+/- Acres MATURE HARDWOODS!
- 25+/- Acres Crop Ground
- Several Ponds
- Outstanding Deer and Turkey Hunting
- Extensive Road System Throughout
- Outstanding Timber Investment
- 8+/- Acres of Established Food Plots
- 15+/- Acres of 12 Year Old Planted Pine
- 15+/- Acres of 45+/- Year Old Pine Saw Timber
- Paved Road Frontage on Pearl Smith Rd.
- 15+/- Acres of 22+/- Year Old Planted Pine
- Once in a Lifetime Opportunity
- Absolutely Beautiful Property!

Directions: From I-55 N take exit 257 for MS-310 toward Como and travel 17.2 miles, turn left onto Bemis Brunt Road and travel 1.1 miles, continue onto Thyatira Tyro and travel 2.4 miles, turn right onto Looxahoma-Tyro Road and travel 0.6 miles, turn left onto Wyatte-Tyro Road and travel 0.5 miles, turn left onto Pearl Smith Road and travel 0.8 miles, Property will be on the right. [Google Map Link](#)



Call The Land Man today!

TOM SMITH, ALC, BROKER®
 Tom@TomSmithLand.com
 601.898.2772 office | 601.454.9397 cell



Expect More. Get More.



TomSmithLand.com

Information is believed to be accurate but not guaranteed.

265+/- Acre Hunting Estate in Tate County, MS

This 265+/- acre estate in Tate County, MS is a rare find! This is one of the most beautiful tracts you will find! The character of the land is second to none as the majestic, towering hardwoods command respect as you ride along the expansive road system traversing the 265+/- acres. Very large established food plots are on the property which will challenge the best of hunters. The timber make-up is diverse and features 200+/- acres of MATURE HARDWOODS, 15+/- acres of 45-50 year old pine saw timber, 15+/- acres of 22-25 year old planted pine, 15+/- acres of 12 year old planted pine and 25+/- acres of crop ground. Did I mention this property offers diversity?!

The deer and turkey management has been outstanding. This tract produces trophy animals on a consistent basis. You and your family will not go wrong on this wonderful place. It offers everything you could be looking for: hunting, fishing, farming, income, hardwoods, pine, creeks, ponds, paved roads...it just doesn't get any better!

Private Showings Only. Please call Tom Smith, 601.454.9397 or email Tom@TomSmithLand.com to schedule your viewing of this premier property.



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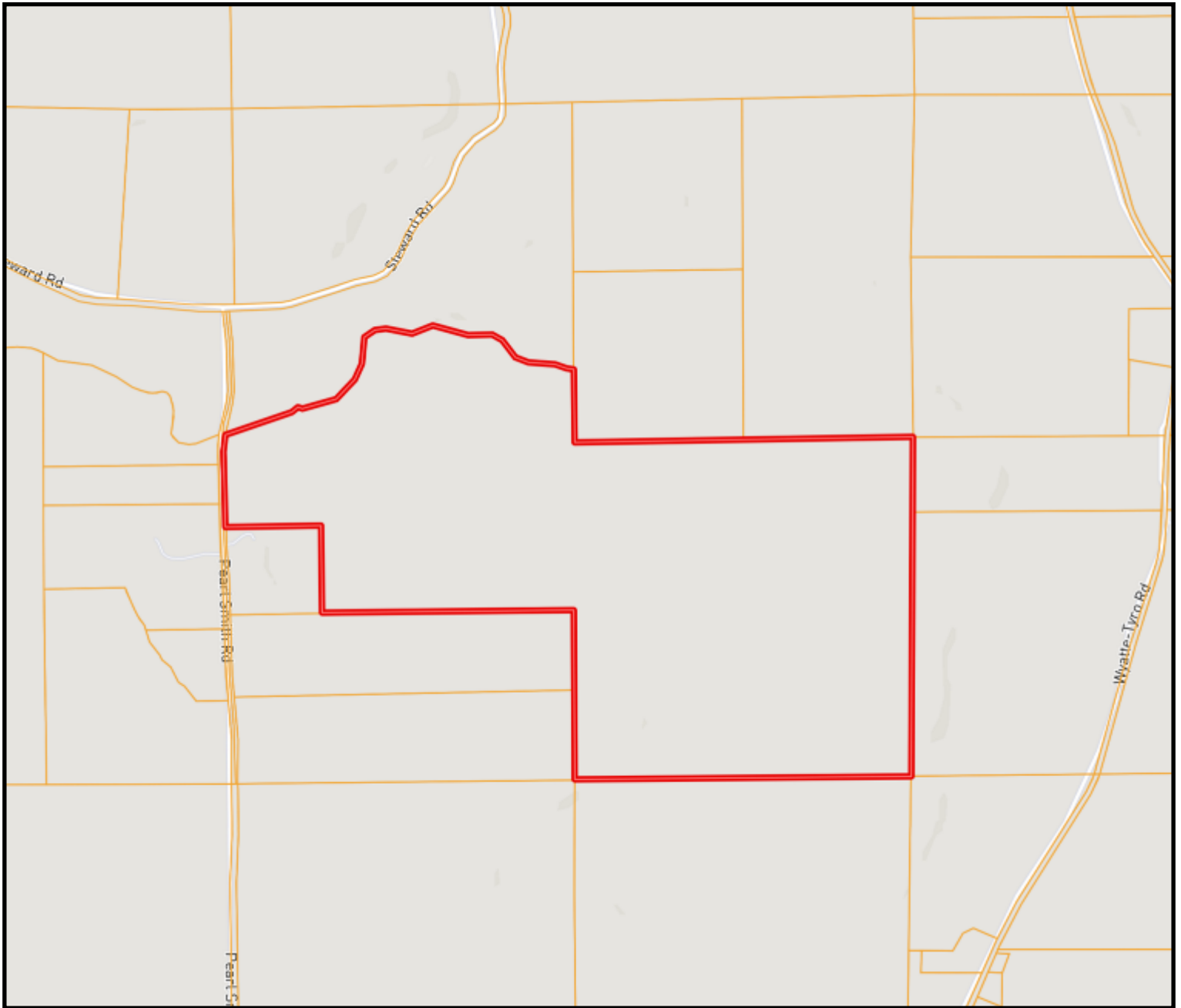


