

# MADISON COUNTY RECREATIONAL TRACT

150.80± ACRES IN MADISON COUNTY, MS



Welcome to your new recreational tract near Camden, in Madison County, MS! This tract consists of pine timber, pasture, pond, and an old homesite. The home was built in 1927 and would make a great camp with some work (currently uninhabitable). A few older outbuildings are already in place. This area is served by Entergy Mississippi, Inc and City of Canton water. The 10+ acres of pasture is fenced with horses roaming as I type; however, the fencing could use some work. The timber makeup is predominantly pine with scattered hardwood here and there. The property has over 3,300 frontage feet along the south side of Camden Road, and Gober Road dead ends into the southern portion meaning you can hunt this tract with any wind, without a ton of disturbance. Being located on a dead-end allows for minimal traffic and can likely keep your property secluded. All in all, this is a great recreational tract especially for someone who wants to put some work in an old home place. You could really make this place special over time. If you have been looking for a nice recreational tract about 40 minutes from Madison, call Steve Martens or Michael Oswalt for your private showing today.

**DIRECTIONS FROM THE INTERSECTION OF HWY 17 AND 43 IN CAMDEN, MS:** Travel north on Highway 17 for 2.6 miles. Turn right on McCarty Road and continue straight to the property. [GOOGLE MAPS LINK](#)



**MICHAEL OSWALT, ASSOC. BROKER®**  
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Licensed in MS, AR & MO



Expect More. Get More.

*call us today!*



**STEVE MARTENS, REALTOR®**  
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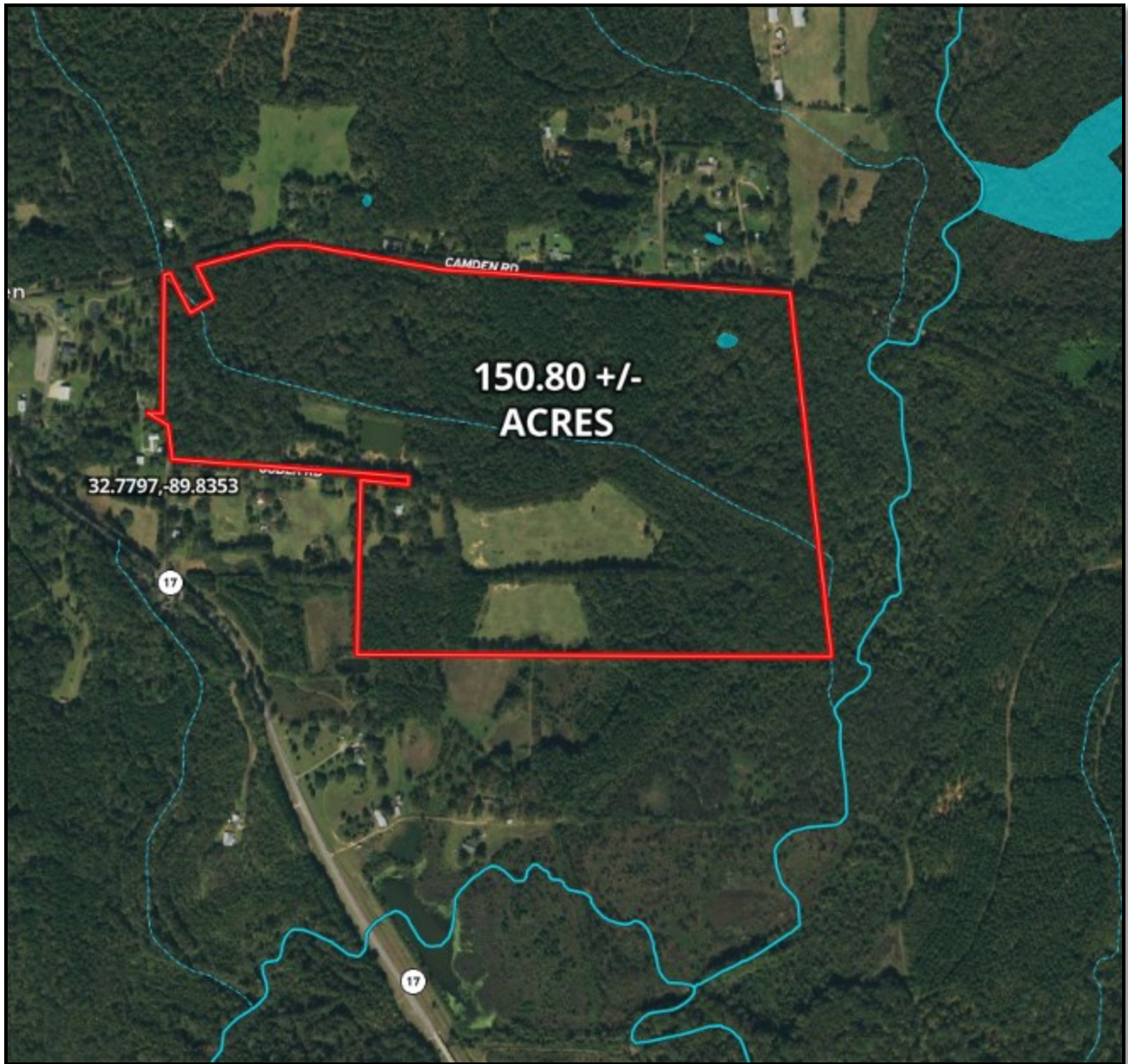
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# AERIAL MAP



