

108.58+/-ACRE RECREATIONAL PROPERTY IN SIMPSON COUNTY, MS



\$242,000



If you are looking for excellent hunting in Simpson County, MS, this 108.58+/- acre tract is IT! Clear-cut in 2017 and replanted shortly after, this tract offers a little bit of everything. The property features over 800 feet of paved road frontage on Harry Thurman Road, with electricity nearby. The natural gas pipeline provides excellent food plot locations and the transitional edge that deer love to travel. The fast-growing pines and natural regrowth have created a vast area of excellent deer habitat. High-nutrition browse is abundant, and additional food plots could be added to increase the carrying capacity and provide more recreational opportunities. The real hidden gem is the large oak swamp at the back of the property! After you cross the wet areas, you find yourself on dry ground, with the swamp on one side and the creek on the other. Water oaks provide cover and security and are a preferred food source. As pictures will attest, the deer sign is extraordinary, and the difficulty in getting into the swamp gives big bucks the security they are looking for. Rumors of big bucks abound in an area known to produce some exceptional whitetail deer. Unpressured for the last two years, deer movement has been natural and uninhibited. With a sound management plan, this property will be a big deer producer for many years. Call Clif Cannon to schedule a showing today!

From the Intersection of Hwy 84 and Hwy 13 in Prentiss, MS: Travel Hwy 13 North for 10. miles. Turn right onto Harry Thurman Road and travel 1.7 miles. The property will be on the right. [Google Map Link](#)



Call me today!

CLIF CANNON, REALTOR®
Clif@TomSmithLand.com
601.990.5070 office | 601.565.1070 cell



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Information is believed to be accurate but not guaranteed.



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AERIAL MAP

[Click for Interactive Map](#)

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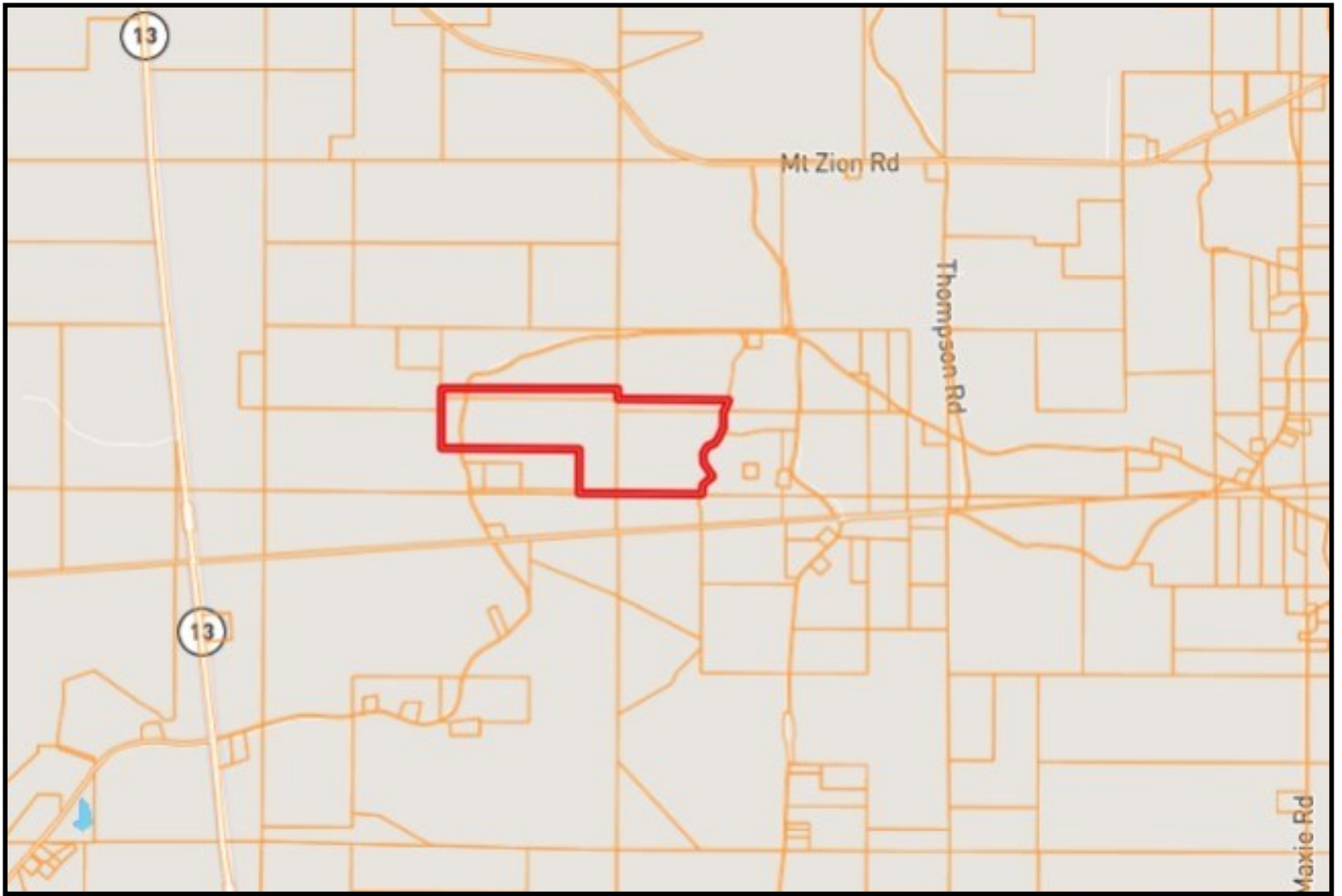
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OWNERSHIP MAP

