

64.5 +/- ACRES IN PONTOTOC COUNTY, MS A HUNTING PARADISE



\$70,950

Looking for a hunting tract to call your own check out this 64.5+/- acre recreational property located in Pontotoc County, MS. This property features a cattle pond, an old barn, and a stand of pine and hardwood timber loaded with deer and turkey. Interior roads are great for riding your ATV or horses and the open areas are perfect for food plots and shooting houses. Don't miss out, call Tom today!



Directions from the Hwy 41/15 intersection in Pontotoc, MS: Travel Hwy 41 for 10 miles south to Shannon Road. Turn left and travel 2.75 miles to Fleming Road, just past the Natchez Trace. Turn left and travel ¼ mile to a field road. The property is ¼ mile down the field road.

Address: Fleming Rd, Pontotoc, MS 38863

Call me today!

TOM WISEMAN, MANAGING BROKER
TWiseman@TomSmithLand.com
662.317.0467

101 Main Street West | New Albany, MS 38652



Expect More. Get More.



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



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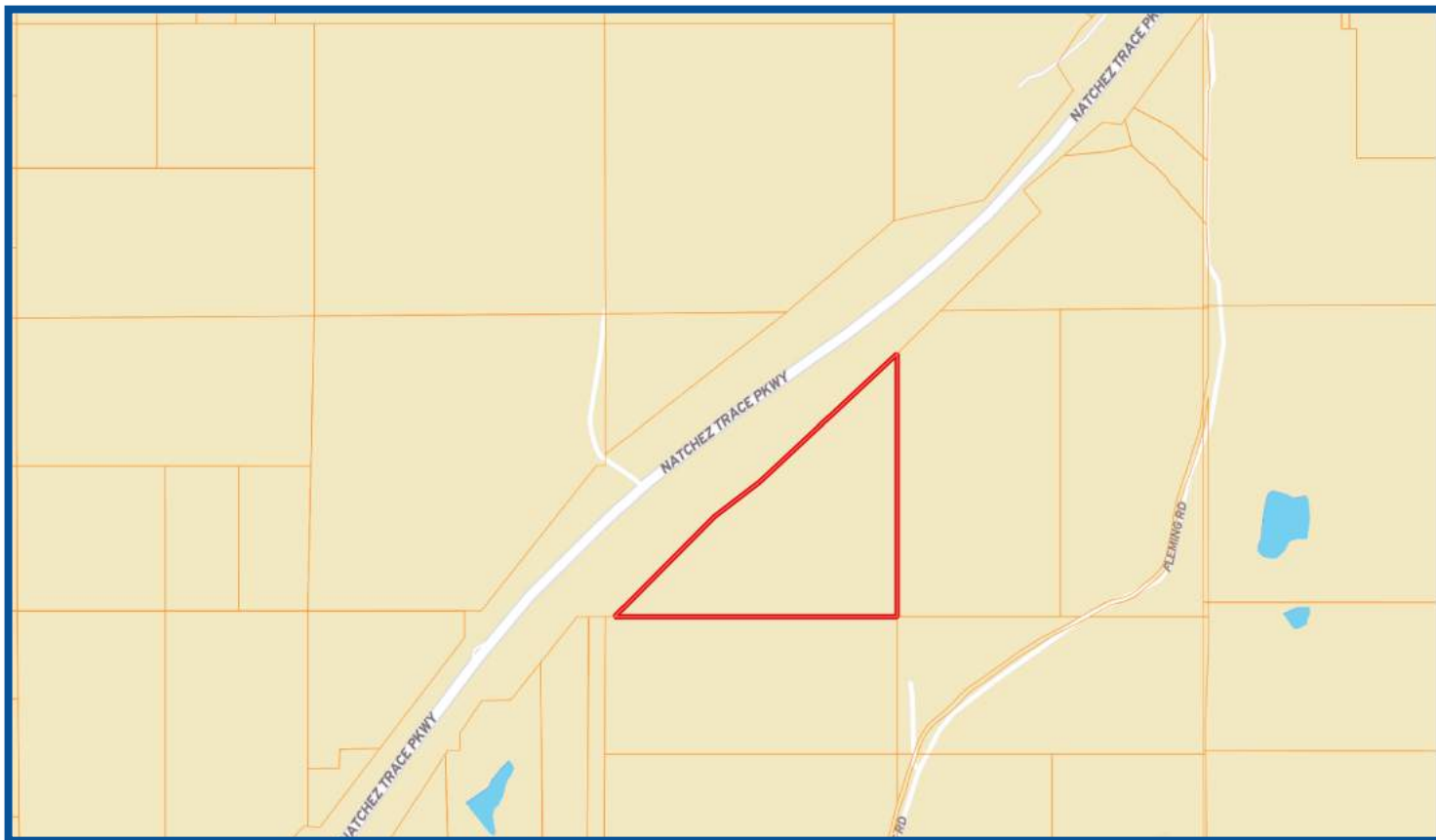
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PROPERTY MAP