Click [HERE](#) for an Interactive Map



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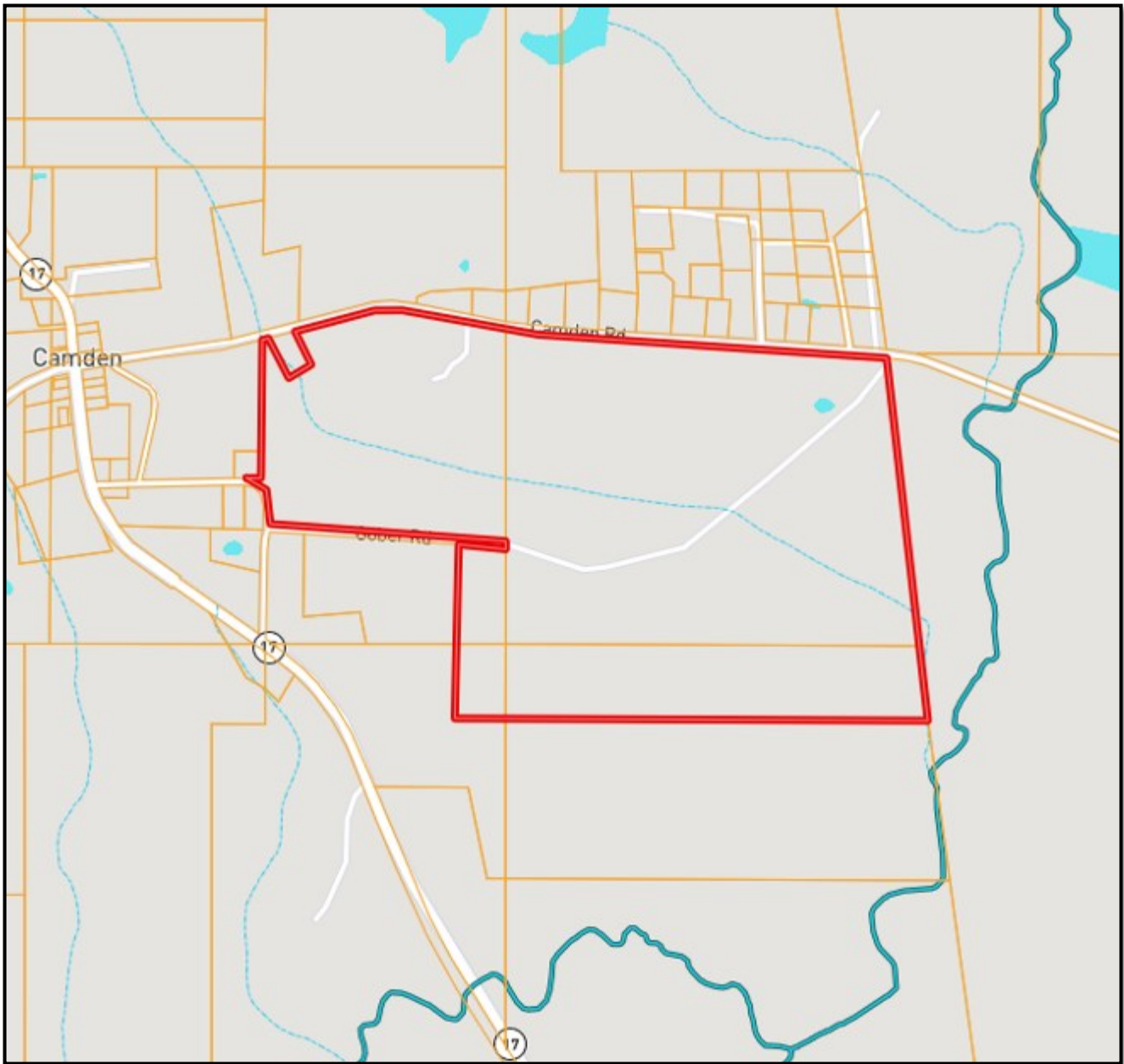


