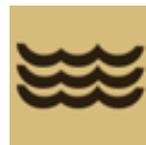




“MUD LAKE”

Pearl River Recreational Heaven

622 +/- Acres, Neshoba County, MS
\$1,430,000



Call me today!

JOEL MCKEE, REALTOR®
Joel@TomSmithLand.com

601.898.2772 office | 601.562.2800 cell
135 Jefferson Street | Starkville, MS 39759



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

“MUD LAKE”

Let me introduce you to the hunting paradise you dream about!! This 622 +/- acres of land has over a mile of frontage on the Pearl River and is located in Neshoba County. This area is known for its' awesome deer hunting as it has 6 food plots with shoot houses in place with some trophy deer being taken off the property. This particular tract is known as Mud Lake and ducks flock to this area in the winter as they migrate. There are multiple locations for blinds to be built around the lake to ensure you don't over hunt one section of the lake. You can choose to hunt the lake, sloughs, green timber, or the river. The lake can also be fished along with the Pearl. As spring comes around, expect the woods to be thundering with turkeys because there is a great habitat for them here.

There is road frontage on County Road 602 and it is only a 15 minute drive from Philadelphia to the property. There is a good cabin site and all the utilities are located along the county road. This tract has a 50'x 40' covered equipment shed, and a 20 acre hay field. There is a gravel road running through the property. This will also make one great timber investment!!! There was 100+/- acres of timber recently harvested in 6 different blocks. You can have the option of strategically letting them grow up for bedding area OR clean them up and turn them into fields to plant spring plots in. There is a mix of hardwood pulpwood, saw log timber, and mixed with a little pine. Do yourself a favor and schedule an appointment with Joel McKee today to look at this place before this tract is gone, 601-562-2800!!

Directions: From the intersection of Hwy 15 and Hwy 19 in Philadelphia, Drive North on Hwy 19 for 3.5 miles to County Road 602 on the left. Then drive 4.1 miles to the destination on the left.



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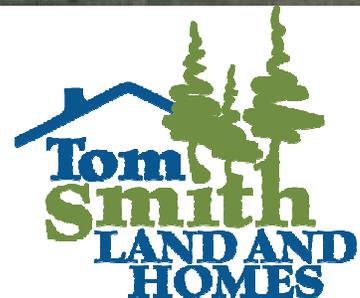
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STEALTH CAM 04:30 PM 12/26/14 60 F STEALTH CAM