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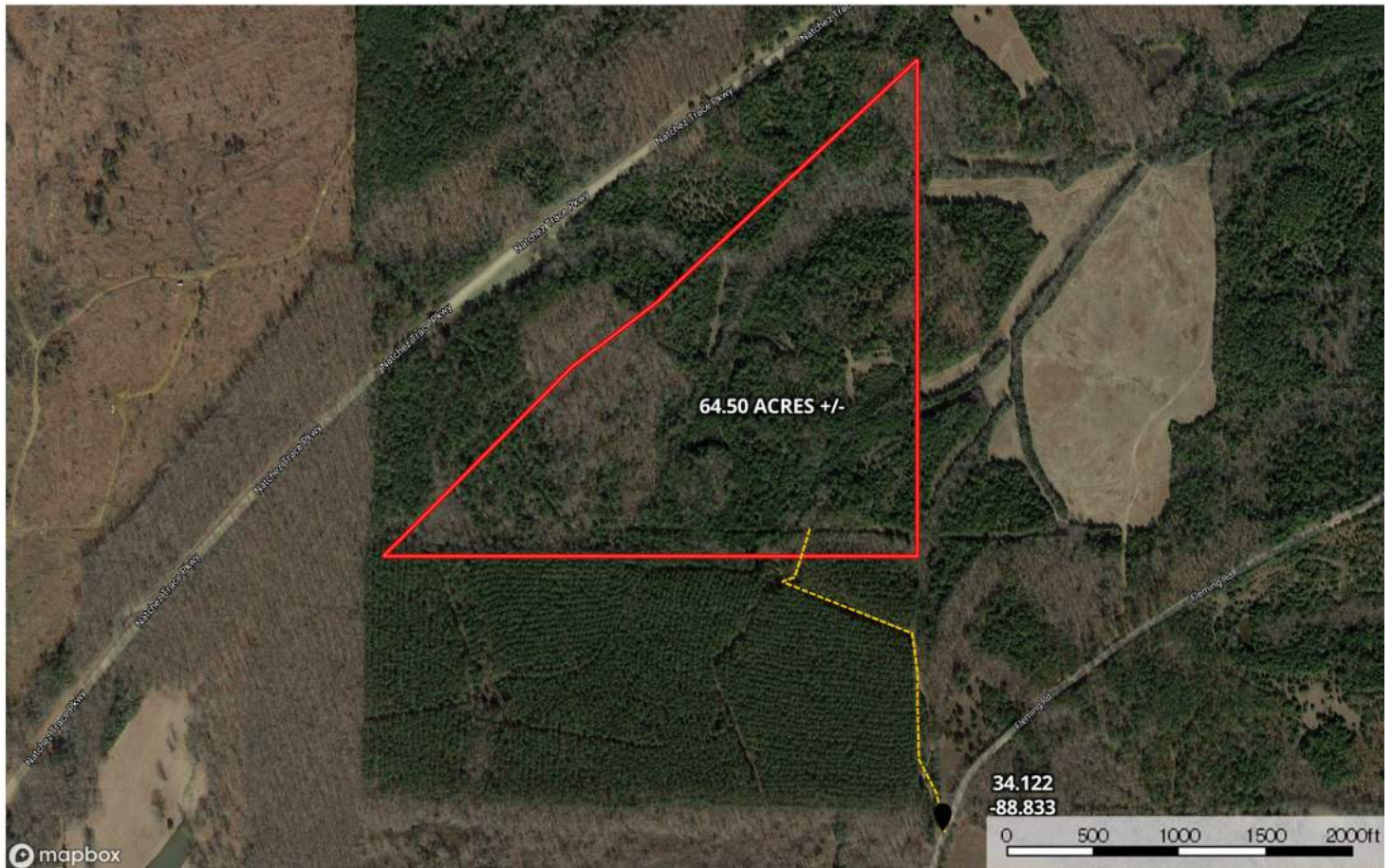
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AERIAL MAP