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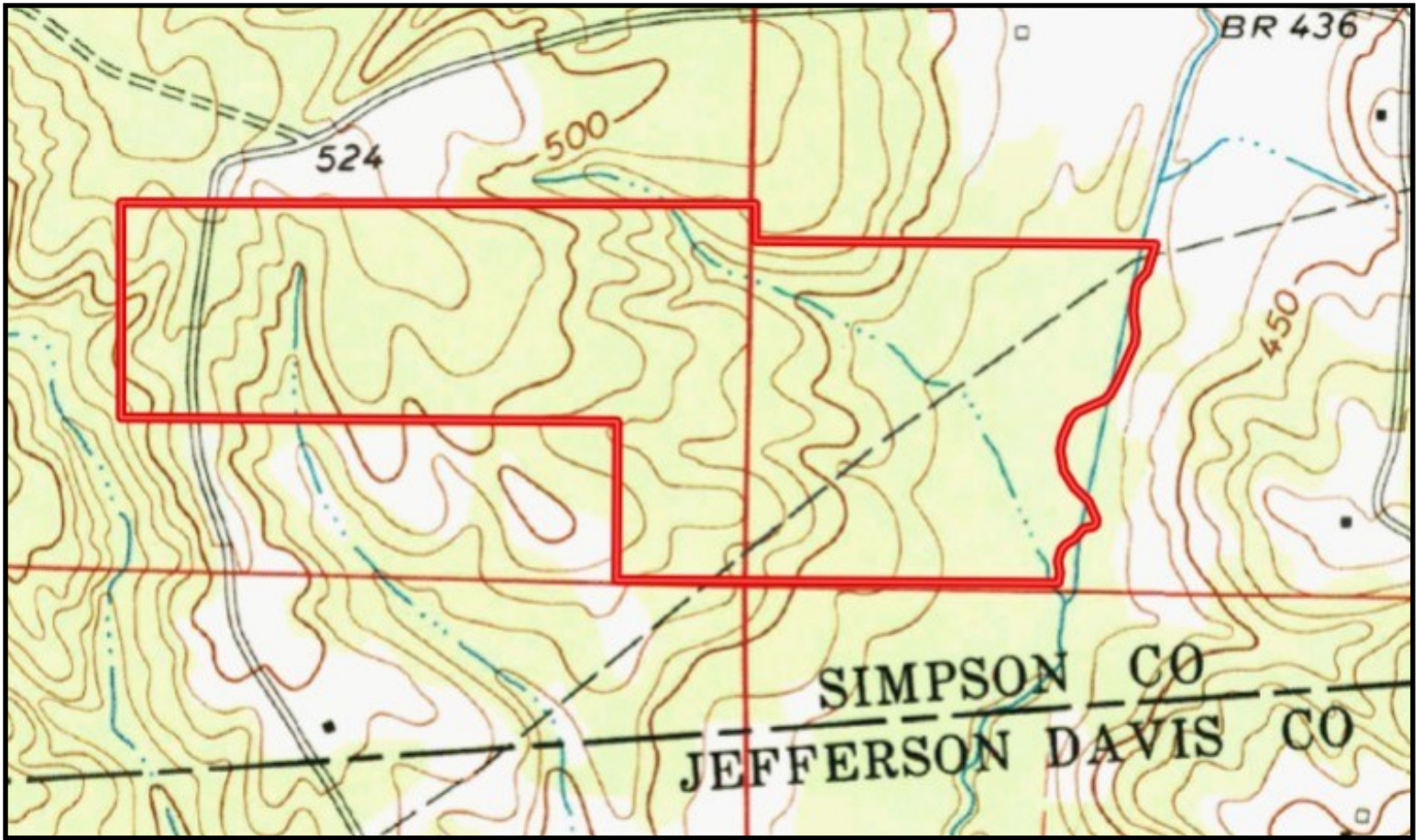
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TOPOGRAPHIC MAP

