

198+/- Acre Hunting Tract

Madison County, MS



\$2,850/Acre



Directions from Canton, MS: Travel Hwy 51 North for approximately 11 miles. Turn right on Loring Road. The property will be on the left just beyond Truitt Road.



call me today!

AUSTIN WILSON, REALTOR®

Austin@TomSmithLand.com

601.898.2772 **office** | 601.826.0816 **cell**



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Information is believed to be accurate but not guaranteed.



Have you been searching for an exceptional, recreational hunting tract within a short drive from the Jackson metro area? Look no further than this 198+/- acre property in Madison County, MS! This contiguous tract, located in Camden, consists mostly of 22 year old plantation pines with several hardwood ridges running throughout. The pines were thinned in 2014 creating great cover for the wildlife. This property offers county road frontage on two sides along with an extensive internal road system providing easy access to the entire tract. A large power line as well as a smaller powerline are on the property which make great areas for food plots. Hunting isn't the only thing this property offers; there is a good sized pond near Loring Road. The pond was once loaded with crappie, bass and bream but the sellers haven't fished it in several years. The diverse habitat keeps the wildlife here year round with plenty of thick cover, hardwoods, water sources and being just a short distance from the Big Black River which is very well known for monster bucks. Throughout the years, the owners have taken numerous bucks scoring over 140" as well as multiple turkeys almost every season. Numerous scrapes and rubs were noted at the time of the listing; there truly is an abundance of wildlife here. This property is well out of the floodplain and most of it stays dry year round, allowing a new owner to build a home/cabin almost anywhere they wish. Power and water are available. This tract is part of a 419+/- acre tract, an additional 221+/- acres is available allowing you to own the entire place. You will have a hard time finding a hunting tract of this caliber within such a close drive of the Jackson/Madison area. With deer season quickly approaching, this property will attract many buyers! Contact Austin Wilson to schedule a private showing...this one is a MUST SEE! Agent is related to sellers.



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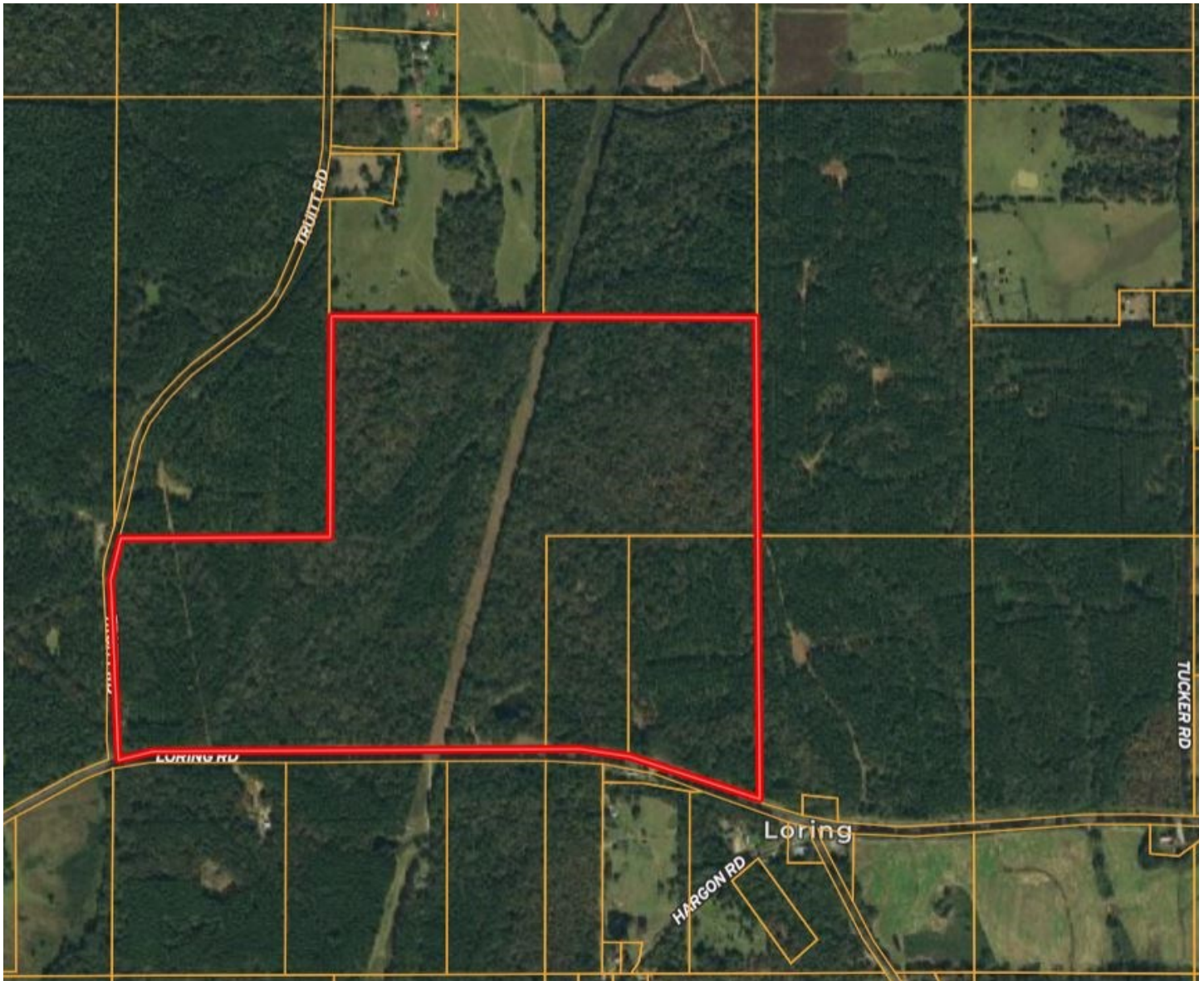
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OWNERSHIP MAP



