

# PRIVATE HUNTING PARADISE

80± ACRES IN MARSHALL COUNTY, MS



**\$175,000**

Located only 10 minutes from Holly Springs, this 80± acre Marshall County, MS tract has everything you could want as a landowner! The land consists of approximately 30± acres of improved pasture land currently being cut for hay, 10± acres of two-year-old planted pine, and about 40± acres of hardwoods that provide exceptional nutrition for the herd. There is also a live creek traversing the property with an excellent crossing. The game is abundant, and you will have no trouble limiting out on your whitetails and turkey! Three food plots have been established for years and provide outstanding hunts. Priced to sell, this slice of heaven will not last long! Call Tom today!

*Call The Land Man today!*



**TOM SMITH**, ALC, BROKER®  
Tom@TomSmithLand.com  
601.898.2772 office | 601.454.9397 cell



**TomSmithLand.com**

Information is believed to be accurate but not guaranteed.



**TOM SMITH**, ALC, BROKER®  
 Tom@TomSmithLand.com  
 601.898.2772 office | 601.454.9397 cell



**TomSmithLand.com**

Information is believed to be accurate but not guaranteed.



**TOM SMITH**, ALC, BROKER®  
 Tom@TomSmithLand.com  
 601.898.2772 office | 601.454.9397 cell



**TomSmithLand.com**

Information is believed to be accurate but not guaranteed.



# AERIAL MAP



Click [HERE](#) for Interactive Map



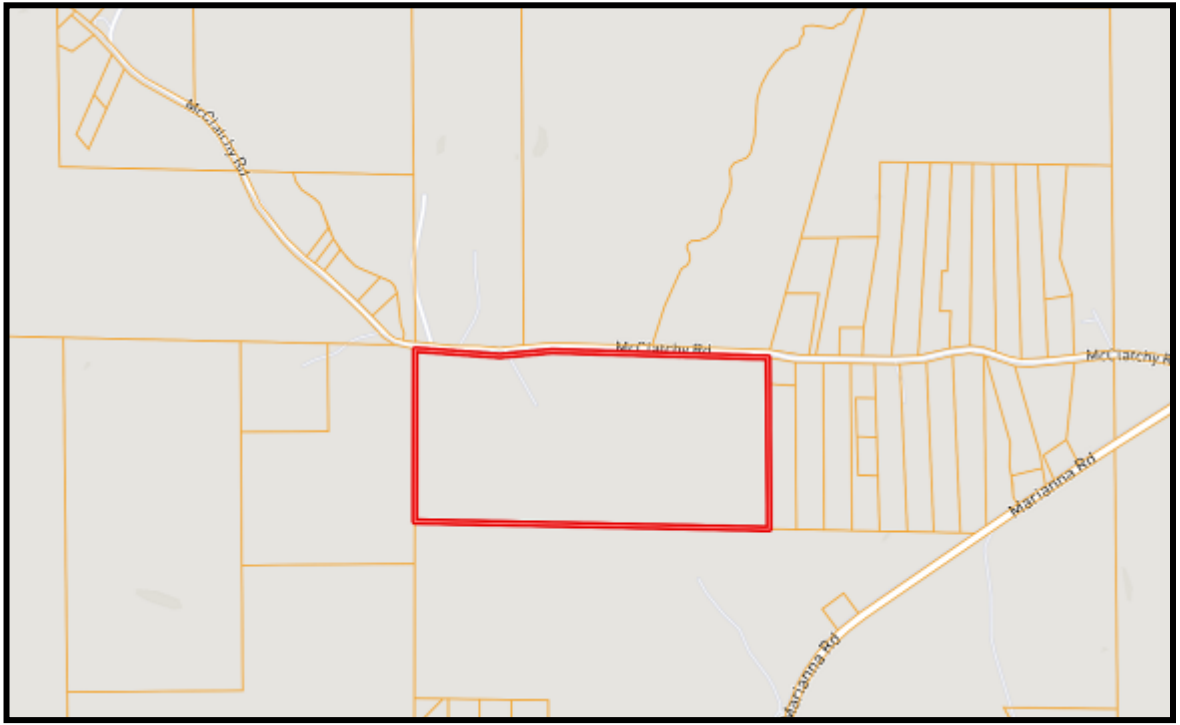
**TOM SMITH**, ALC, BROKER®  
Tom@TomSmithLand.com  
601.898.2772 office | 601.454.9397 cell



