This beautiful, well located, 89 acre tract in Simpson County, MS is a must see! If you are looking for land to build on or a hunting property, this property is perfect for both. The tract features over 50 acres of planted pines, ready for 1st thinning, mixed natural pine and hardwoods, two ponds and an open area perfect for a food plot. Call Eric today for more information. Don't miss out on this great tract.

Directions: ***From Mendenhall Hwy 49/ Hwy 540 go East on Hwy 540 - 6.5 miles to the intersection of MS 540/541. From the intersection of MS Hwy 540/541 go North 1.45 miles to New Home Rd. Turn right and go East 1.41 miles, turn left onto Dr. Magee Rd go North .5 miles the tract lies east of the Dr. Magee Rd.***

call me today!

ERIC ENTREKIN, REALTOR®
Eric@TomSmithLand.com
662.268.6333 office | 601.527.5349 cell
135 Jefferson Street | Starkville, MS 39759

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Information is believed to be accurate but not guaranteed.

Aerial Photos

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LandReport 2011-2018 BEST BROKERAGES

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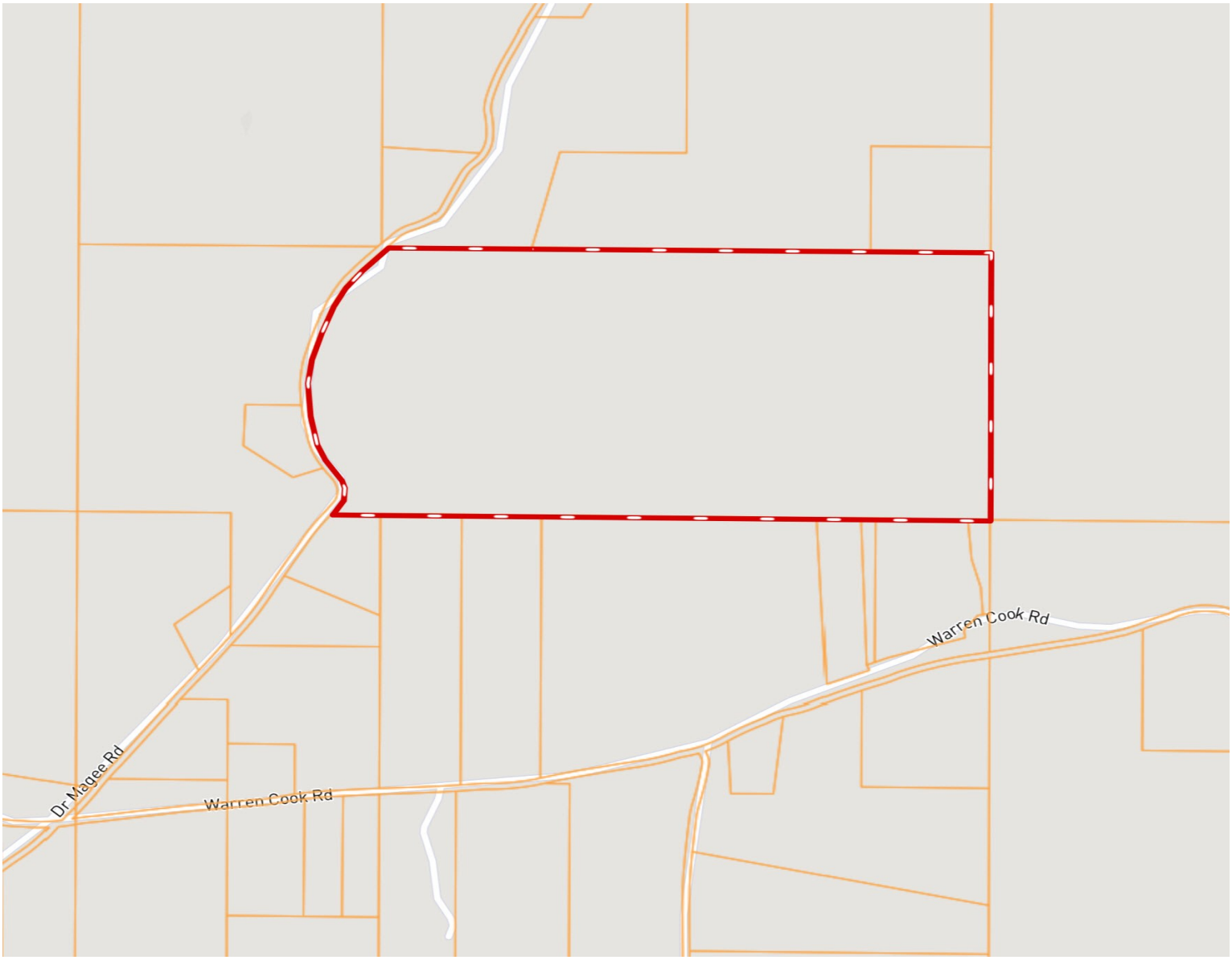