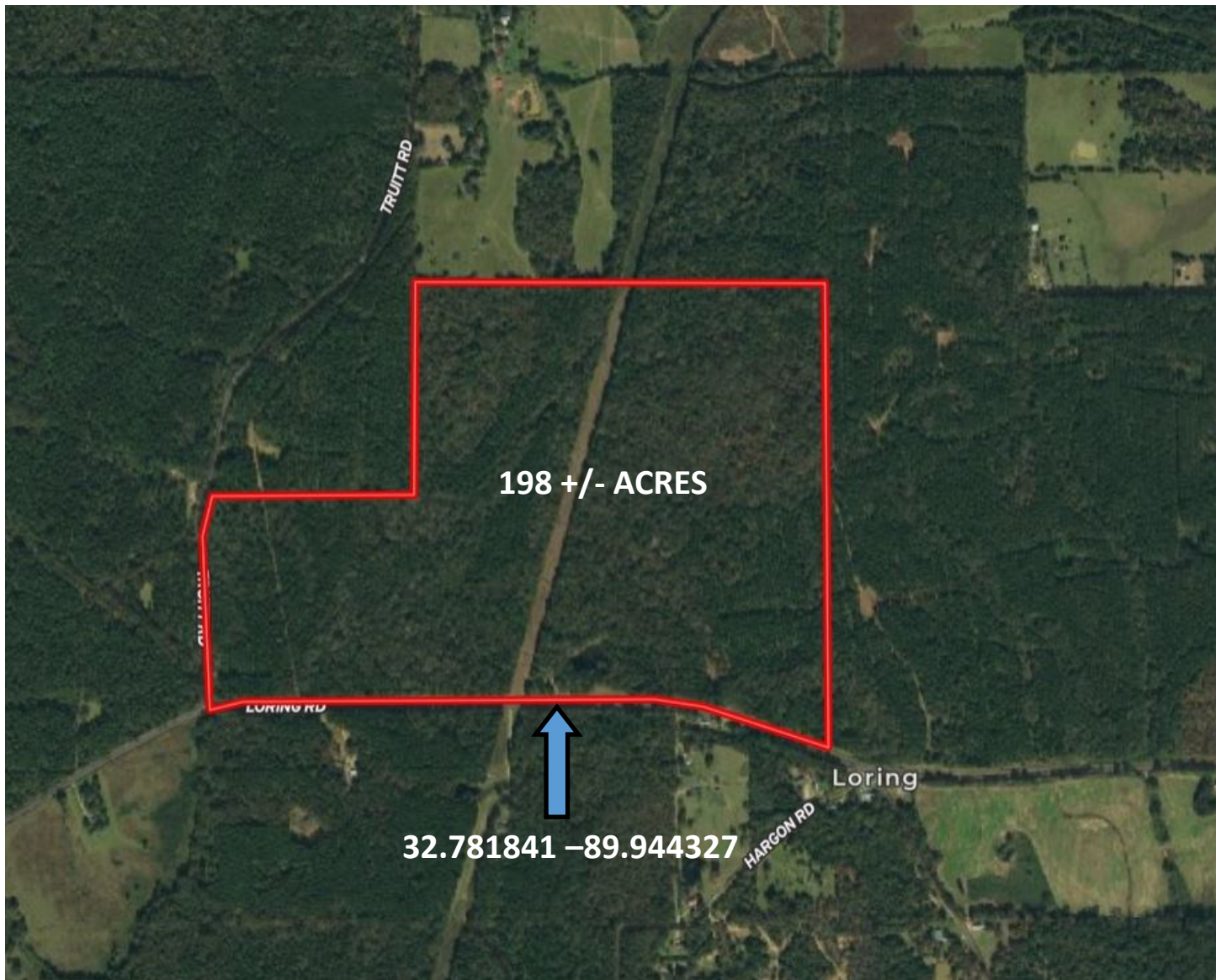
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AERIAL MAP



