

FOR SALE  
**\$180,000**

# Recreational Tract

45 +/- Acres  
Lauderdale County, MS



*Call me today!*

**STEVE MARTENS**, REALTOR®

Steve@TomSmithLand.com

601.898.2772 office | 601.573.2962 cell



Expect More. Get More.



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





Are you looking for a weekend getaway where you can enjoy hunting and outdoor recreation on your OWN LAND? This 45 +/- acre tract in Lauderdale County, MS has beautiful mature hardwoods. Wildlife is abundant in these woods and makes for fine hunting. Whether you're looking for deer or turkey, you'll find them in this short drive from Meridian. This is a rare find so close to Meridian and Collinsville, and is ready to be a hunting haven for you. Contact me today...



*Call me today!*

**STEVE MARTENS**, REALTOR®  
 Steve@TomSmithLand.com  
 601.898.2772 office | 601.573.2962 cell

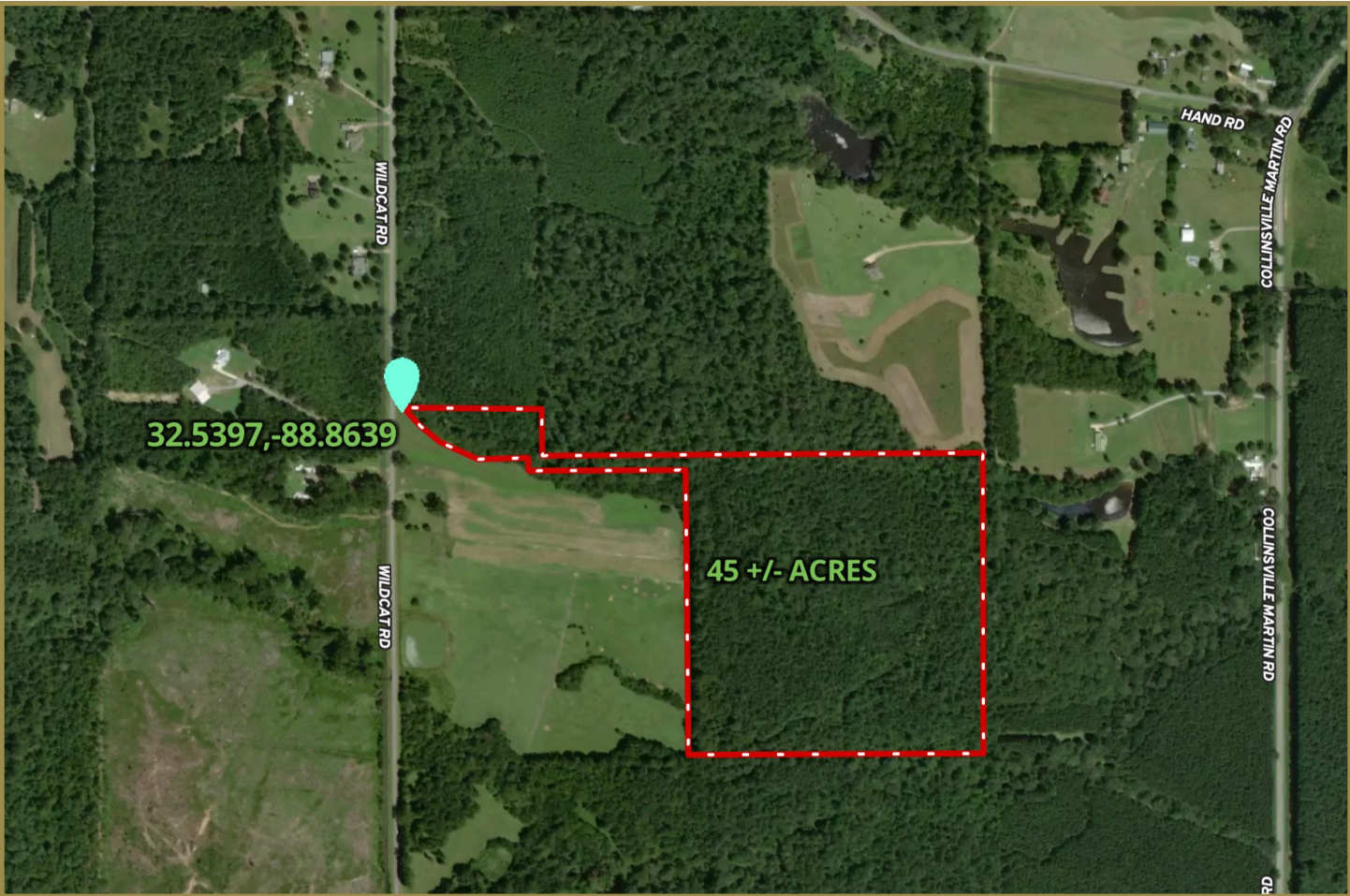


**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



# Aerial Map



[Click here for interactive map](#)



*call me today!*

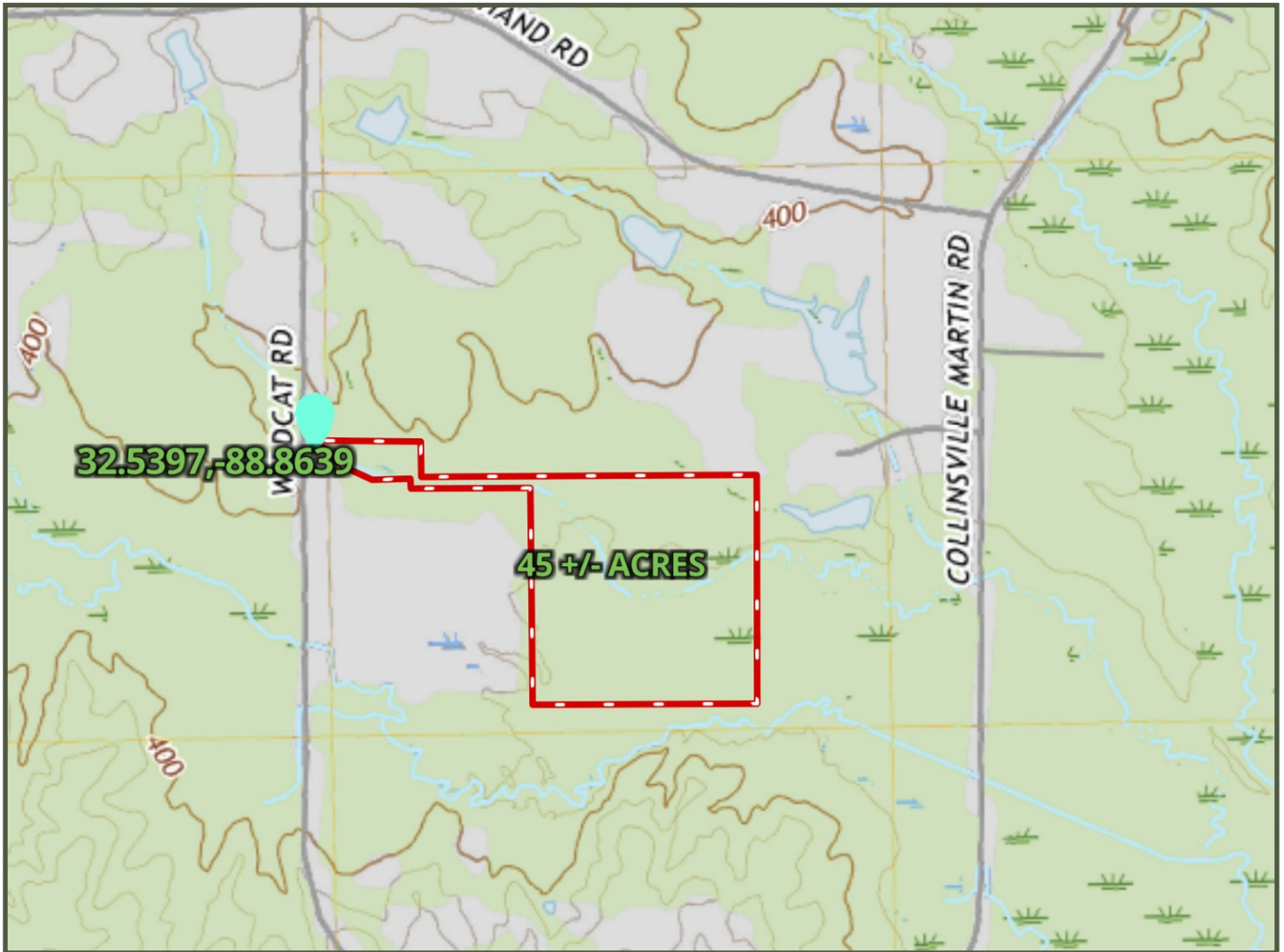
**STEVE MARTENS, REALTOR®**  
Steve@TomSmithLand.com  
601.898.2772 office | 601.573.2962 cell