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FLOOD MAP

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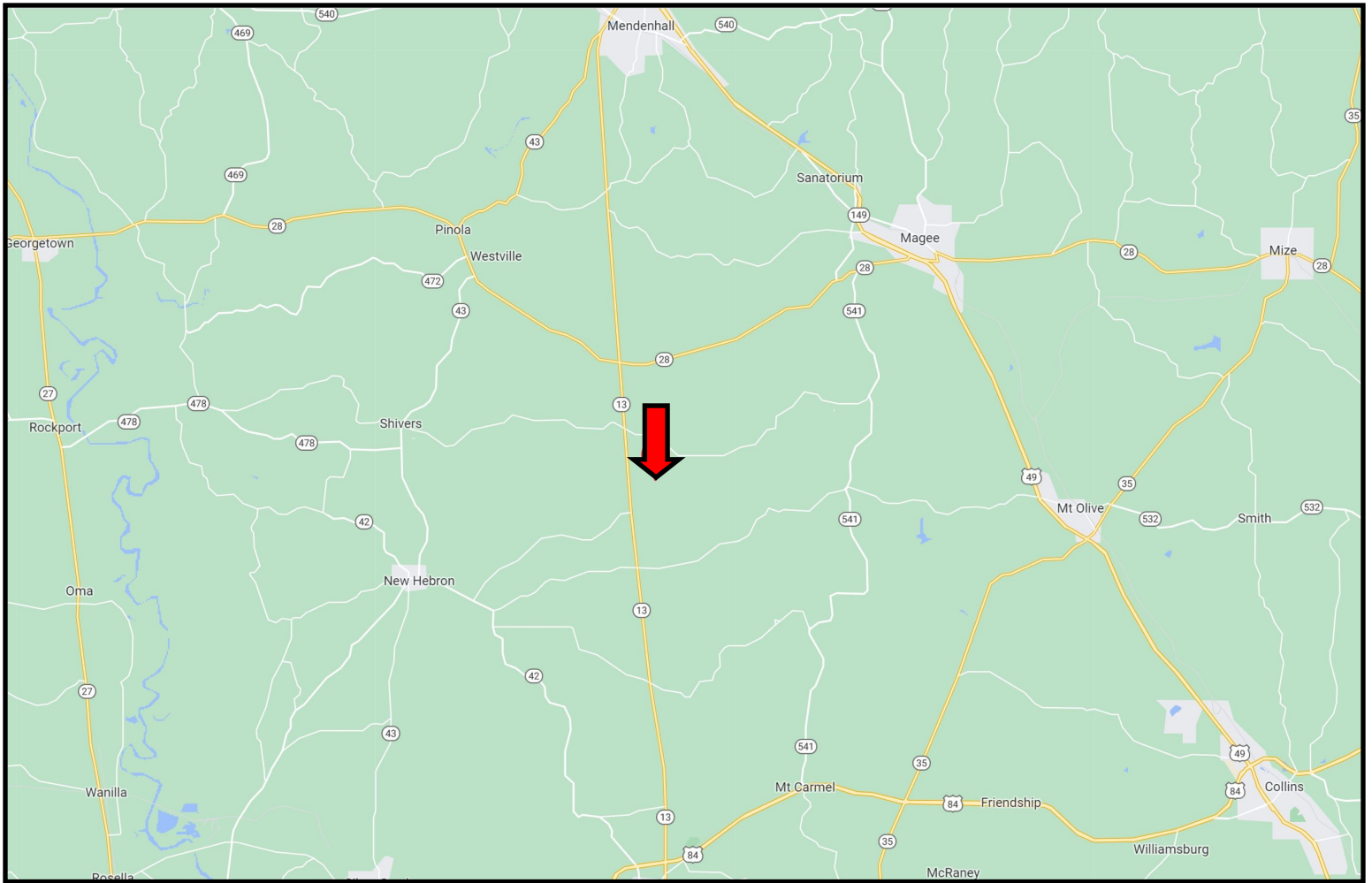
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DIRECTIONAL MAP

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