

# Beautiful Cabin and 265 +/- Acre Pine Plantation in Pearl River County, MS



**\$662,500**

- Beautiful 1000 Sq. ft. Cabin with Solar Power
- Quiet Secluded Getaway
- Twenty Year Old Managed Pines
- Abundant Wildlife
- Two Ponds
- Established Food Plots
- Convenient Road System
- Utilities Available

Looking for a place to relax? This is it! With a cup of coffee in hand you can listen to the first gobbles of the morning from either of the two porches, ease into your shooting house before light, or fish with family until sunset. This property provides seclusion, hunting, fishing, relaxation, and potential future timber investment; the pines have had their first thinning. It has it all and will not be available for long.

**Directions:** From 59-S Take Exit 35 (Hillsdale Rd), Continue on Hillsdale Rd 2.6 Mi, Slight left to stay on Hillsdale Rd 1.5 Mi, Continue onto Bilbo Holston Rd. 2.2 Mi, Turn Left onto Spring Hill Rd 0.6 Mi, Turn right onto Stanford Lake Rd 5.5 Mi, Turn Right onto Bird Trail Rd. 2.2 Mi.



*Call me today!*

**HEATH DANIELS**, REALTOR®

Heath@TomSmithLand.com

601.898.2772 office | 601-201-4410 cell

601 Crescent Blvd., Suite 103 | Ridgeland, MS 39157 Expect More. Get More.



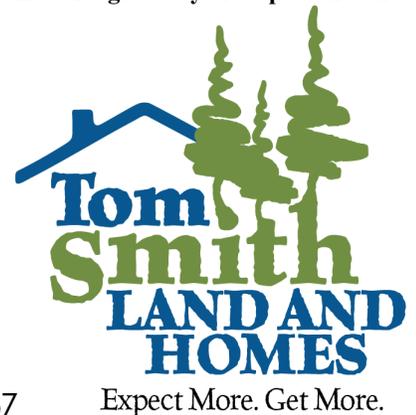
**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



*“Now this relaxation of the mind from work consists on playful words or deeds. Therefore it becomes a wise and virtuous man to have recourse to such things at times.” Thomas Aquinas*

The cabin is approximately 1,100 sq ft and was built 18 years ago using lumber cut from the creek on the property. With poplar walls inside and cypress walls outside, you quickly find yourself wondering what it was that you were stressed about before turning in the gate. It’s beautiful ... and quiet. The power is provided by solar panels and the water system is supplied by a cistern. “I wanted a place that when I got away from it all, I was truly away from it all.” said it’s builder. This place is definitely not one to let get away. No space travel required, but you certainly feel as though you are in another time secluded from this world.



**HEATH DANIELS**, REALTOR®

Heath@TomSmithLand.com

601.898.2772 office | 601-201-4410 cell

601 Crescent Blvd., Suite 103 | Ridgeland, MS 39157



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



**HEATH DANIELS**, REALTOR®

Heath@TomSmithLand.com

601.898.2772 office | 601-201-4410 cell

601 Crescent Blvd., Suite 103 | Ridgeland, MS 39157



Expect More. Get More.



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



**HEATH DANIELS**, REALTOR®

Heath@TomSmithLand.com

601.898.2772 office | 601-201-4410 cell

601 Crescent Blvd., Suite 103 | Ridgeland, MS 39157



Expect More. Get More.