Ownership Map

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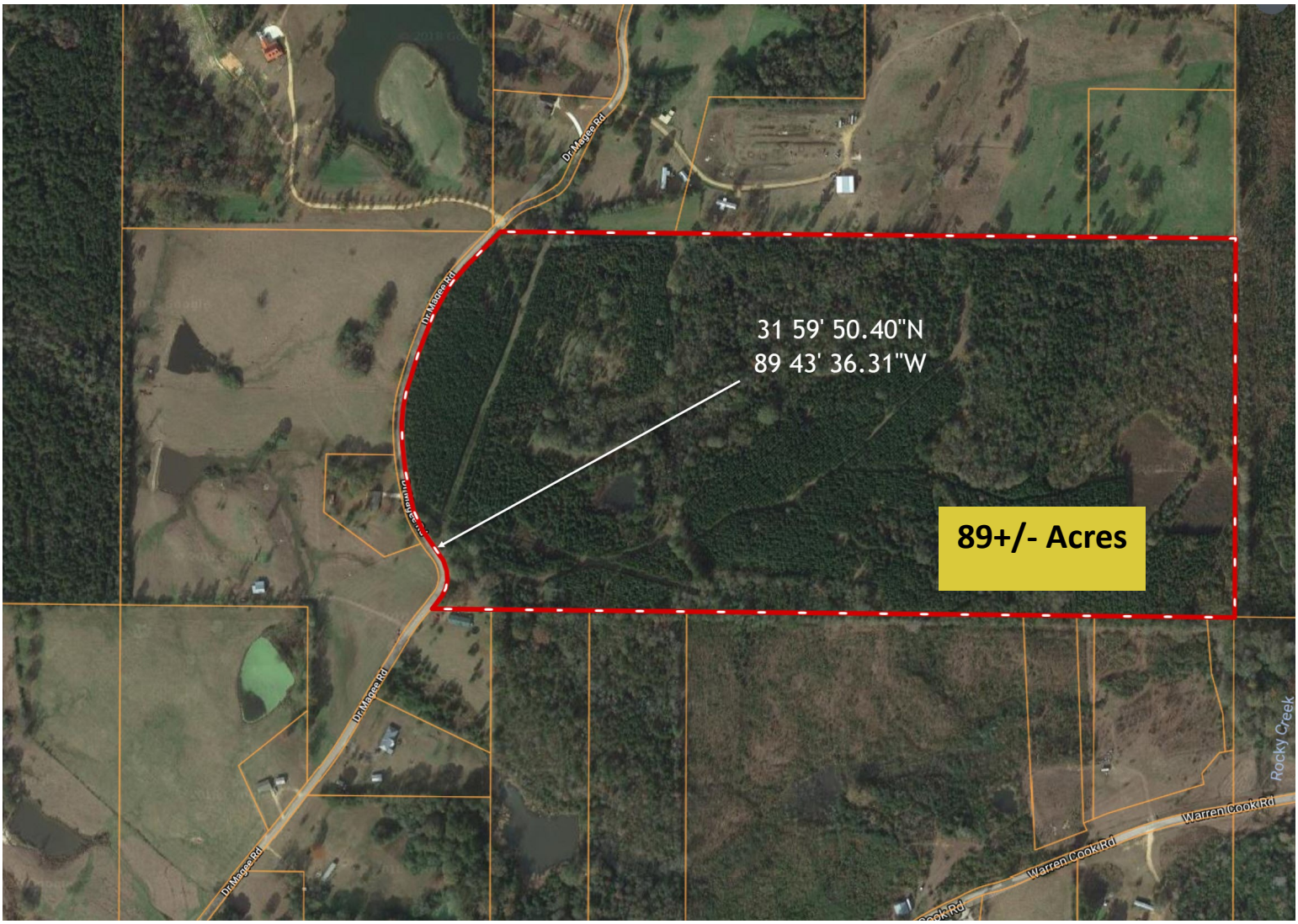