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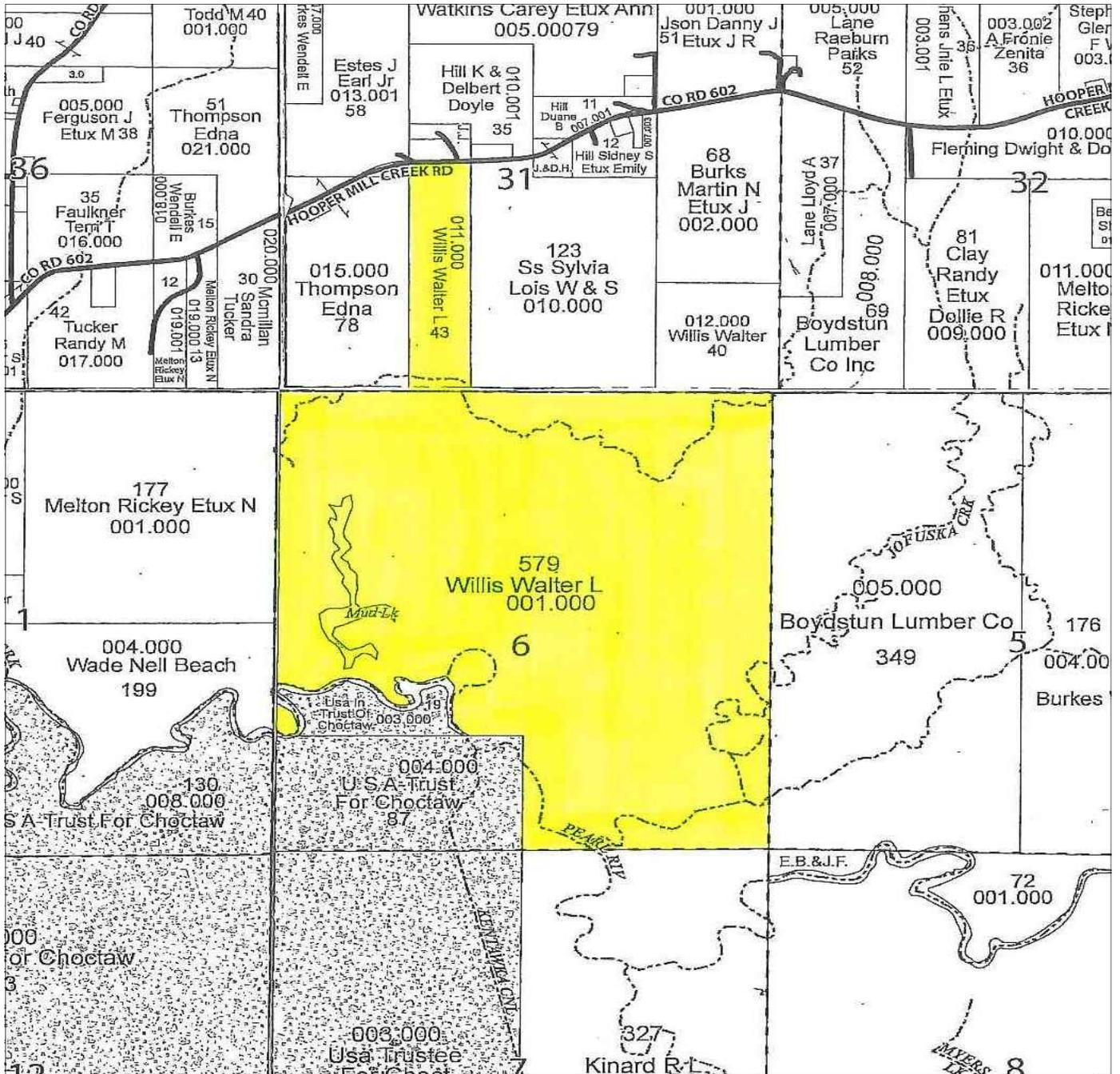