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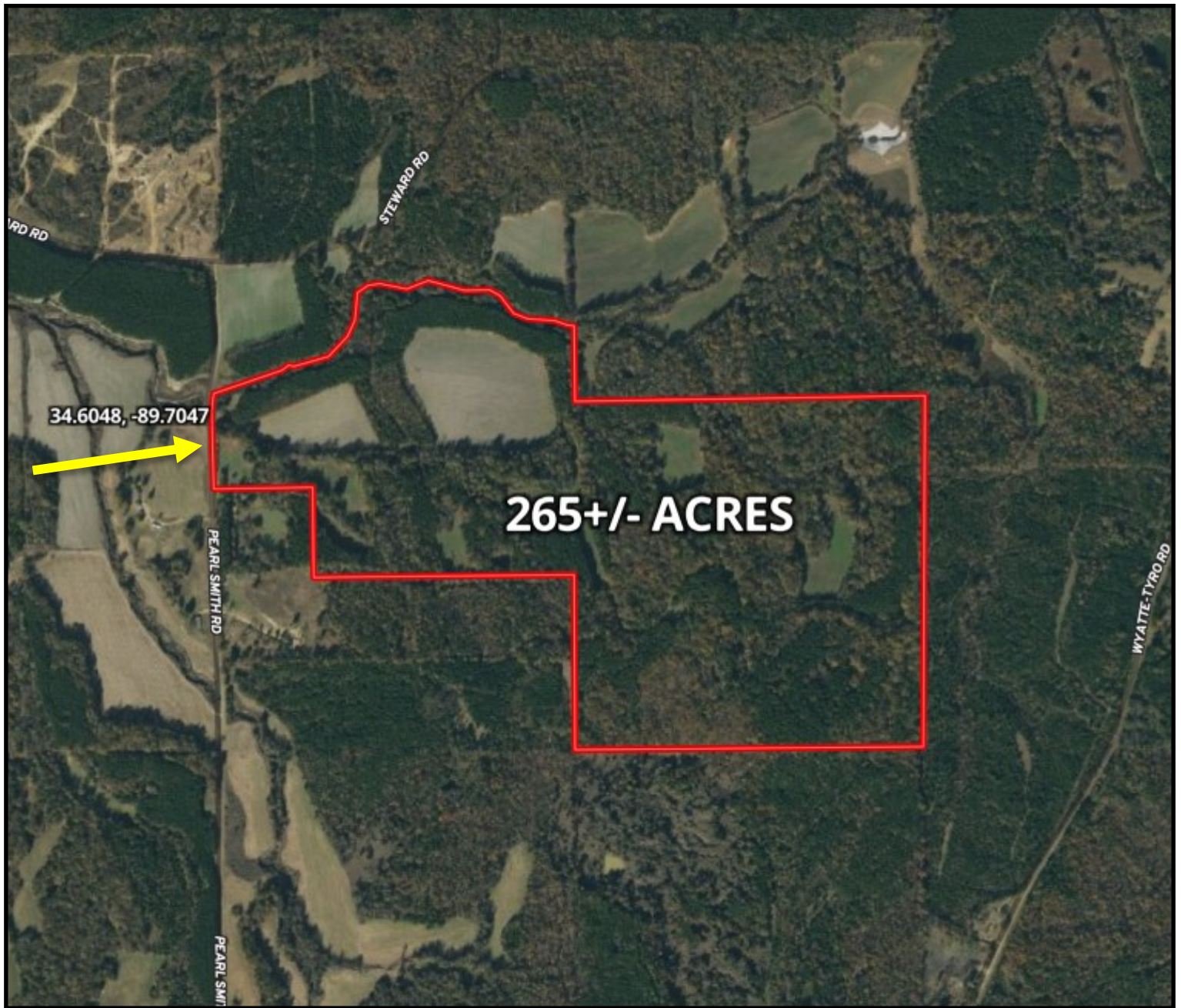
Ownership Map