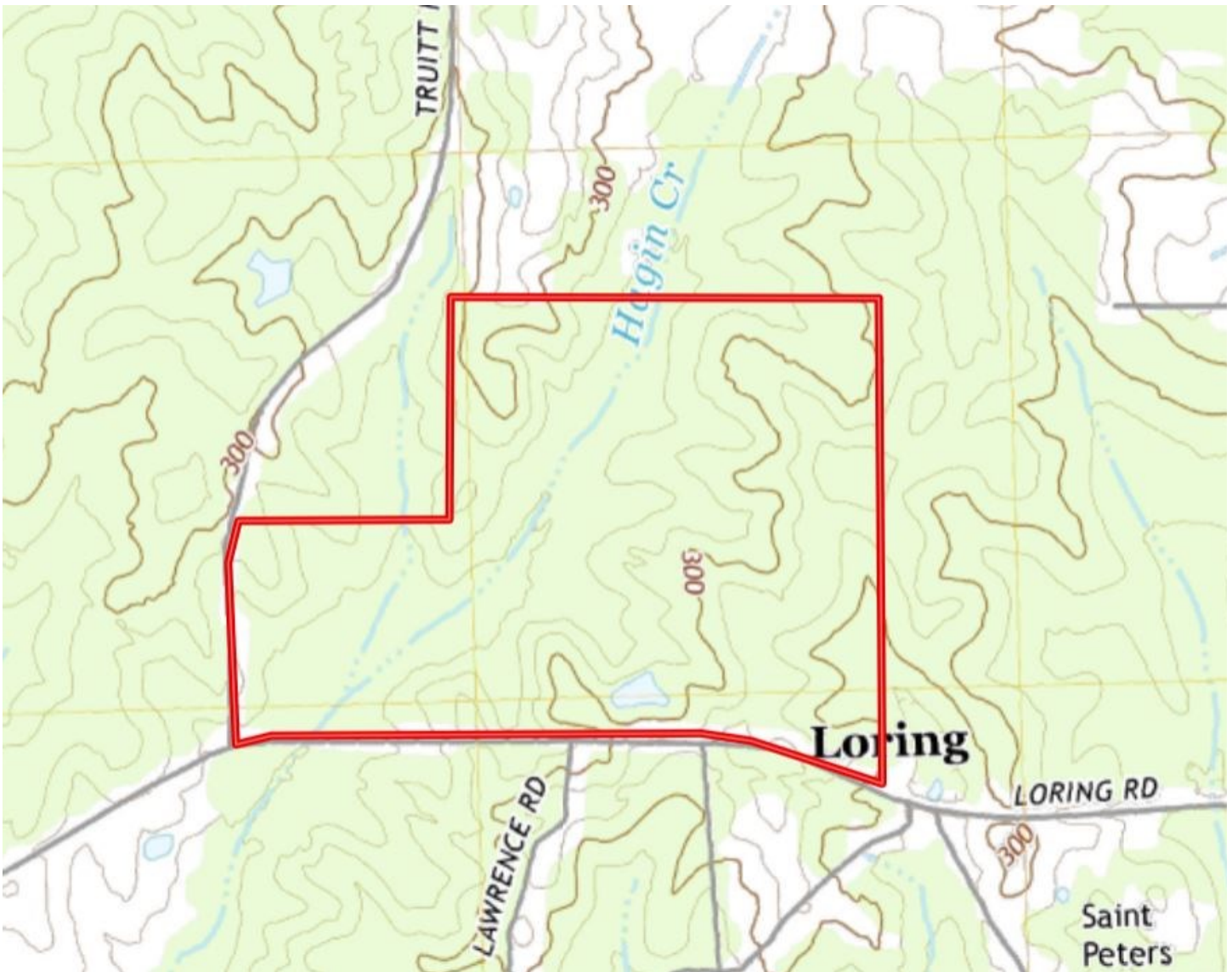
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TOPO MAP



