

# 108+/-Acres With A Camp in Franklin County, MS



542 John Nelson Lane, Roxie, MS 39661

\$432,000

Come see this 108+/-acre recreational tract located in Franklin County, MS. This fantastic property fills every recreational need you may have. With the convergence of Cameron Creek and Middlefork Creek, the summertime recreational opportunities are just as good as the winters. The large sandbars on the east end of the property provide warm weather fun that every member of the family can enjoy. From riding ATV's on the internal road system to playing in the creek, there is no end to the fun you can have. The two creeks form the "Island", a peninsula of land that offers hunting and recreation opportunities that no other property has. The property is heavily wooded with roads and food-plot locations already in place along with box blinds and stands. The property boasts sections of thick woods as well as deep bottoms filled with hardwoods. The diversity provides wildlife habitat that has created a unique hunting opportunity. A two bedroom, two bath mobile home as well as an additional bunk house and a bumper pull camper are on site. Multiple storage buildings, as well as extra ladder stands and feeders will be left for the new owners. Call Clif Cannon to schedule a ride around the this unique property.

Directions from Meadville, MS: Travel west on MS-184 for .2 miles. Turn right onto McNair Road and travel for 3.9 miles. Turn right onto Stroud Road and travel .1 miles. Turn left onto Bedford/Tillman Road and travel for 2.3 miles. Turn right onto John Nelson Lane and travel .25 miles, at the "Y" turn left and travel .5 miles to the gate.