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

# Topo Map



*call me today!*

**STEVE MARTENS, REALTOR®**

Steve@TomSmithLand.com

601.898.2772 office | 601.573.2962 cell



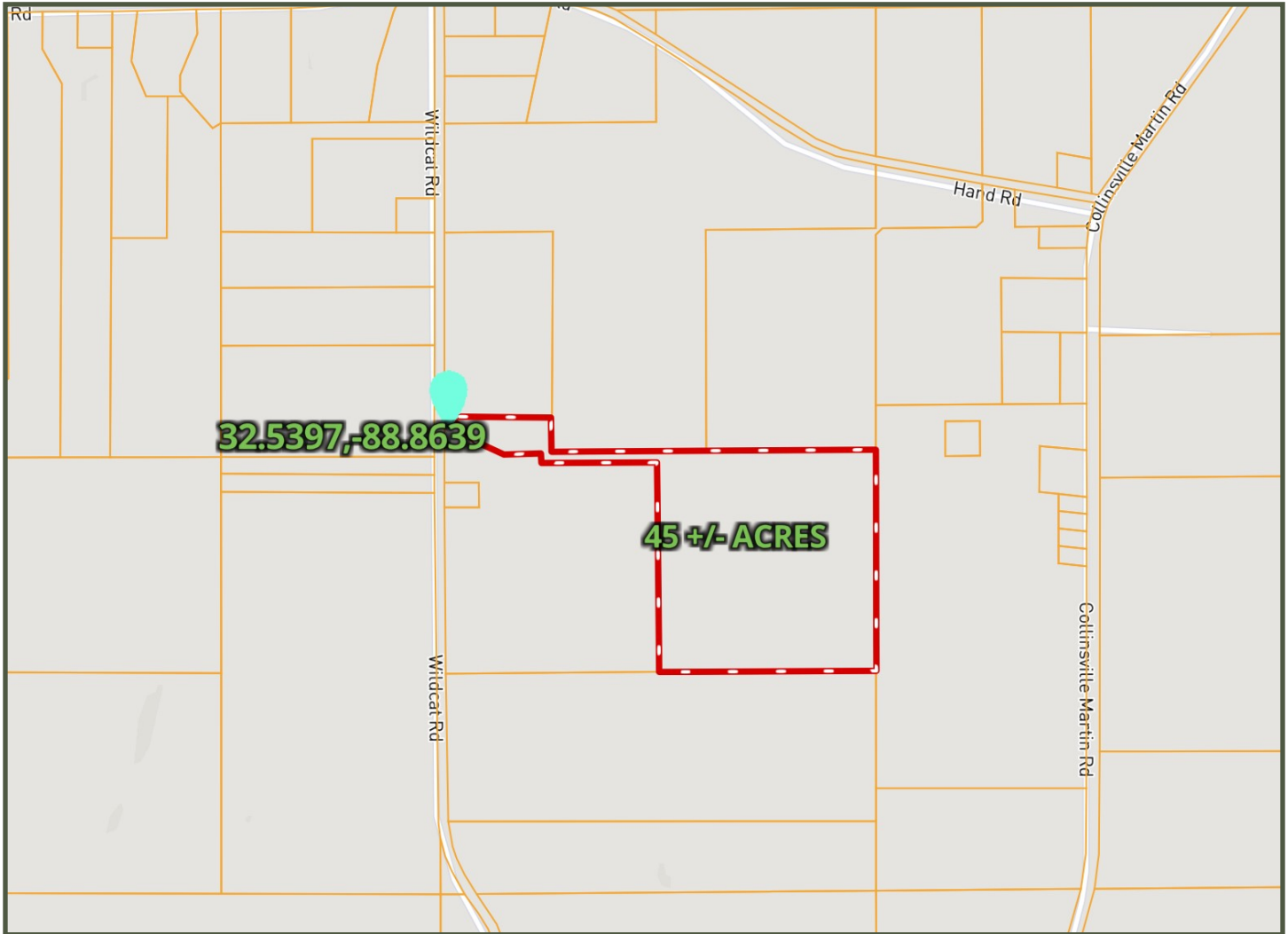
Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