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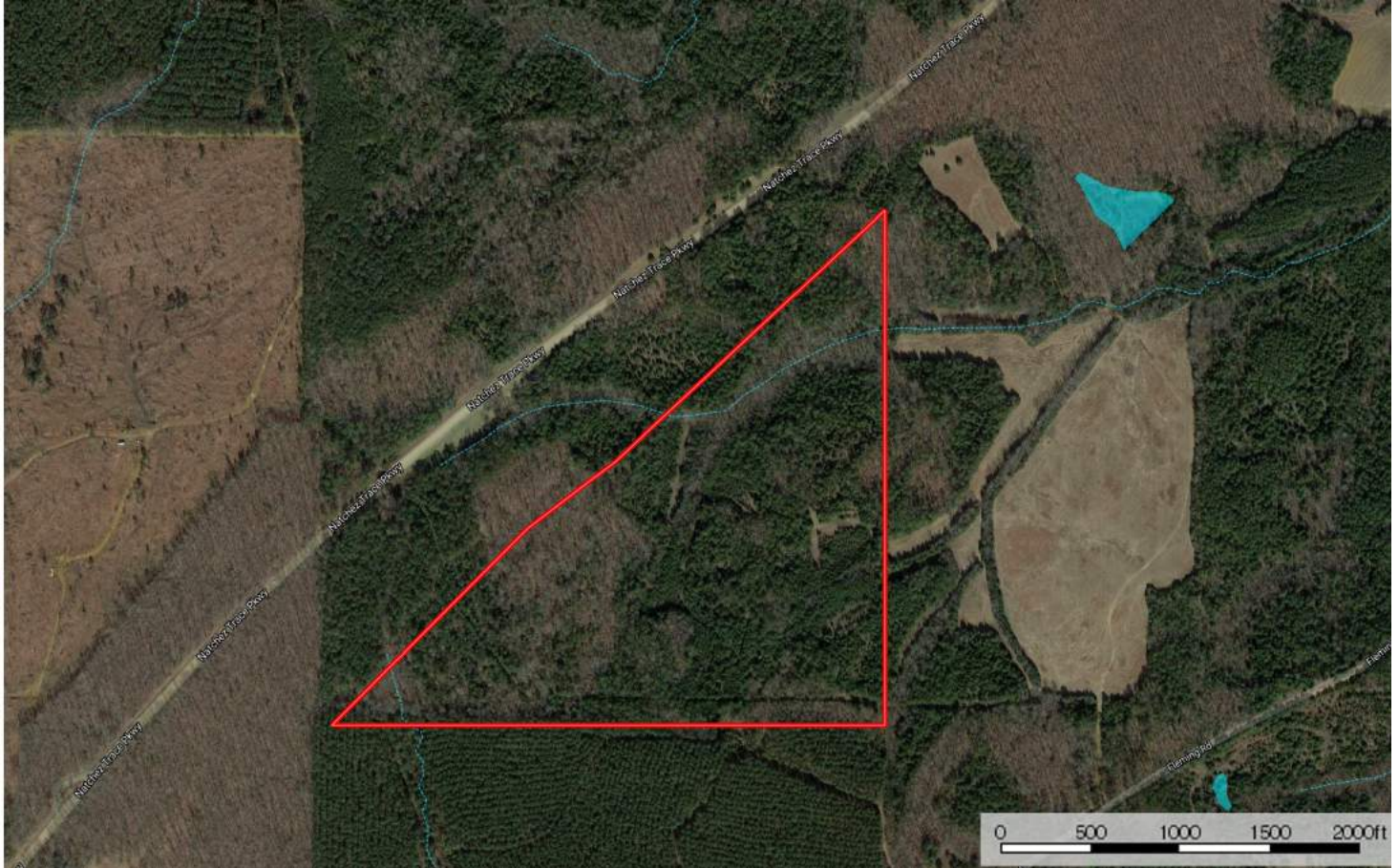