*call me today!*

**CLIF CANNON**, REALTOR®

Clif@TomSmithLand.com

601.990.5070 office | 601.565.1070 cell



Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



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## Aerial Map

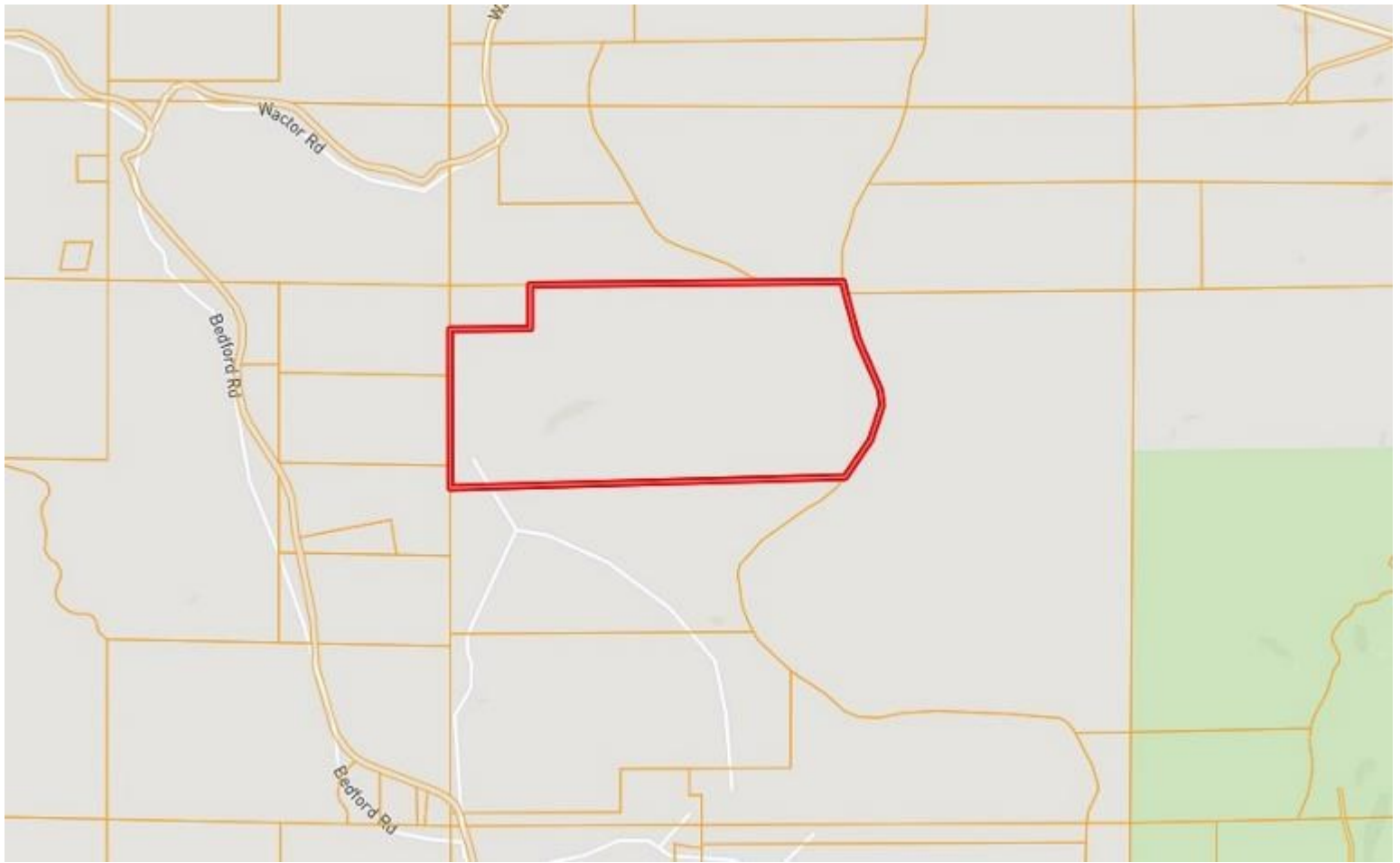


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## Ownership Map