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# OWNERSHIP MAP



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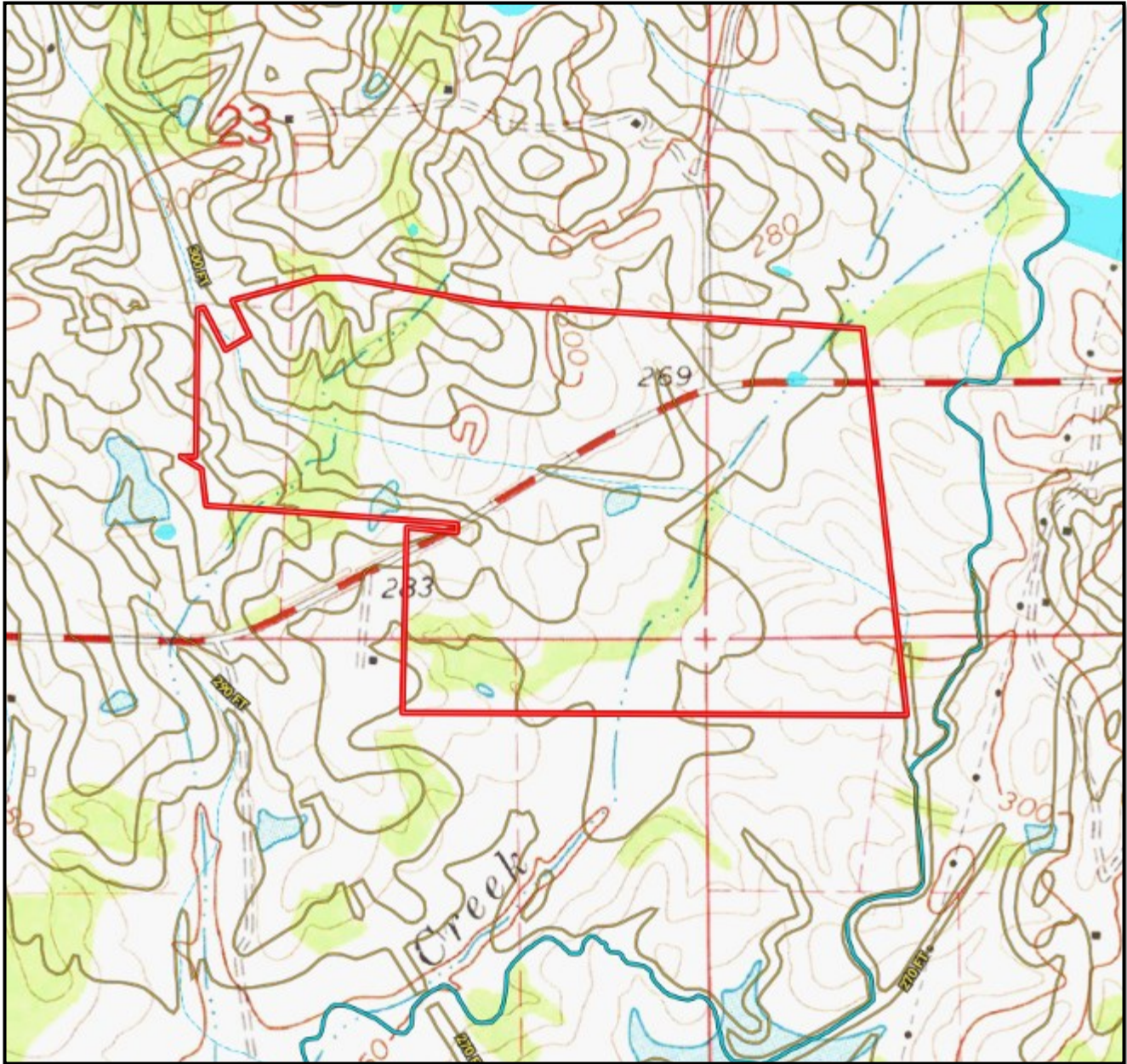
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# TOPO MAP