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FLOOD MAP



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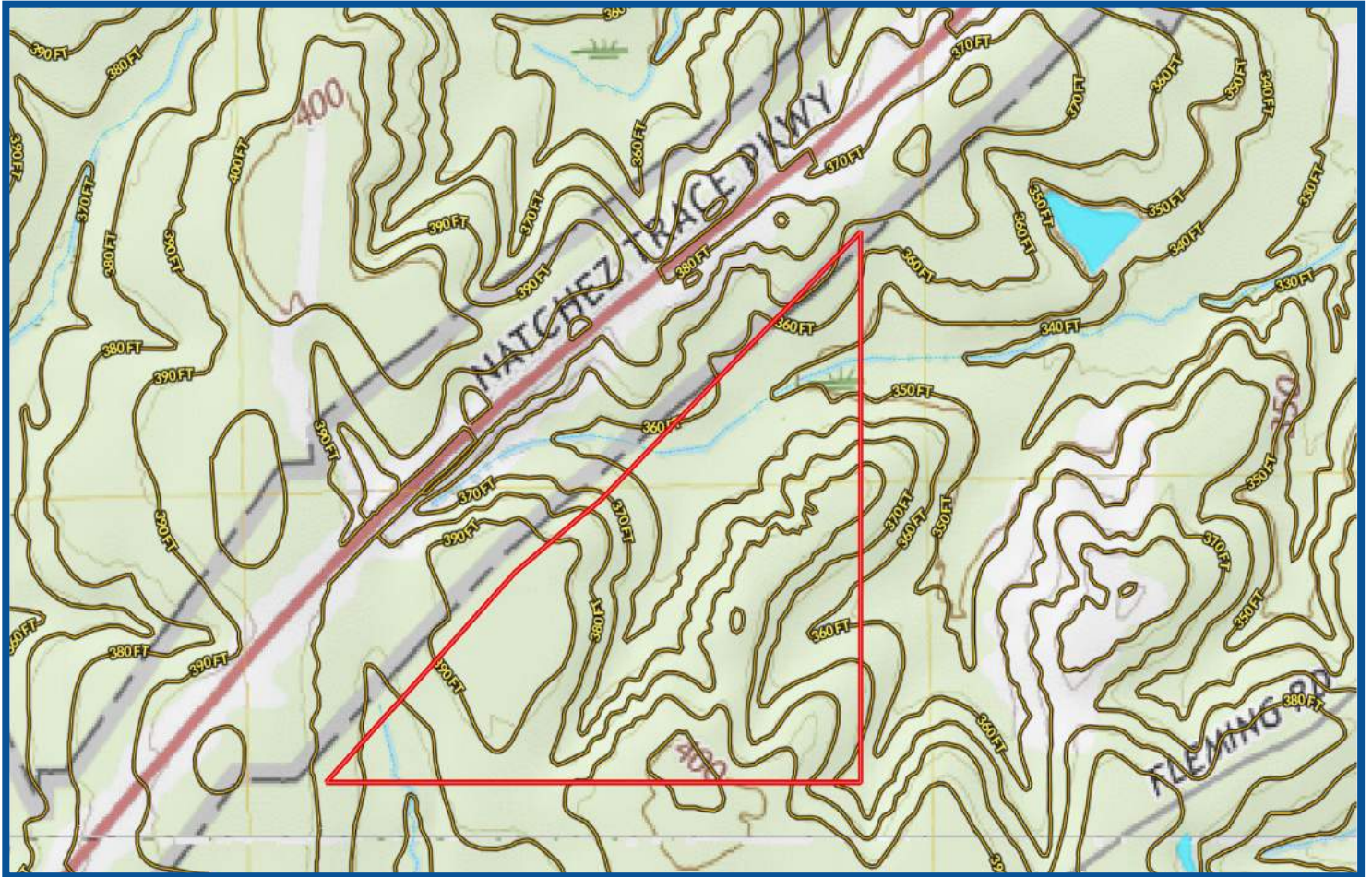