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Aerial Map

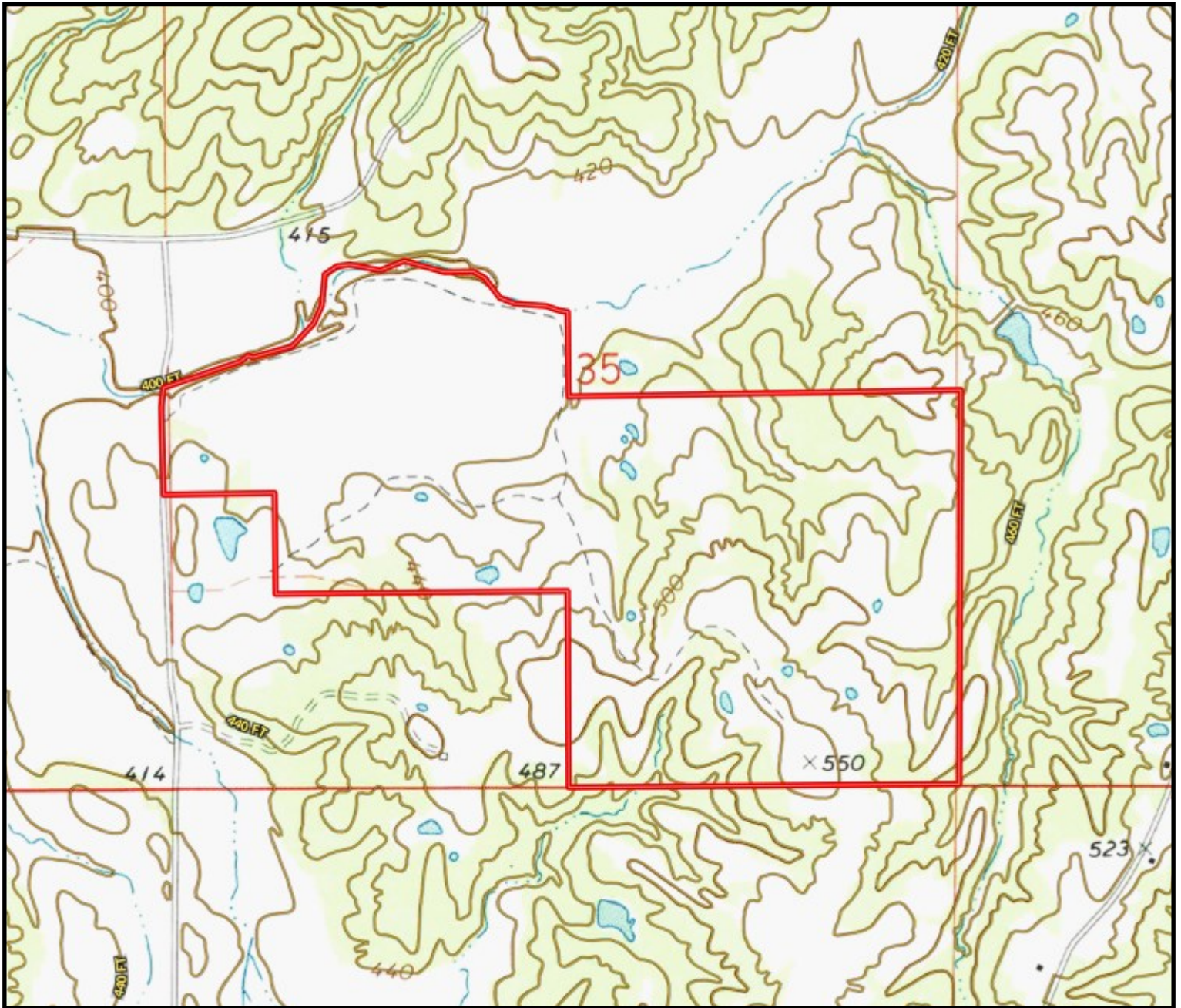
Click [HERE](#) for an Interactive Map

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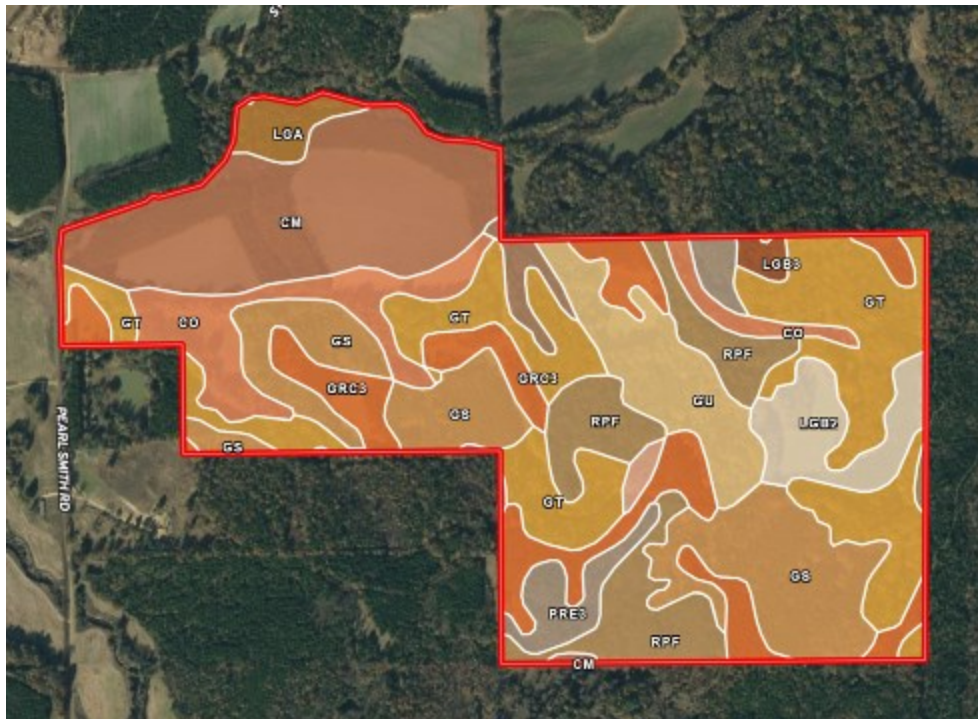
Topo Map

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Soil Map

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
RpF	Ruston-Providence complex, 17 to 50 percent slopes (smithdale, providence)	24.9	9.31	7e
GrC3	Grenada silt loam, 5 to 8 percent slopes, severely eroded	30.3	11.33	4e
LgB2	Loring-Grenada silt loams, 2 to 5 percent slopes, eroded	12.0	4.5	2e
Gt	Gullied land, sandy	55.7	20.86	7e
LgB3	Loring-Grenada silt loams, 2 to 5 percent slopes, severely eroded	1.7	0.65	3e
PrE3	Providence-Ruston complex 12 to 17 percent slopes, severely eroded (providence-smithdale)	8.9	3.33	7e
GrD3	Grenada silt loam, 8 to 12 percent slopes, severely eroded (loring)	1.3	0.48	6e
Co	Collins silt loam, local alluvium, 0 to 2 percent slopes, occasionally flooded, brief duration	19.8	7.4	2w
Gu	Gullied land, silty	17.0	6.35	7e
LgA	Loring-Grenada silt loams, 0 to 2 percent slopes	4.8	1.81	2w
Cm	Collins silt loam	45.8	17.15	2w
PrE	Providence-Ruston complex, 12 to 17 percent slopes (providence, smithdale)	0.1	0.04	6e
Gs	Grenada-Gullied land complex (loring)	41.6	15.56	4e
LgB	Loring-Grenada silt loams, 2 to 5 percent slopes	3.3	1.22	2e
Fa	Falaya silt loam	0.0	0.01	2w