Aerial Map

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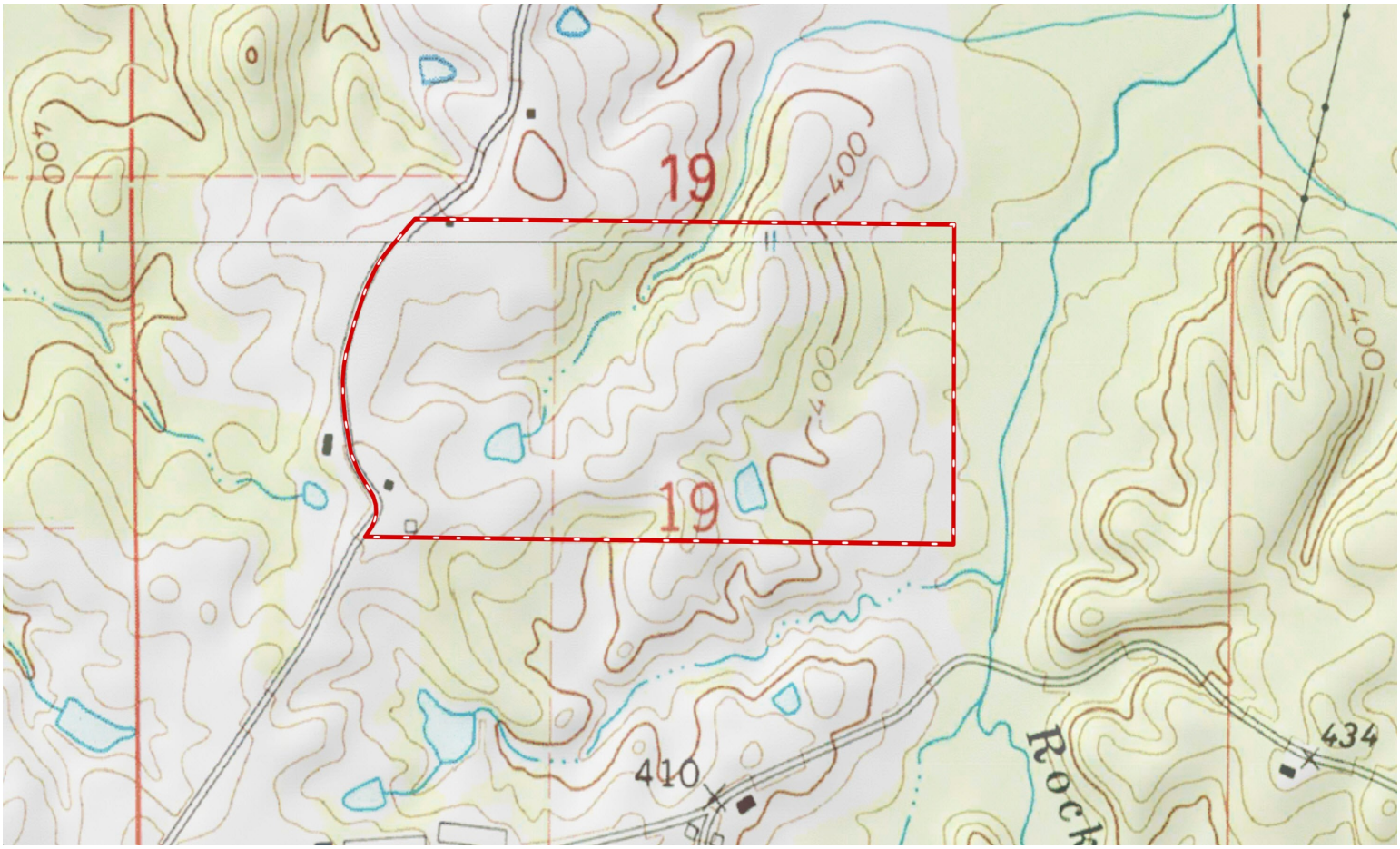