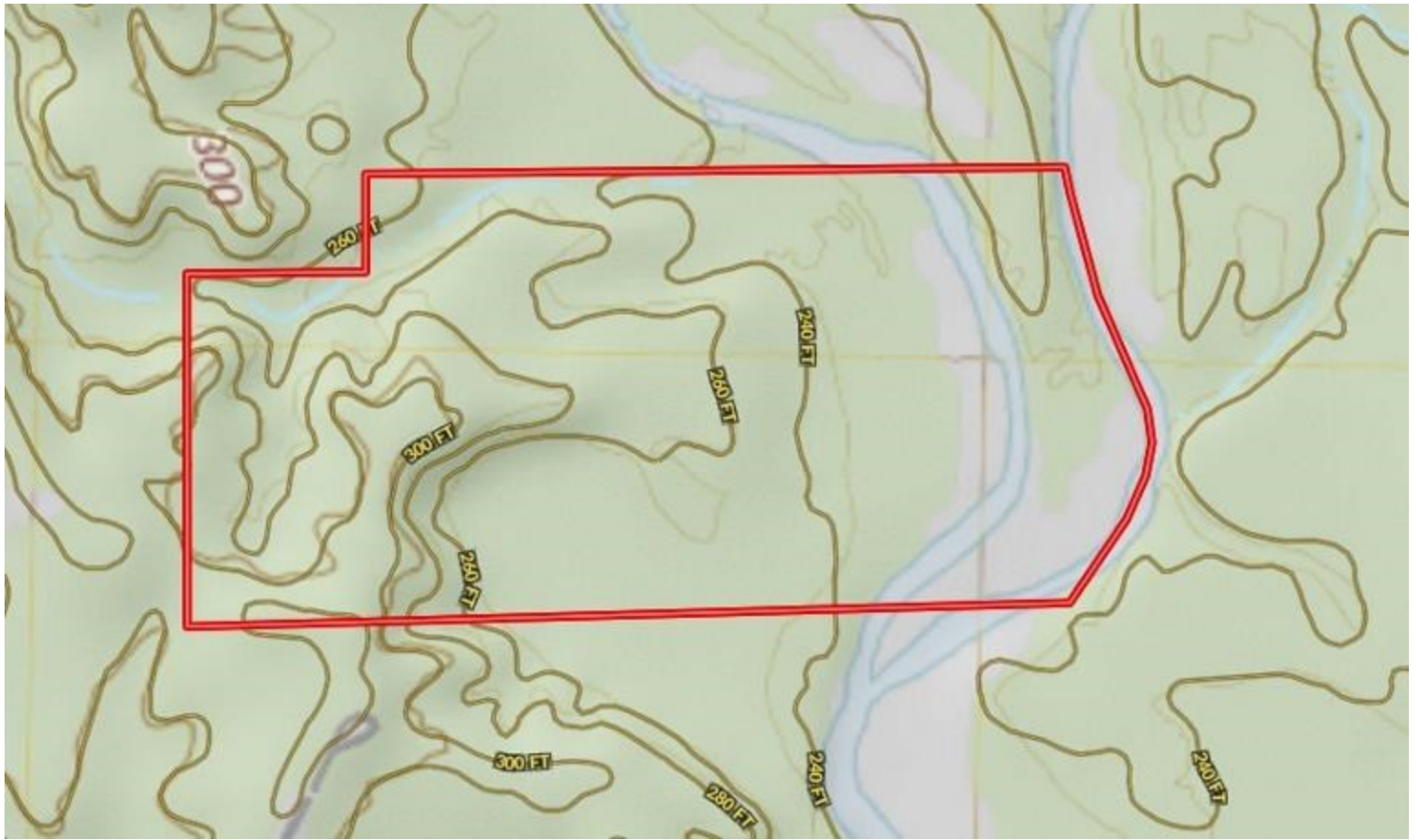


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## Topographical Map



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## Flood Map

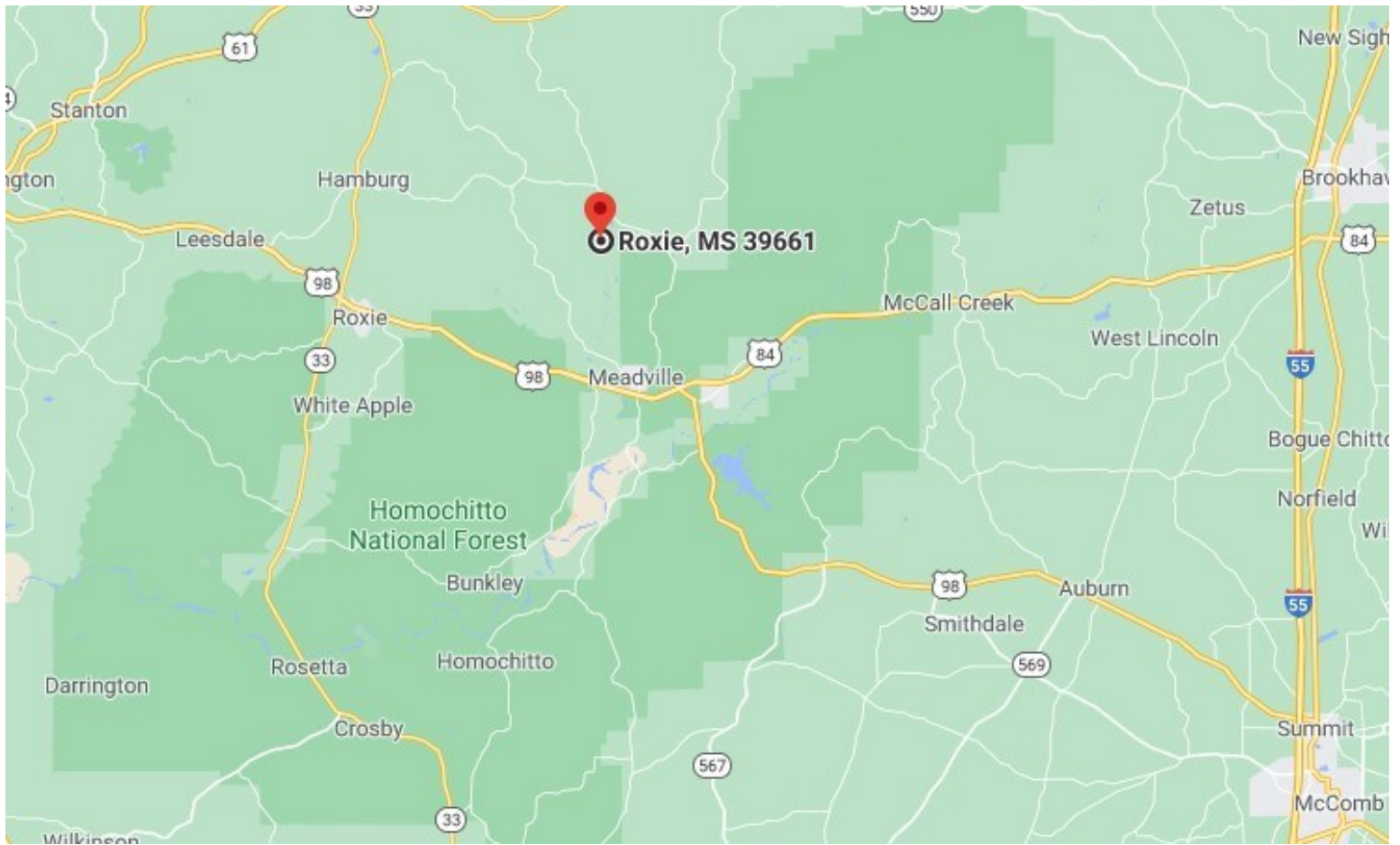


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## Directional Map

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