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Ownership Map



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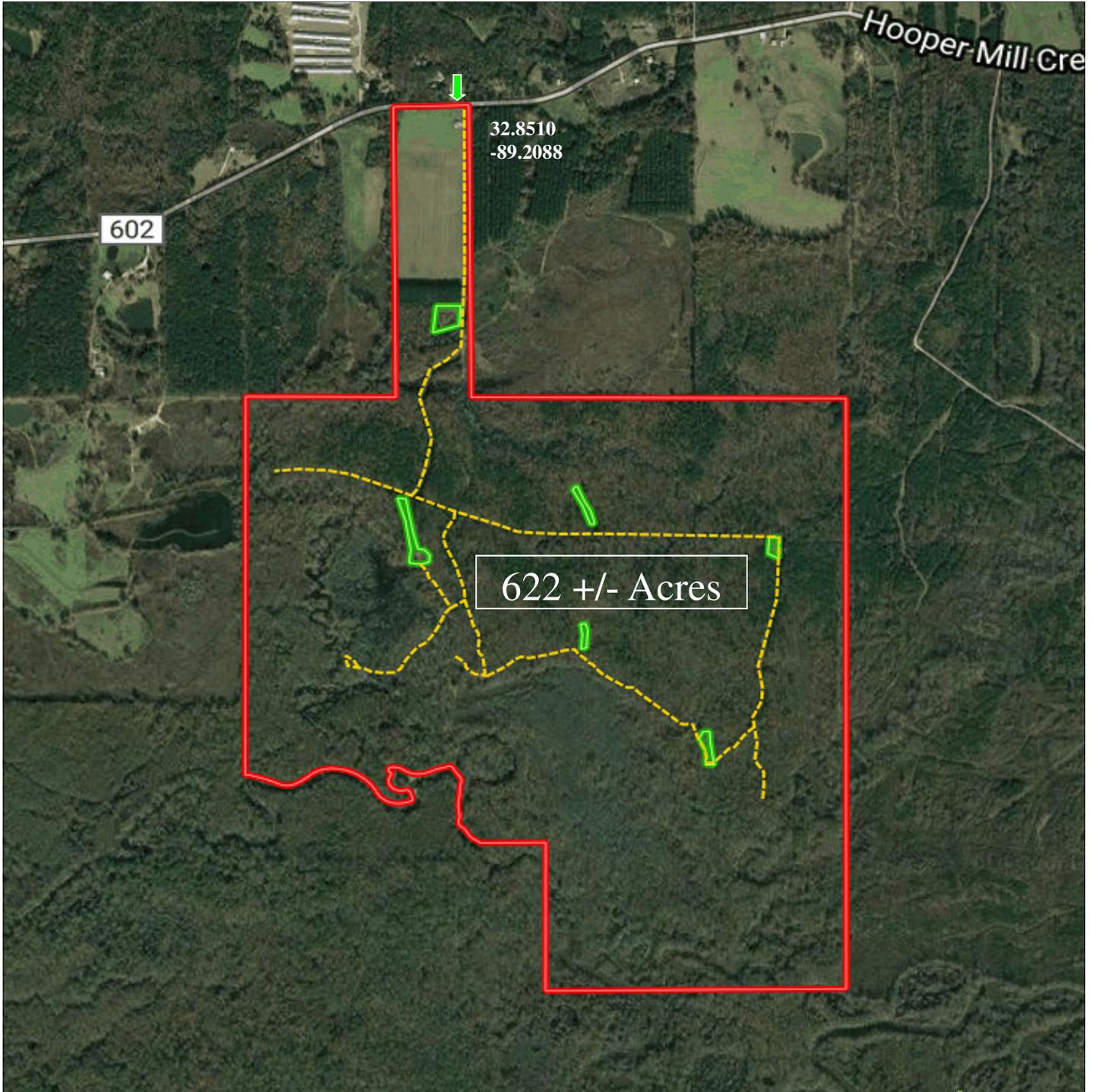
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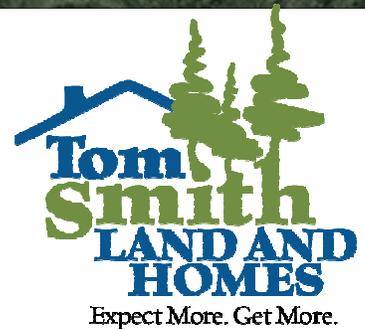
Aerial Map