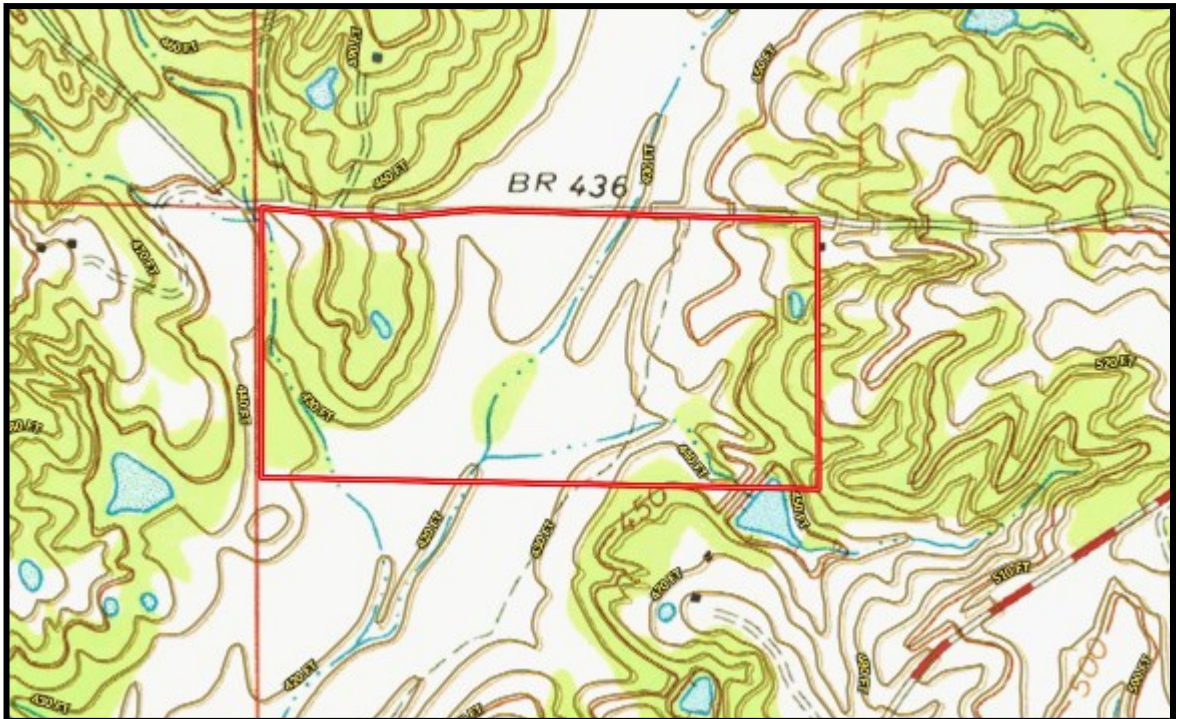
**TomSmithLand.com**

Information is believed to be accurate but not guaranteed.