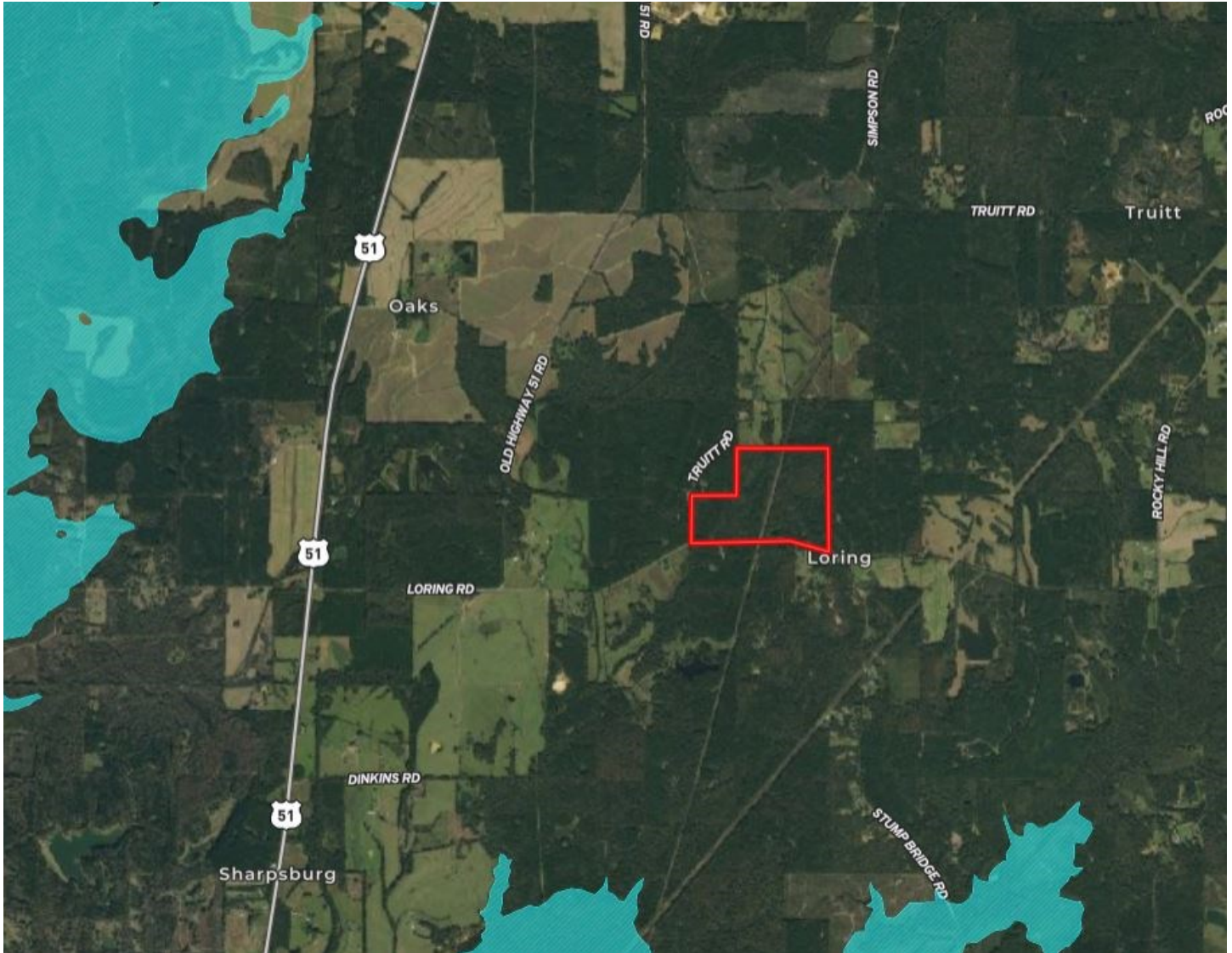
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FLOOD MAP