# Ownership Map



*call me today!*

**STEVE MARTENS, REALTOR®**

Steve@TomSmithLand.com

601.898.2772 office | 601.573.2962 cell

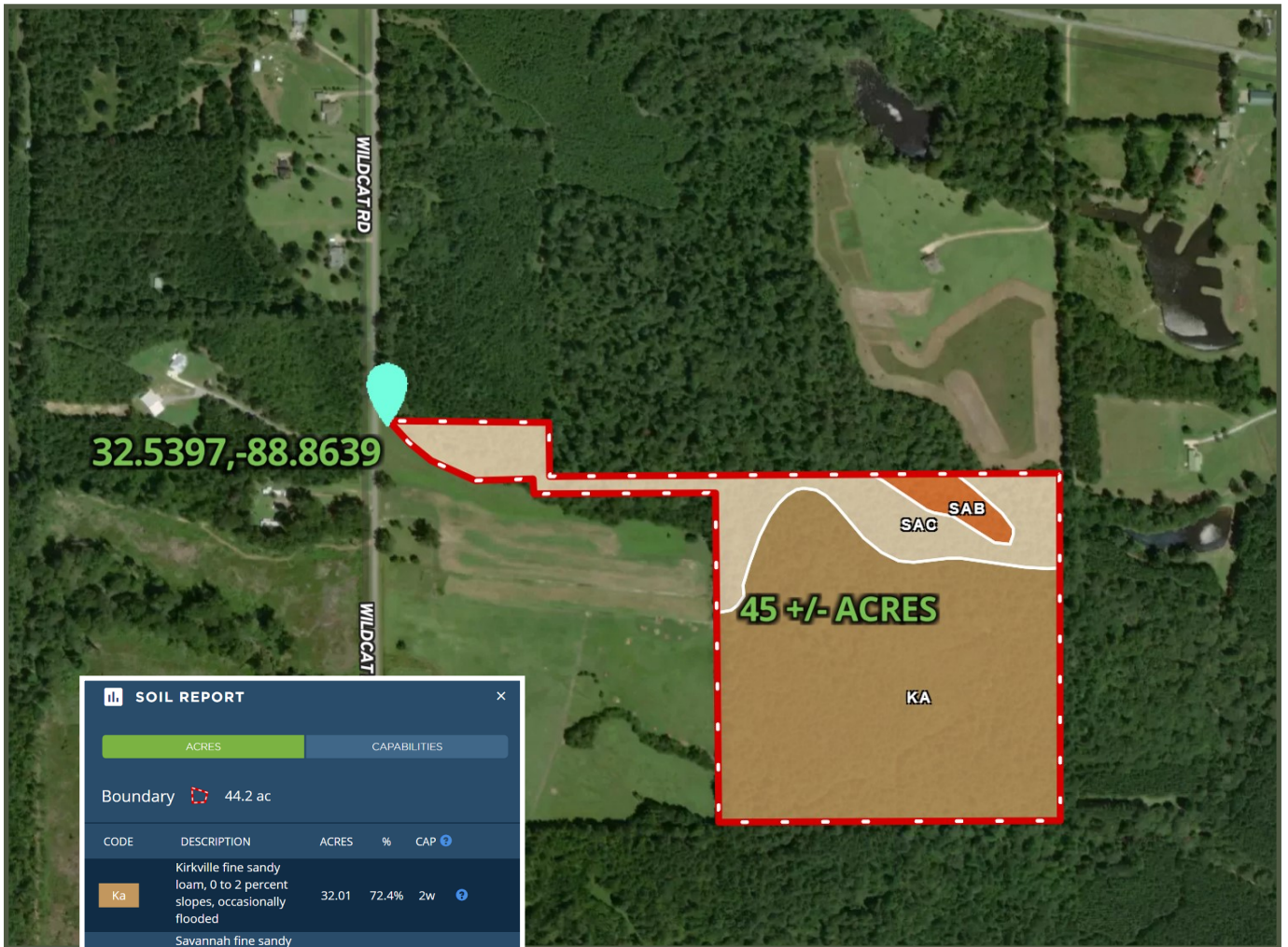


Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

# Soil Map



**SOIL REPORT**

ACRES | CAPABILITIES

Boundary 44.2 ac

CODE	DESCRIPTION	ACRES	%	CAP
Ka	Kirkville fine sandy loam, 0 to 2 percent slopes, occasionally flooded	32.01	72.4%	2w