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TOPO MAP



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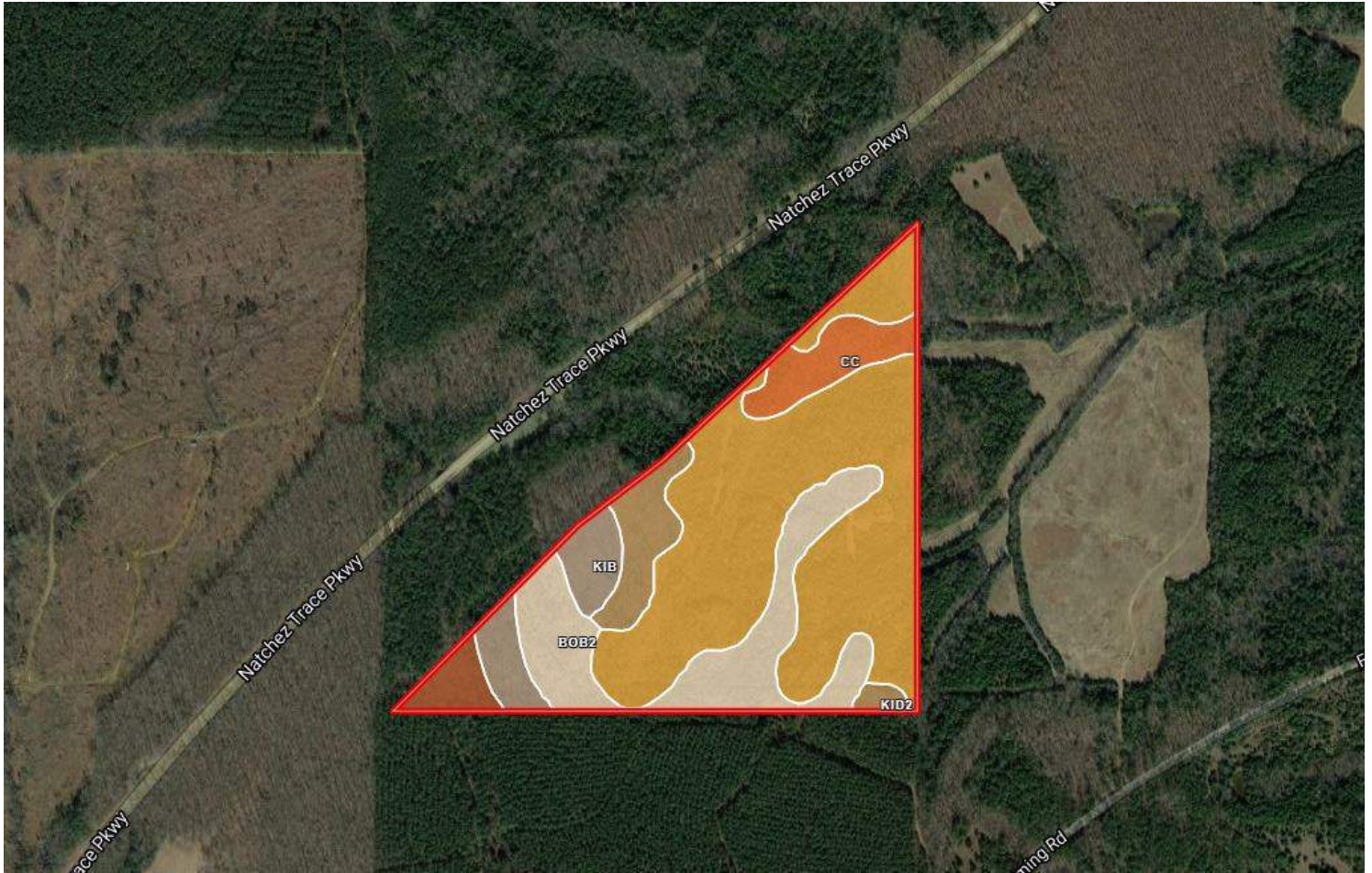
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SOIL MAP



ACRES		CAPABILITIES		
Boundary	70.8 ac			
CODE	DESCRIPTION	ACRES	%	CAP
KID2	Kipling silt loam, 8 to 12 percent slopes, eroded	5.1	7.1%	6e
Cc	Catalpa silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.6	6.4%	2w
BoB2	Boswell silt loam, 2 to 5 percent slopes, eroded	14.3	20.2%	3e
KnD3	Kipling soils, 8 to 12 percent slopes, severely eroded	39.4	55.6%	7e
KiC	Kipling silt loam, 5 to 8 percent slopes	2.3	3.3%	4e
KiB	Kipling silt loam, 2 to 5 percent slopes	5.2	7.3%	3e
Totals		70.8 Ac		5.4 Cap. Average

ACRES		CAPABILITIES		
Soil:	Non-Irrigated			
Boundary	70.8 ac			
CODE	DESCRIPTION	CAP	Wildlife / Forestry	Limited Grazing
KID2	Kipling silt loam, 8 to 12 percent slopes, eroded	6e	■	■
Cc	Catalpa silty clay loam, 0 to 2 percent slopes, occasionally flooded	2w	■	■
BoB2	Boswell silt loam, 2 to 5 percent slopes, eroded	3e	■	■
KnD3	Kipling soils, 8 to 12 percent slopes, severely eroded	7e	■	■
KiC	Kipling silt loam, 5 to 8 percent slopes	4e	■	■
KiB	Kipling silt loam, 2 to 5 percent slopes	3e	■	■
Totals		70.8 Ac		5.4 Cap. Average