--- Road / Trail - Field - Field - Boundary



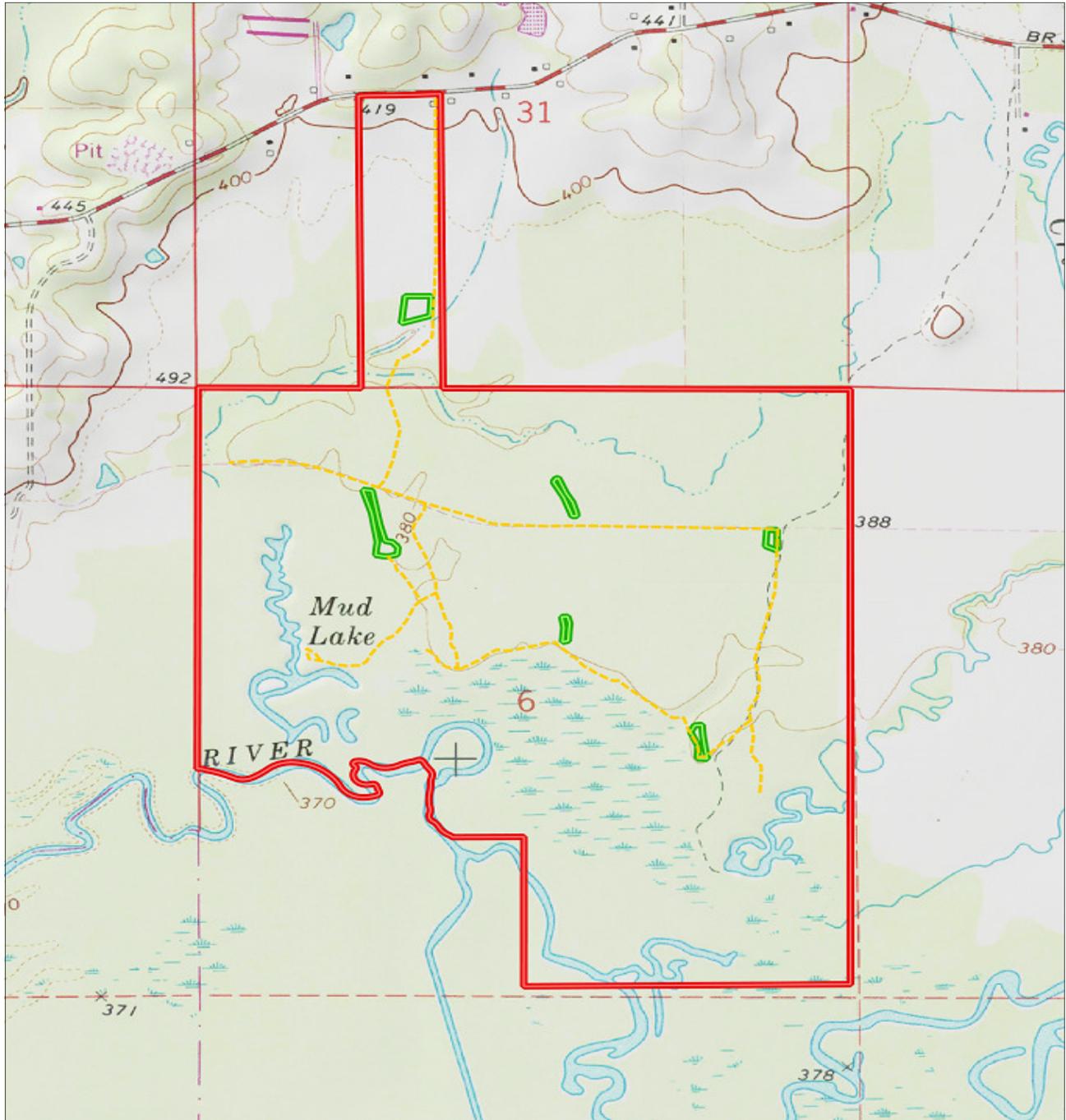
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Topography Map