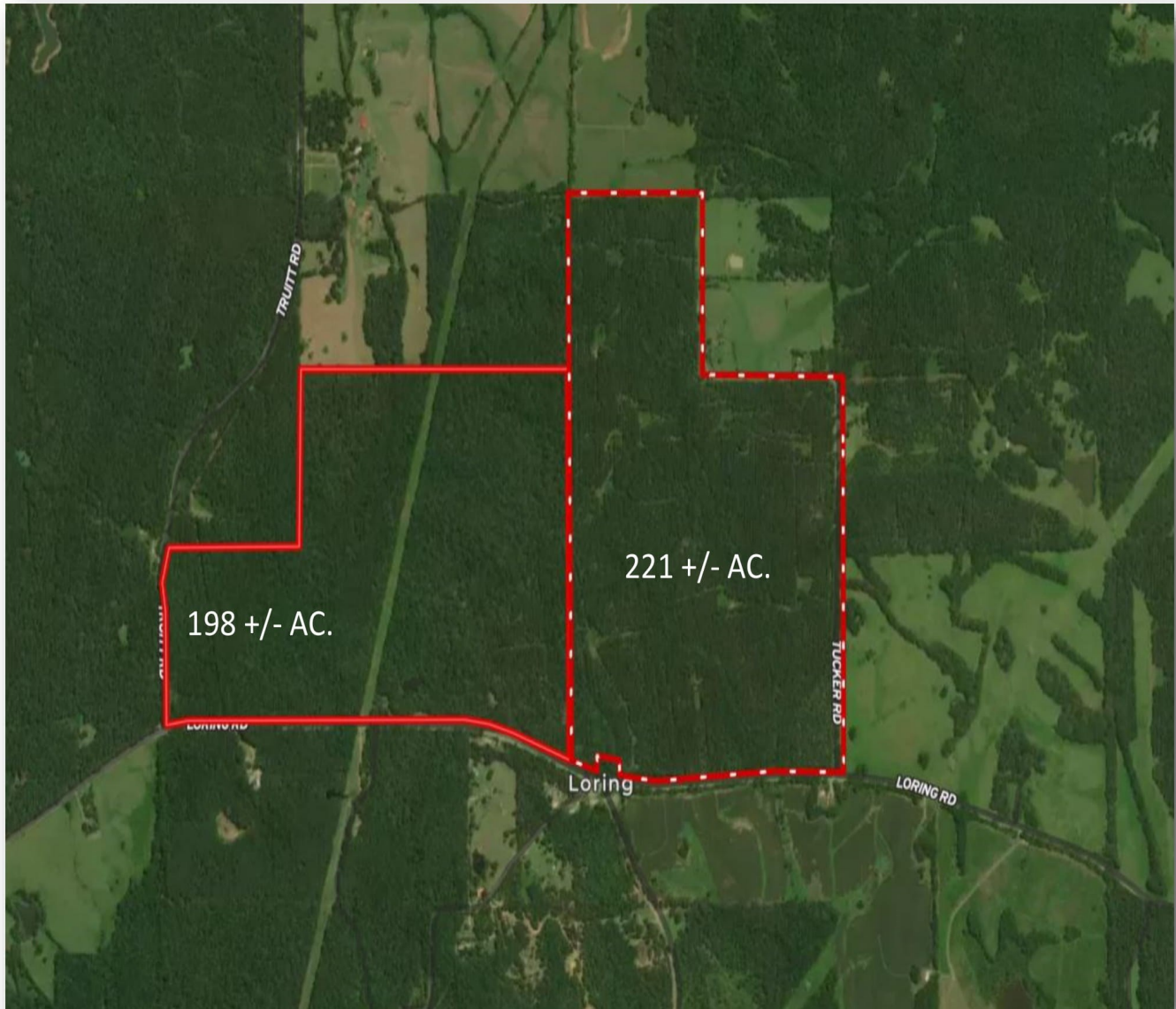
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TOTAL ACREAGE