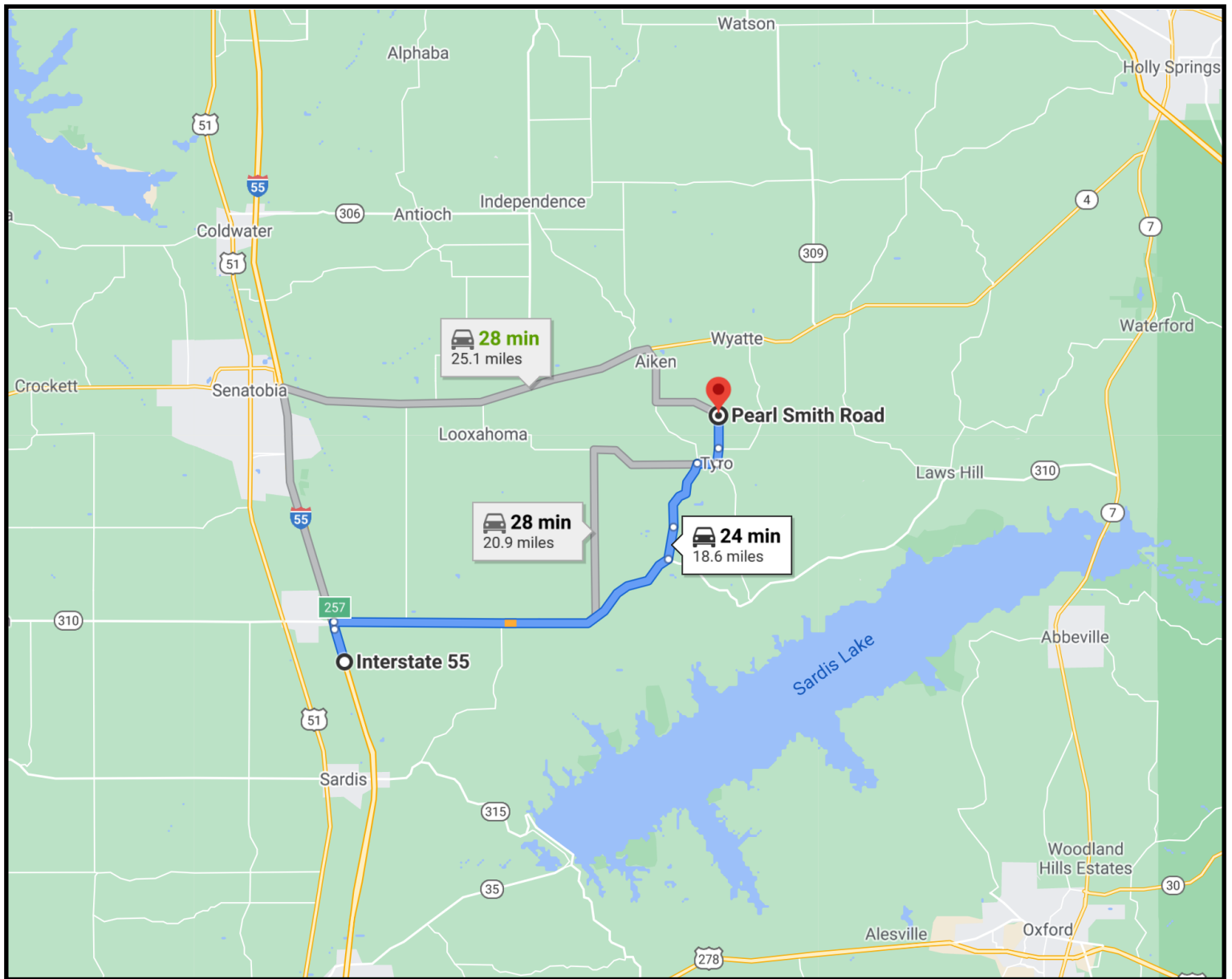


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Directional Map

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