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



**HEATH DANIELS**, REALTOR®

Heath@TomSmithLand.com

601.898.2772 office | 601-201-4410 cell

601 Crescent Blvd., Suite 103 | Ridgeland, MS 39157

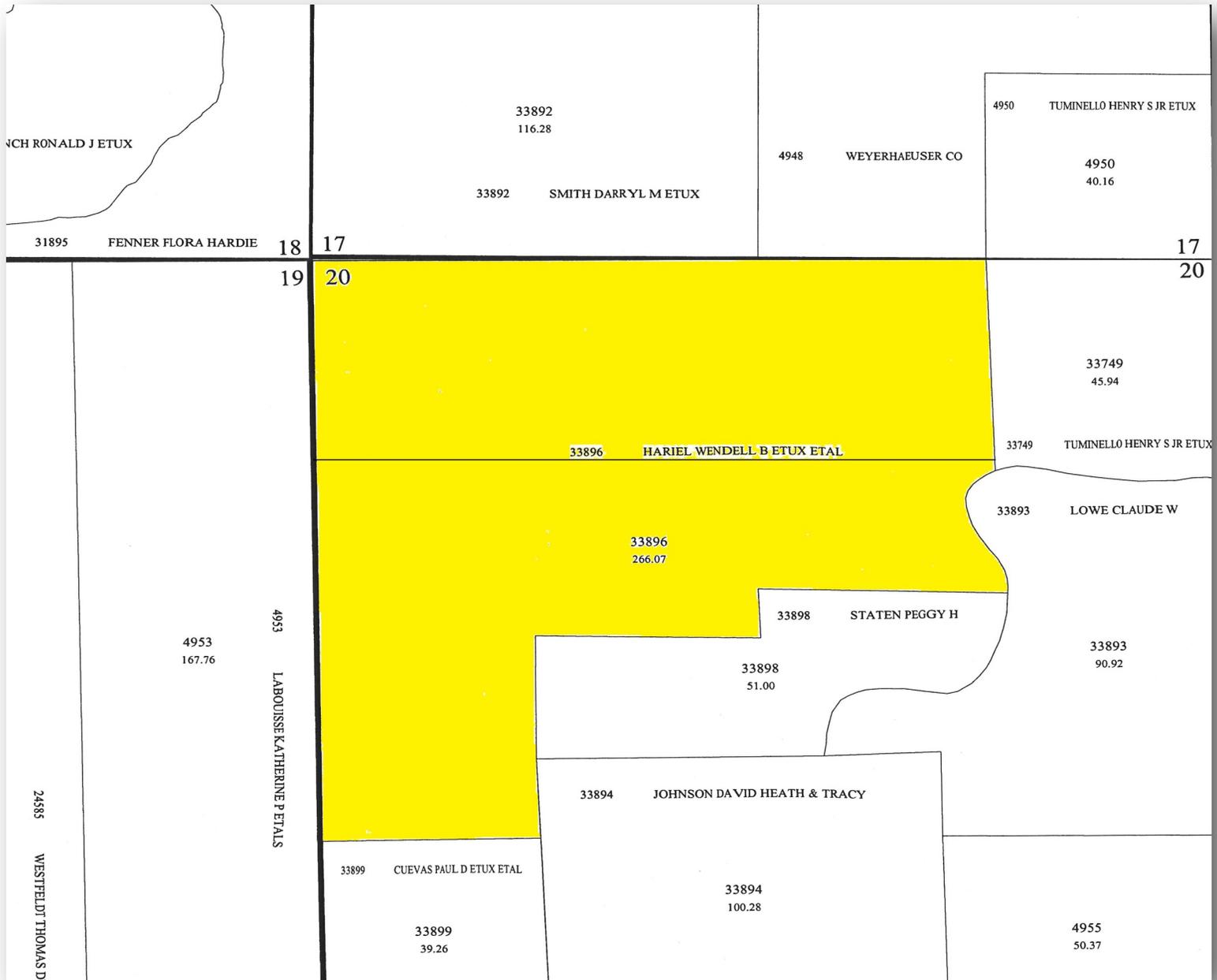


Expect More. Get More.