SaB	Savannah fine sandy loam, 2 to 5 percent slopes	1.44	3.3%	2e
SaC	Savannah fine sandy loam, 5 to 8 percent slopes	10.77	24.4%	3e
Totals		44.2 Ac		2.2 Cap. Average



*call me today!*

**STEVE MARTENS, REALTOR®**

Steve@TomSmithLand.com

601.898.2772 office | 601.573.2962 cell



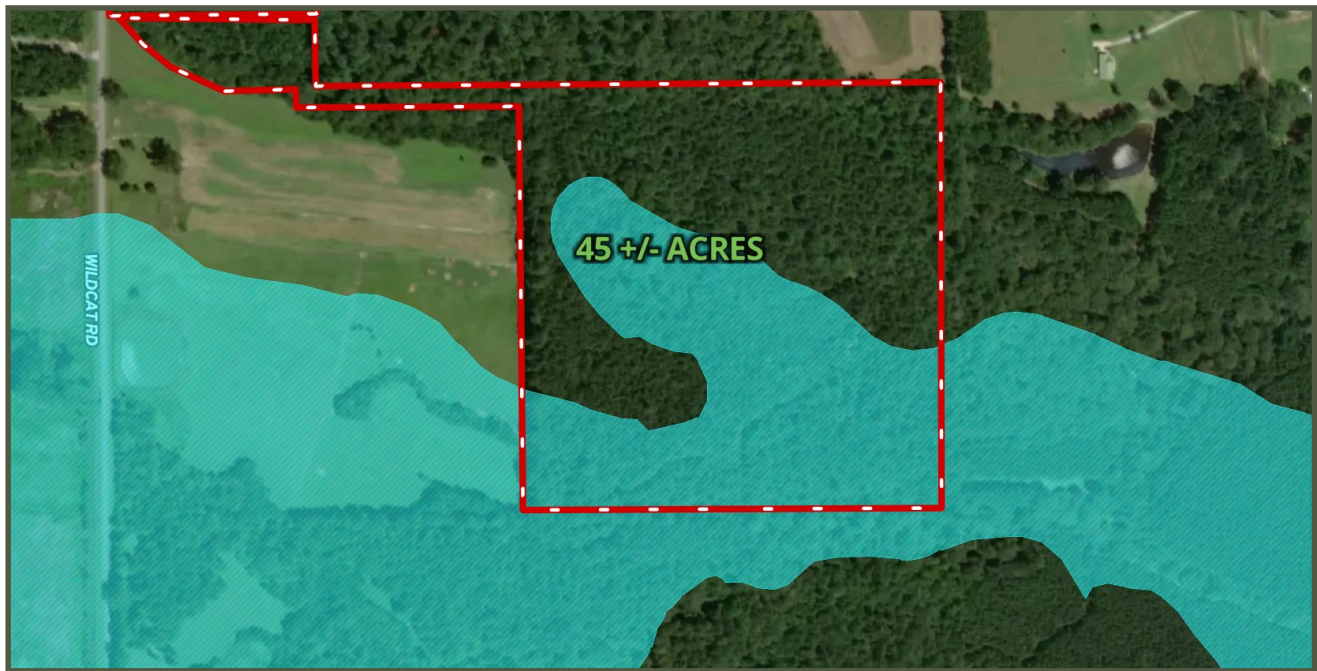
Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