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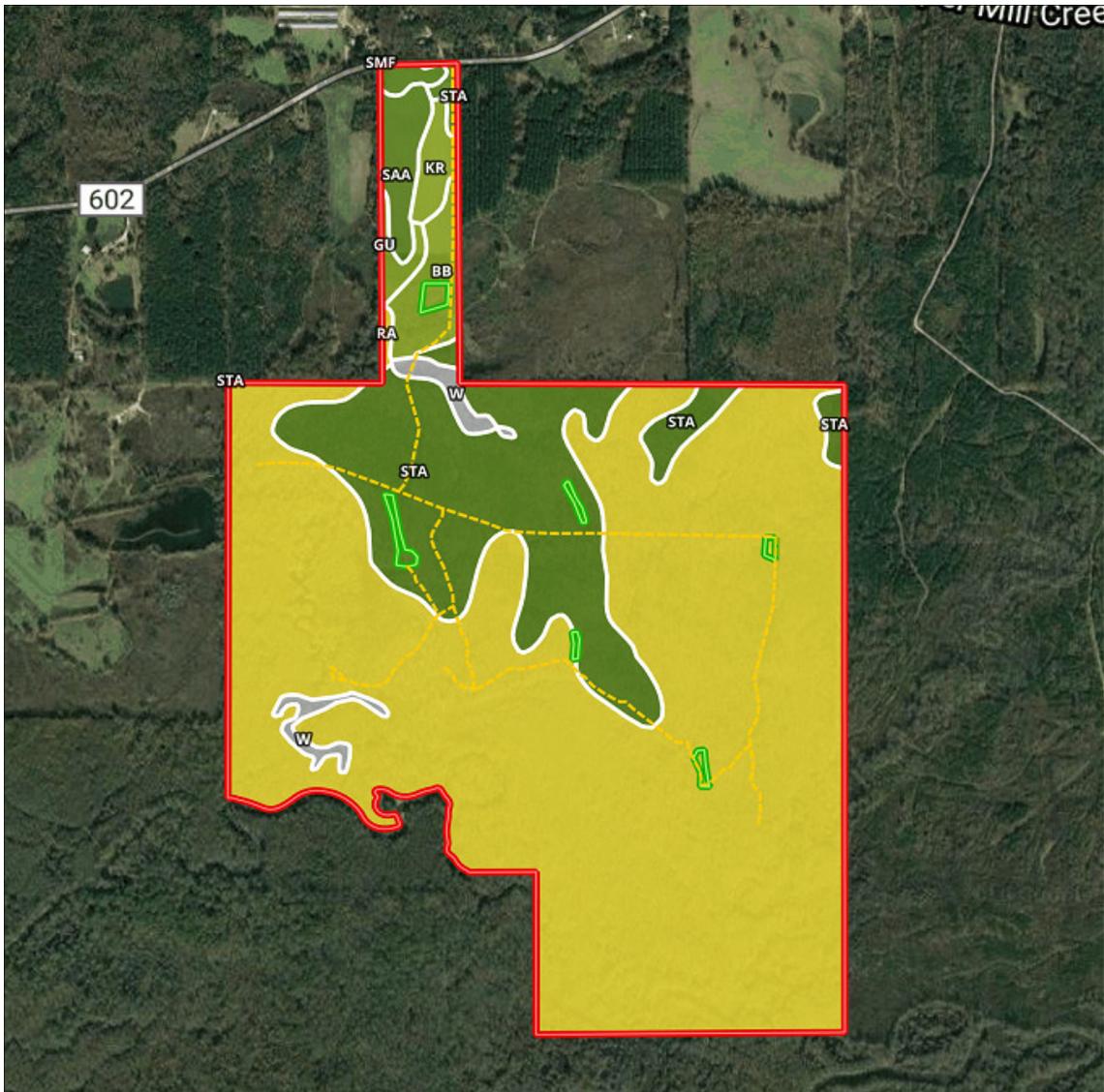


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Soil Map



Boundary 622.0 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
STA	Stough fine sandy loam, 0 to 2 percent slopes	116.8	18.78	2w
SaA	Savannah silt loam, 0 to 2 percent slopes	10.3	1.65	2w
W	Water	8.2	1.32	-
Bb	Bibb sandy loam, occasionally flooded	13.0	2.09	3w
Kr	Kirkville fine sandy loam, occasionally flooded	6.1	0.98	3w
SmF	Smithdale fine sandy loam, 17 to 40 percent slopes	0.0	0.0	5w
OrB2	Ora fine sandy loam, 2 to 5 percent slopes, eroded	2.6	0.41	2e
Gu	Guyton silt loam	3.7	0.59	3w
RA	Rosebloom-Arkabutla association, frequently flooded	461.4	74.17	5w
TOTALS		622.0	100%	4.24