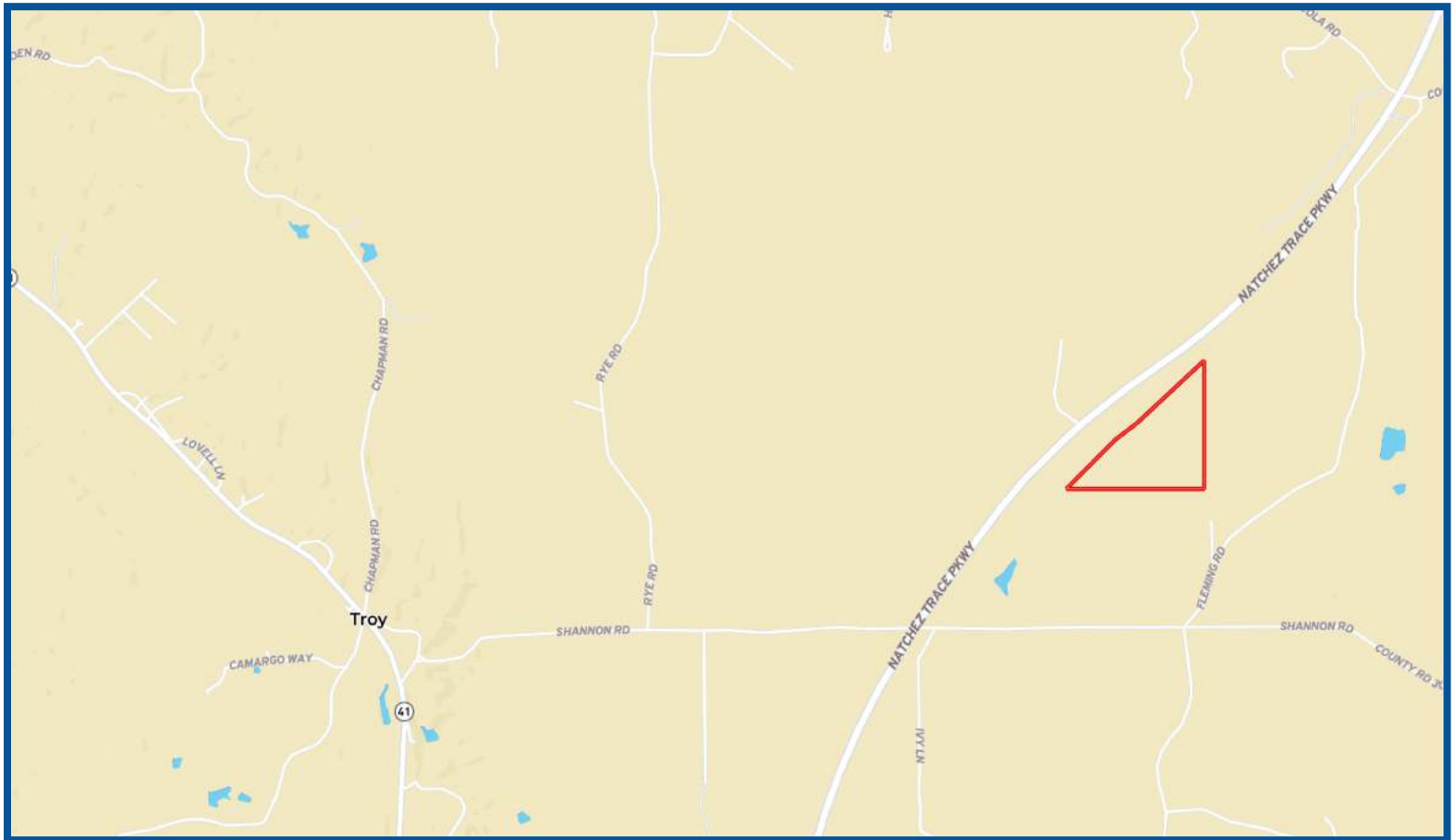


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DIRECTIONAL MAP



Directions from the Hwy 41/15 intersection in Pontotoc, MS: Travel Hwy 41 for 10 miles south to Shannon Road. Turn left and travel 2.75 miles to Fleming Road, just past the Natchez Trace. Turn left and travel $\frac{1}{4}$ mile to a field road. The property is $\frac{1}{4}$ mile down the field road.

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