# OWNERSHIP MAP



# TOPO MAP



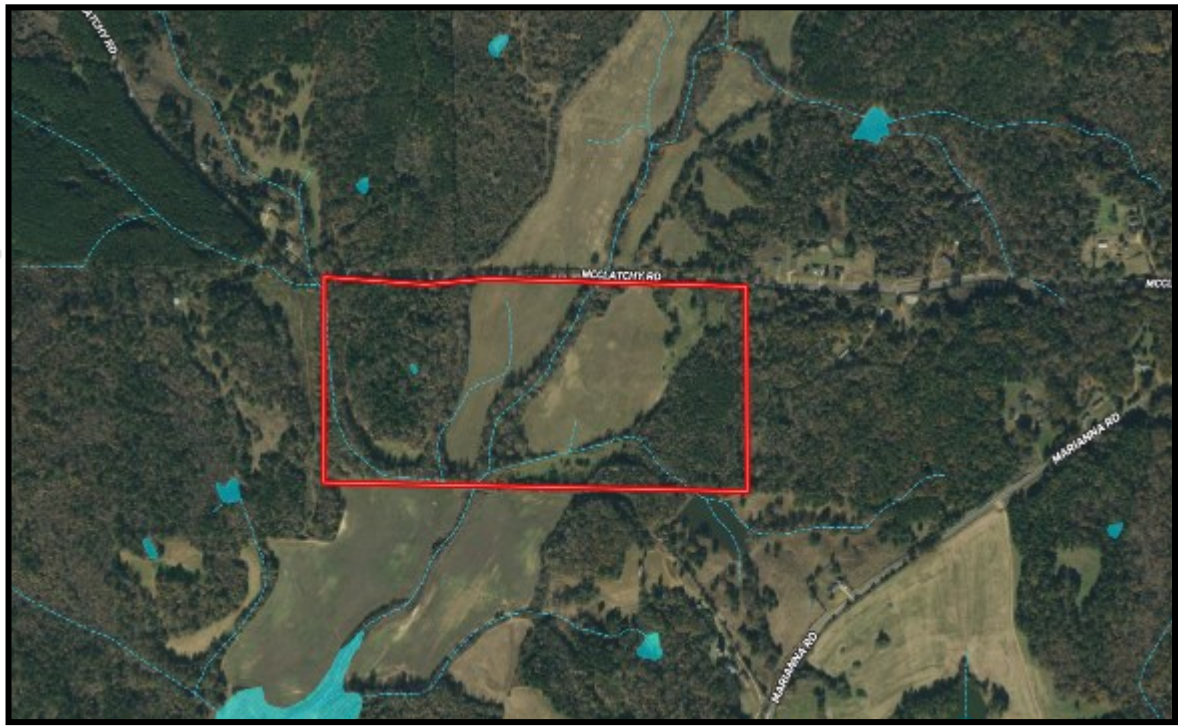
**TOM SMITH**, ALC, BROKER®  
Tom@TomSmithLand.com  
601.898.2772 office | 601.454.9397 cell



# TomSmithLand.com

Information is believed to be accurate but not guaranteed.

# FLOODPLAIN MAP



# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
CbE3	Cahaba-Providence complex, 12 to 30 percent slopes, severely eroded (smithdale, providence)	1.5	1.84	7e
GvE	Gullied land-Loring complex, 5 to 30 percent slopes	36.2	45.85	7e
Va	Vicksburg silt loam	41.3	52.22	1
LeC3	Lexington silt loam, 5 to 8 percent slopes, severely eroded	0.1	0.08	4e