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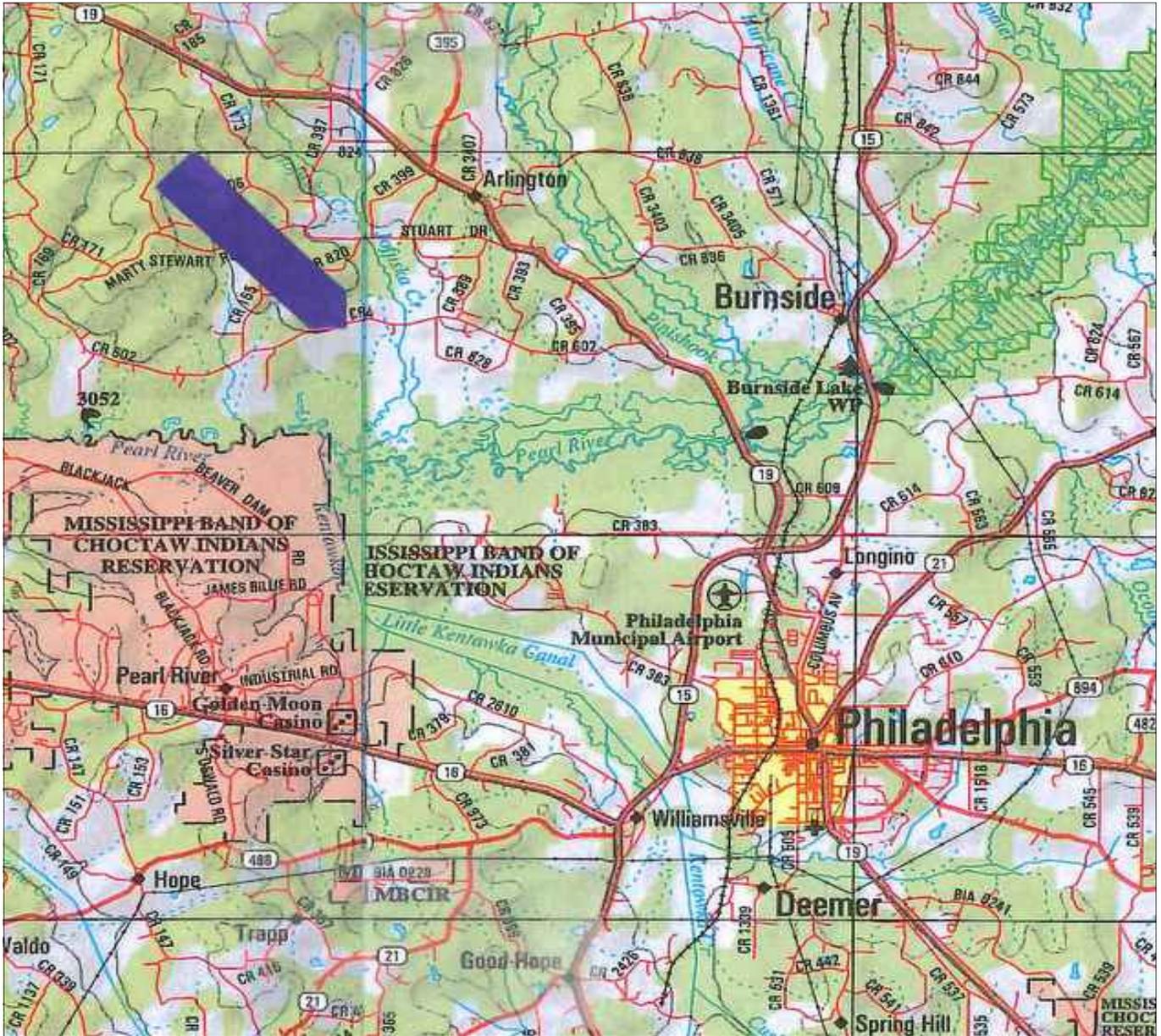


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Directional Map



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