Topo Map

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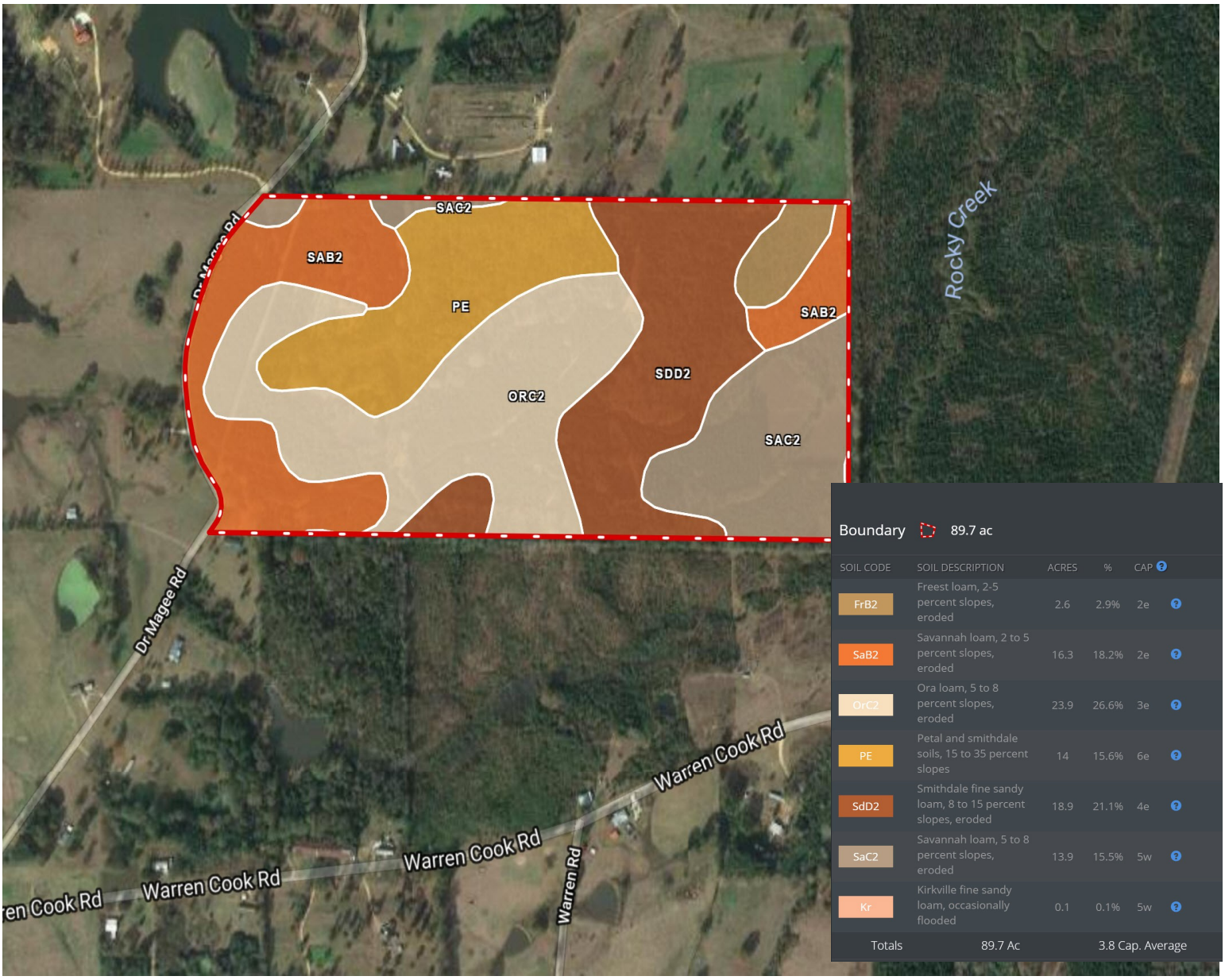

Boundary 89.7 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
FrB2	Freest loam, 2-5 percent slopes, eroded	2.6	2.9%	2e
SaB2	Savannah loam, 2 to 5 percent slopes, eroded	16.3	18.2%	2e
OrC2	Ora loam, 5 to 8 percent slopes, eroded	23.9	26.6%	3e
PE	Petal and smithdale soils, 15 to 35 percent slopes	14	15.6%	6e
SdD2	Smithdale fine sandy loam, 8 to 15 percent slopes, eroded	18.9	21.1%	4e
SaC2	Savannah loam, 5 to 8 percent slopes, eroded	13.9	15.5%	5w
Kr	Kirkville fine sandy loam, occasionally flooded	0.1	0.1%	5w
Totals		89.7 Ac		3.8 Cap. Average

Soil Map

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Directional Map

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