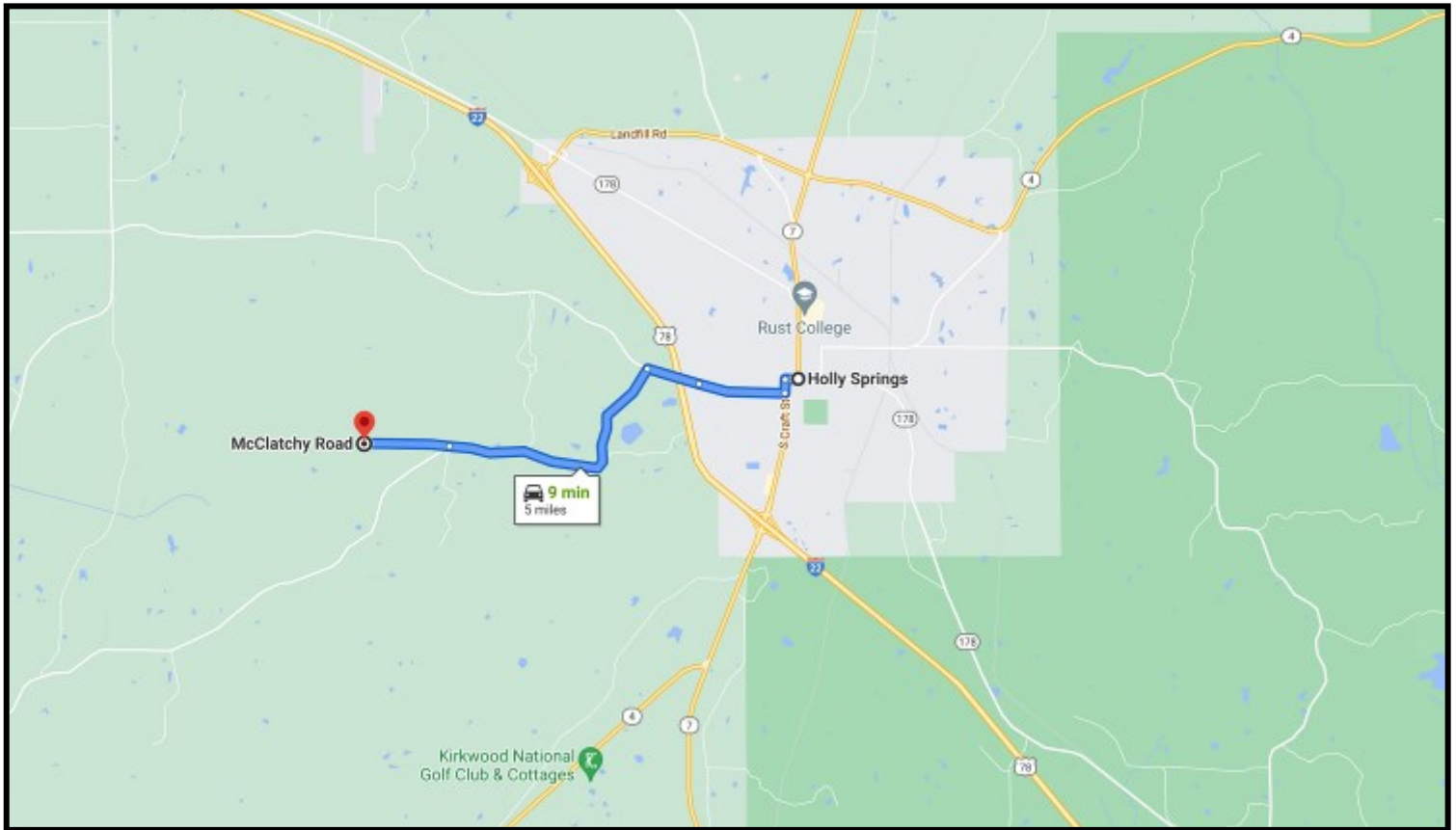
**TOM SMITH**, ALC, BROKER®  
 Tom@TomSmithLand.com  
 601.898.2772 office | 601.454.9397 cell



**TomSmithLand.com**

Information is believed to be accurate but not guaranteed.

# DIRECTIONAL MAP



**DIRECTIONS FROM HOLLY SPRINGS, MS:** Travel Hernando Road for 1 mile and turn left on Marianna Road. Travel 2.6 miles and then make a slight right on to McClatchy Road. The property will be on your left. **[GOOGLE MAP LINK](#)**



*Call The Land Man today!*

**TOM SMITH, ALC, BROKER®**

Tom@TomSmithLand.com

601.898.2772 office | 601.454.9397 cell



**TomSmithLand.com**

Information is believed to be accurate but not guaranteed.