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



### Ownership Map

**HEATH DANIELS**, REALTOR®

Heath@TomSmithLand.com

601.898.2772 office | 601-201-4410 cell

601 Crescent Blvd., Suite 103 | Ridgeland, MS 39157

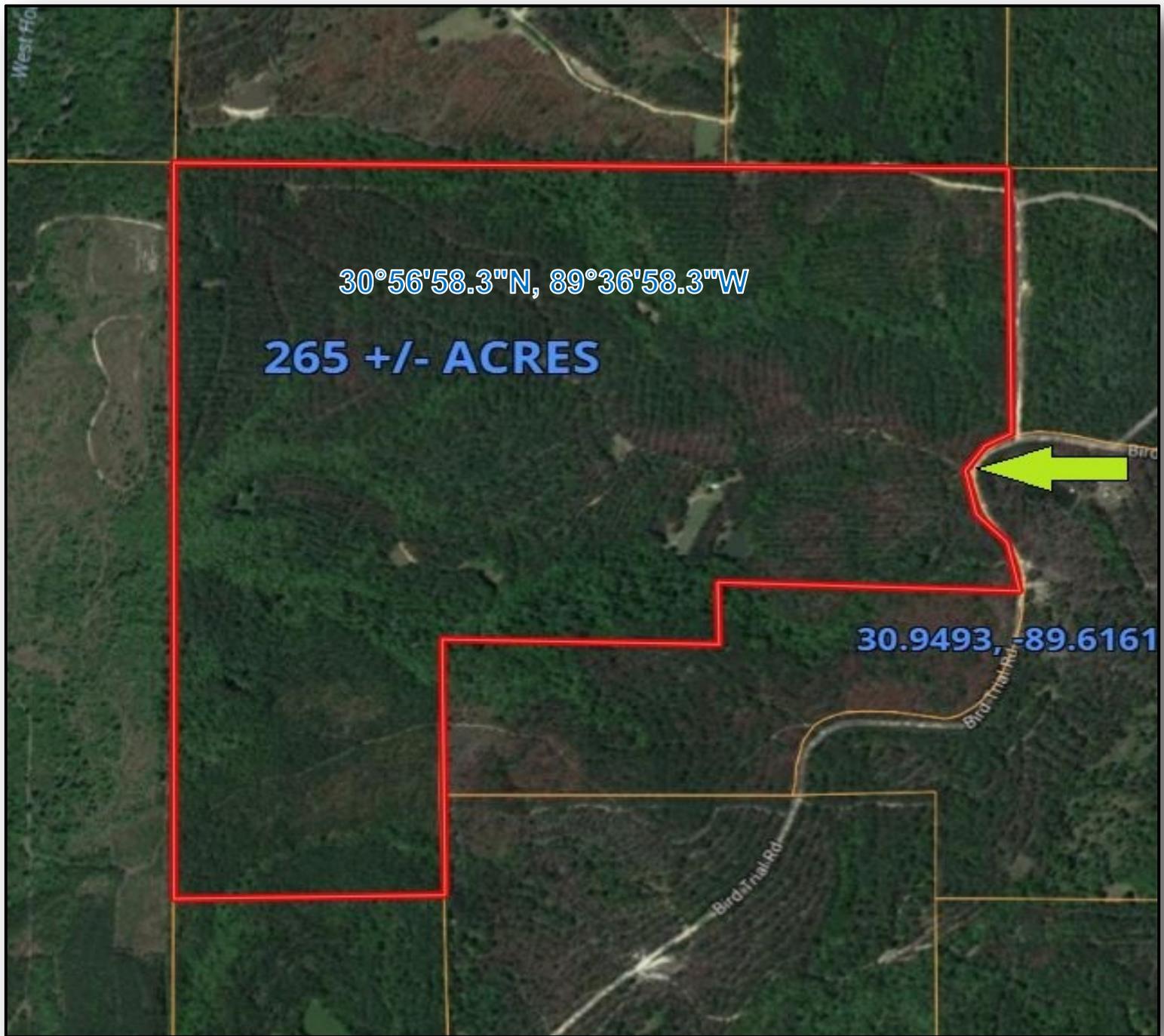


Expect More. Get More.