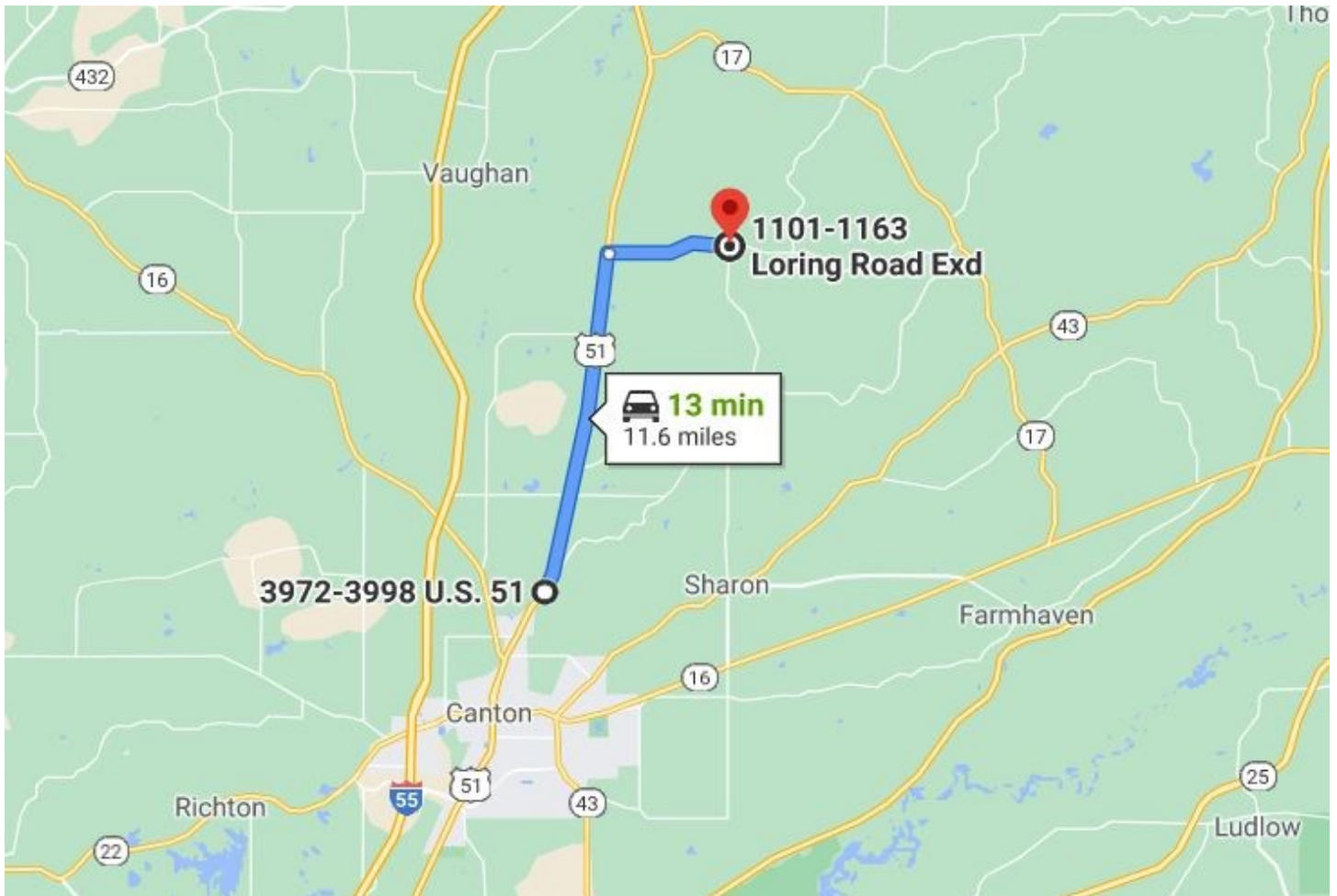
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DIRECTIONAL MAP



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