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# FLOOD MAP



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# SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
OG	Oaklimeter-Ariel-Gillsburg association	5.1	3.4	4w
Oa	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded, north	1.9	1.29	2w
PoB2	Providence silt loam, 2 to 5 percent slopes, eroded	15.6	10.47	2e
PoC2	Providence silt loam, 5 to 8 percent slopes, eroded	25.5	17.04	3e
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	8.8	5.87	3e
PrD2	Providence-Lexington complex, 8 to 12 percent slopes, eroded	19.1	12.81	4e
SpE2	Smithdale-Providence complex, 12 to 17 percent slopes, eroded	2.1	1.44	6e
Ar	Ariel silt loam	49.4	33.07	2w
PrD3	Providence-Lexington complex, 8 to 12 percent slopes, severely eroded	21.9	14.62	6e
TOTALS		149.4	100%	3.2



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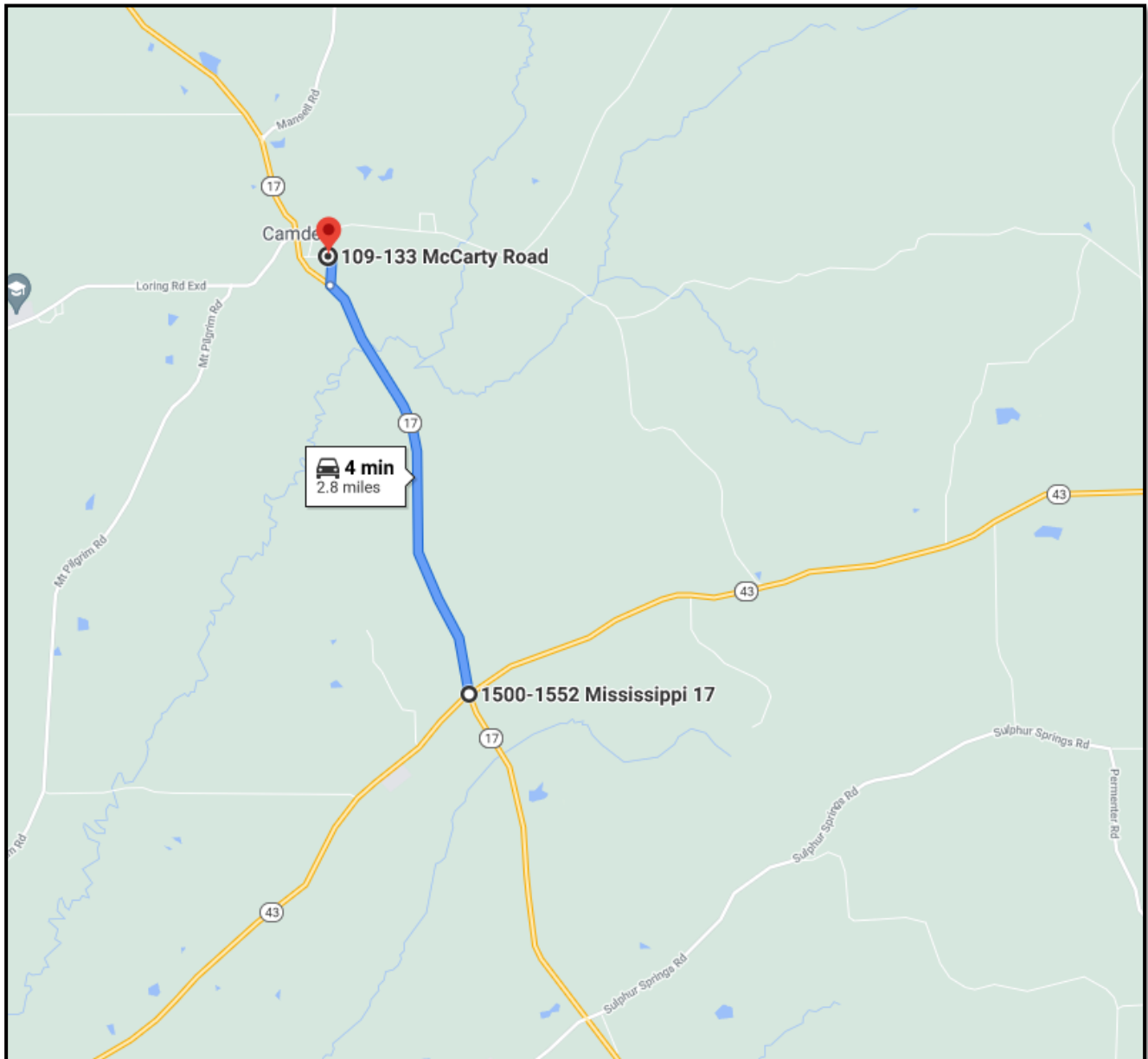
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# DIRECTIONAL MAP



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