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



### Aerial Map

**HEATH DANIELS**, REALTOR®

Heath@TomSmithLand.com

601.898.2772 office | 601-201-4410 cell

601 Crescent Blvd., Suite 103 | Ridgeland, MS 39157

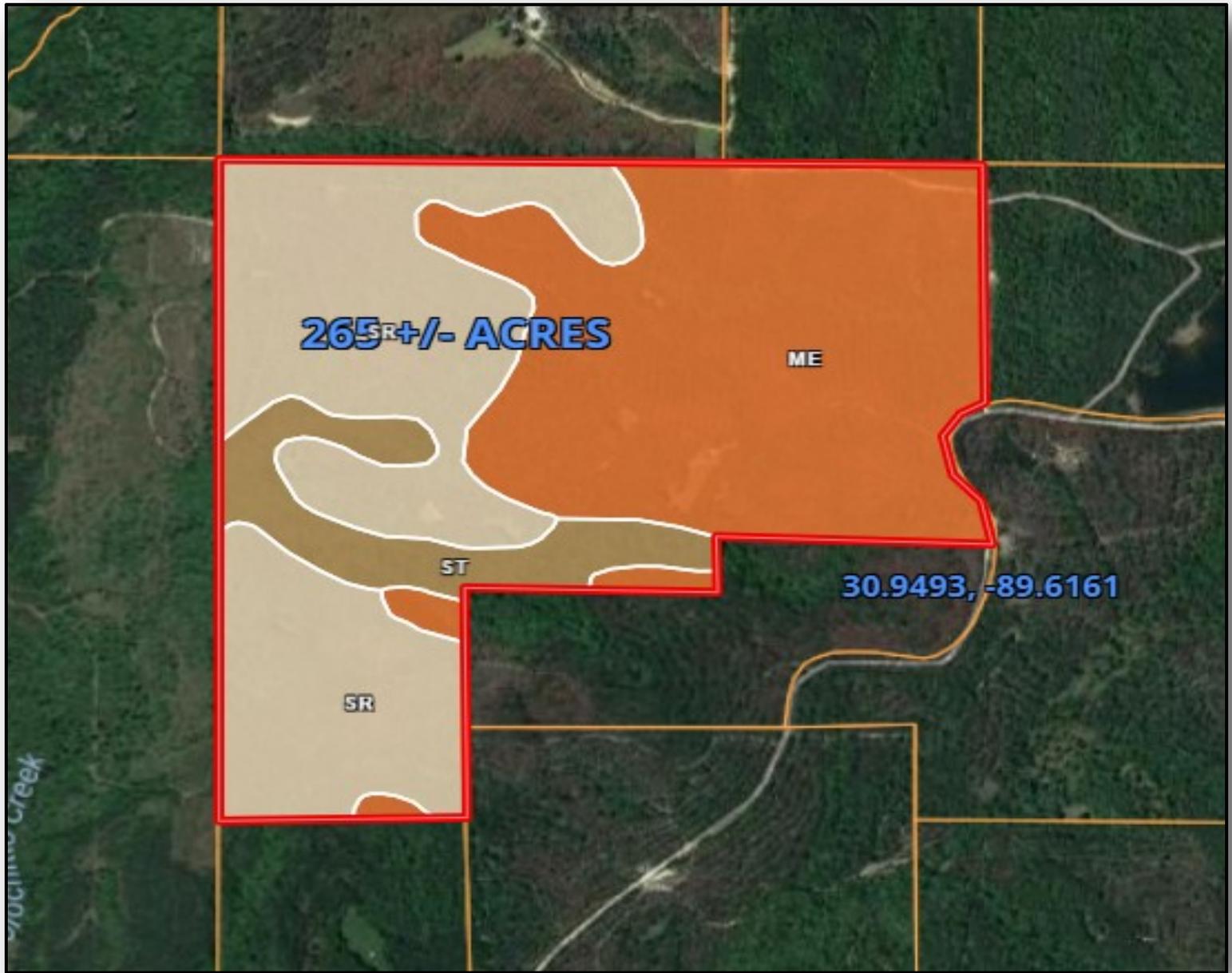


Expect More. Get More.



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP ⓘ
ST	Smithton association frequently flooded	25.5	9.6%	5w ⓘ
ME	Malbis-Susquehanna-Saucier association sloping	128.5	48.3%	3e ⓘ
SR	Smithton association occasionally flooded	112.2	42.1%	4w ⓘ

## Soil Map



Expect More. Get More.