# Flood Map



*call me today!*

**STEVE MARTENS, REALTOR®**

Steve@TomSmithLand.com

601.898.2772 office | 601.573.2962 cell

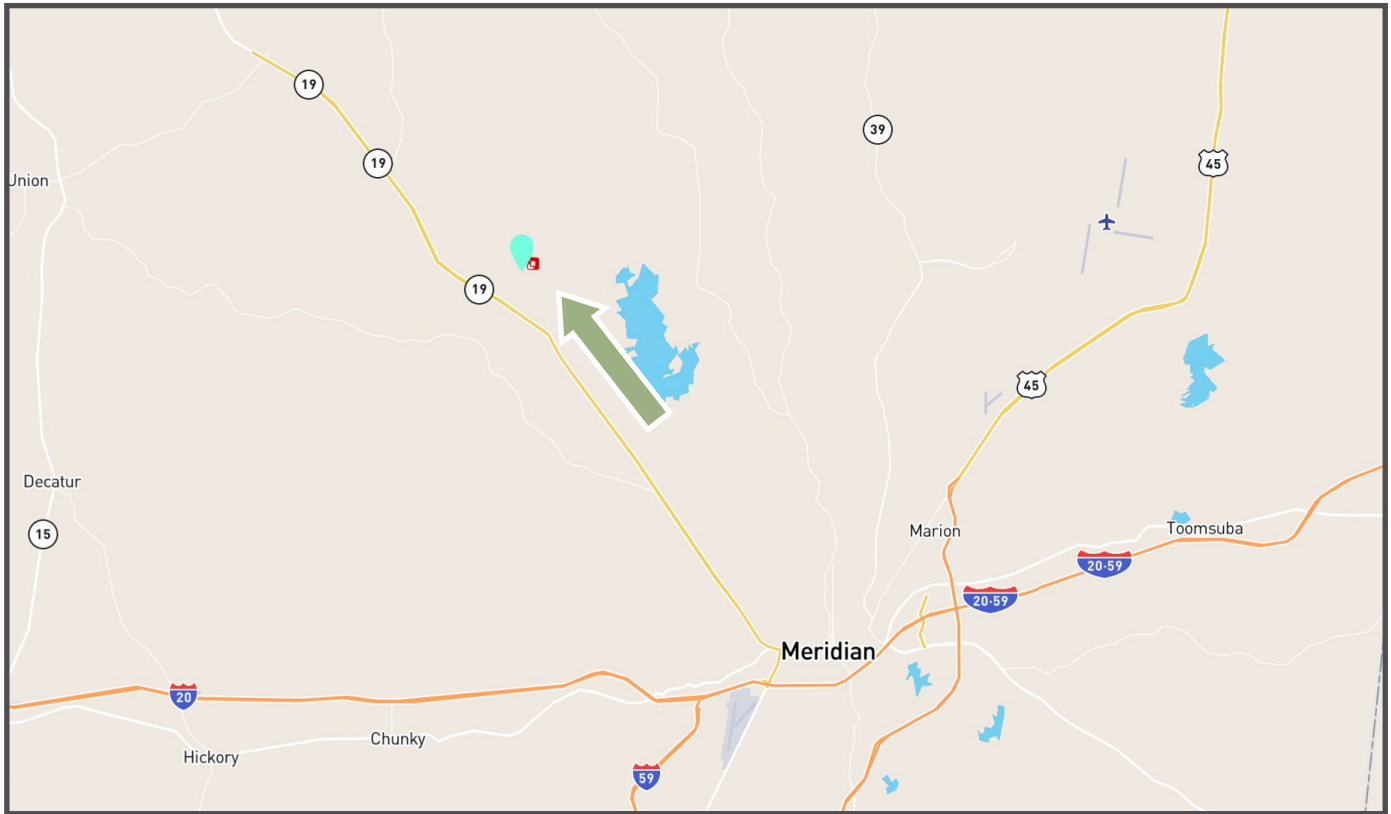


Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

# Directional Map



**DIRECTIONS:** Travel Hwy 19 N out of Meridian towards Collinsville, for 13 miles. Turn right on Collinsville Martin Rd. and travel 2 <sup>3</sup>/<sub>4</sub> miles to Hand Rd. Turn left on Hand Rd. and drive .4 miles to Wildcat Road. Turn left and travel 1/4 mile. The property will be on your left.



*call me today!*

**STEVE MARTENS, REALTOR®**

Steve@TomSmithLand.com

601.898.2772 office | 601.573.2962 cell



Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.