**HEATH DANIELS**, REALTOR®

Heath@TomSmithLand.com

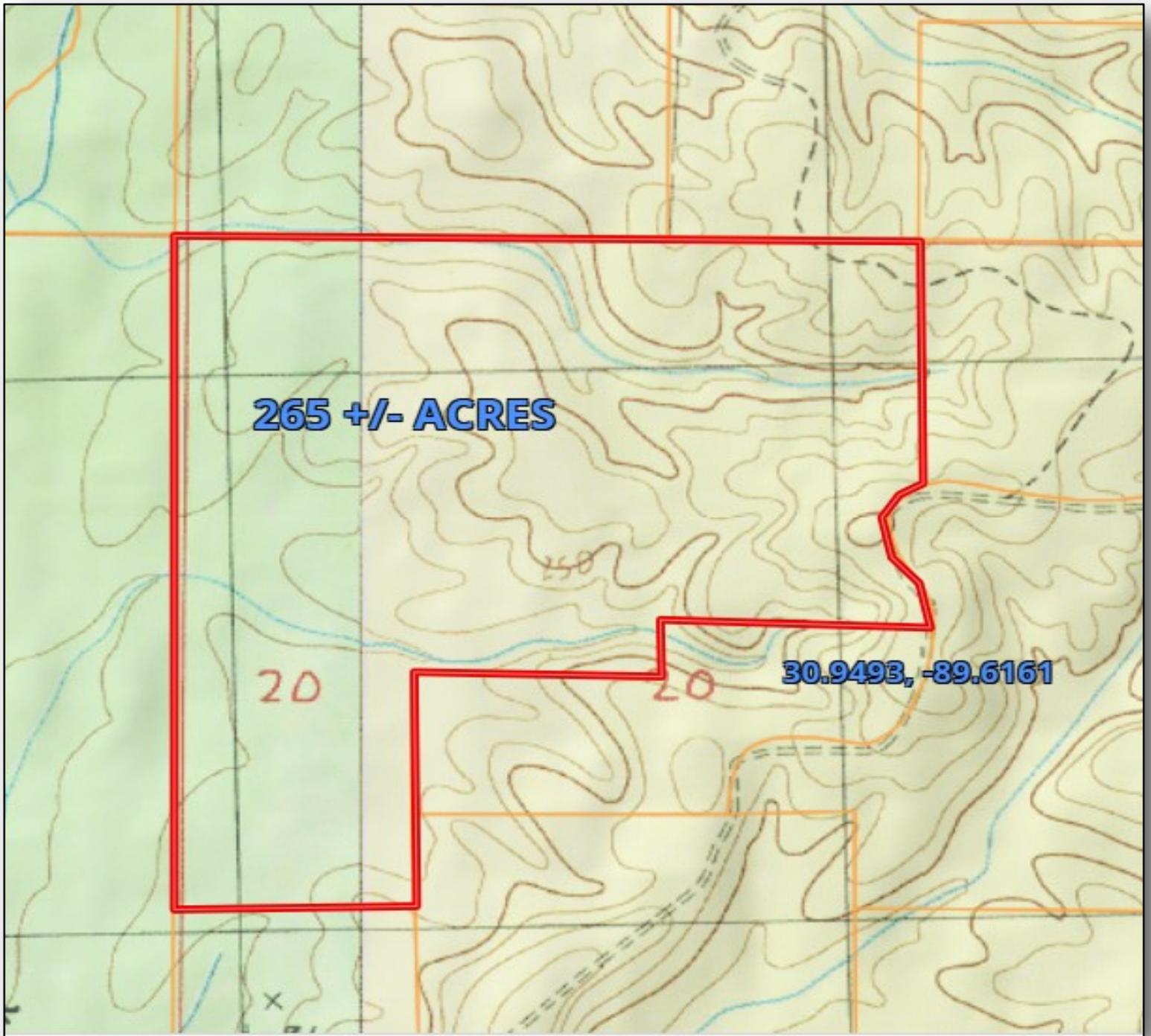
601.898.2772 office | 601-201-4410 cell

601 Crescent Blvd., Suite 103 | Ridgeland, MS 39157



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



## Topography Map

**HEATH DANIELS**, REALTOR®

Heath@TomSmithLand.com

601.898.2772 office | 601-201-4410 cell

601 Crescent Blvd., Suite 103 | Ridgeland, MS 39157

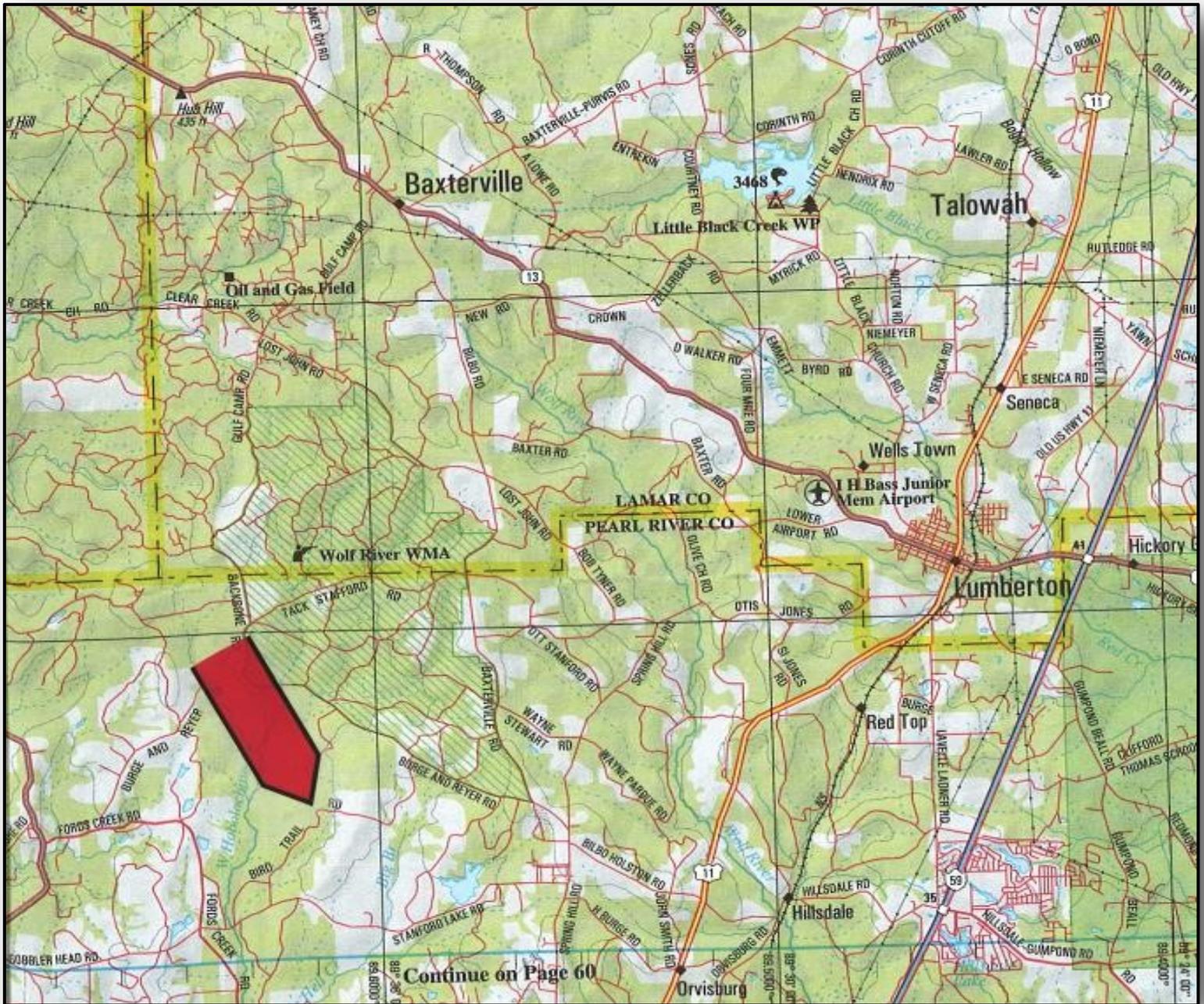


Expect More. Get More.



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



## *Directional Map*

**Directions:** From 59-S Take Exit 35 (Hillsdale Rd), Continue on Hillsdale Rd 2.6 Mi, Slight left to stay on Hillsdale Rd 1.5 Mi, Continue onto Bilbo Holston Rd. 2.2 Mi, Turn Left onto Spring Hill Rd 0.6 Mi, Turn right onto Stanford Lake Rd 5.5 Mi, Turn Right onto Bird Trail Rd. 2.2 Mi. NOTE: GPS will indicate right turn at Spring Hill Rd. GO LEFT instead.

**HEATH DANIELS, REALTOR®**

Heath@TomSmithLand.com

601.898.2772 office | 601-201-4410 cell

601 Crescent Blvd., Suite 103 | Ridgeland, MS 39157



# TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.