



Pride of ownership has prepared this property for YOU! Imagine the memories you'll make on this beautiful 501 +/- acres property in Adams County, located just outside the historic area of Natchez, MS. This serene hardwood tract sits in the rolling hills just 3.5 miles north of the famed Homochitto River and 4.5 miles east of the Mississippi River. The timber has been professionally managed for future investment and has created the perfect wildlife habitat. This land is teeming with wildlife and the area is known for its trophy bucks. It has a great road system in place making easy access to its many scenic food plots. You can choose from a number of ideal cabin sites overlooking creek bottoms or sitting amongst gorgeous oak trees. The property boasts several potential lake sites, too. Enjoy all the privacy and tranquility this site affords, with the added convenience of restaurants and shopping only a few miles away. *Call me today to set up a private showing...*



*call me today!*

**STEVE MARTENS**, REALTOR®

Steve@TomSmithLand.com

601.898.2772 office | 601.573.2962 cell

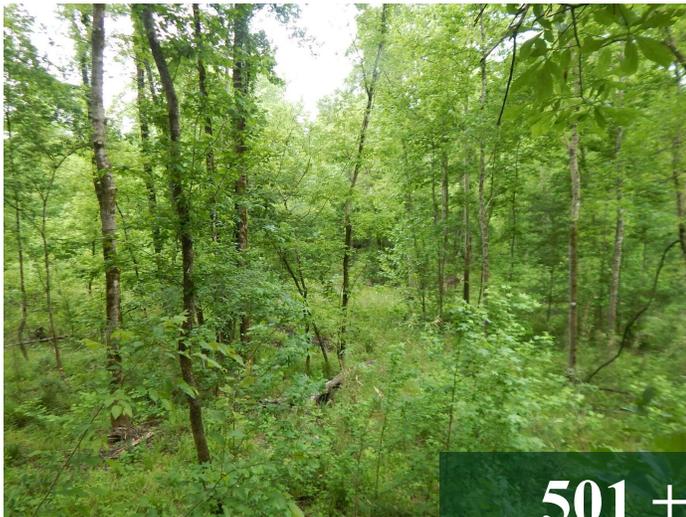
601 Crescent Blvd., Suite 103 Ridgeland, MS 39157



Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



**501 +/- Acres  
Adams County, MS**



- Professionally Managed Timber
- Numerous Cabin Sites
- Food Plots
- Abundant Wildlife
- Investment Opportunities
- Hunting Haven
- Convenient Location
- *Waiting for you....*



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**501 +/- Acres  
Adams County, MS**



So much work is already done!  
With existing road systems in place,  
this property is ready for you to explore and enjoy.



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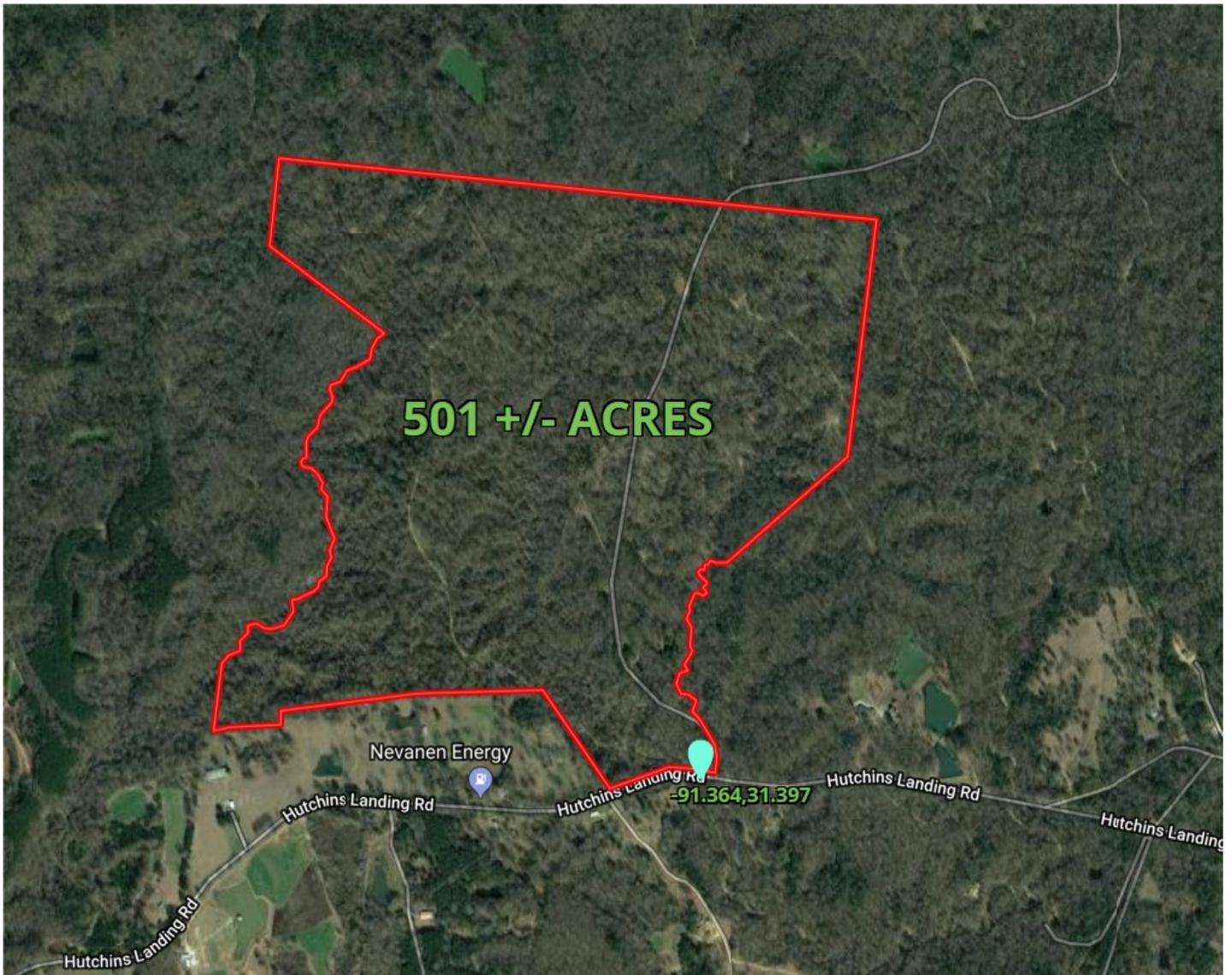
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# AERIAL MAP



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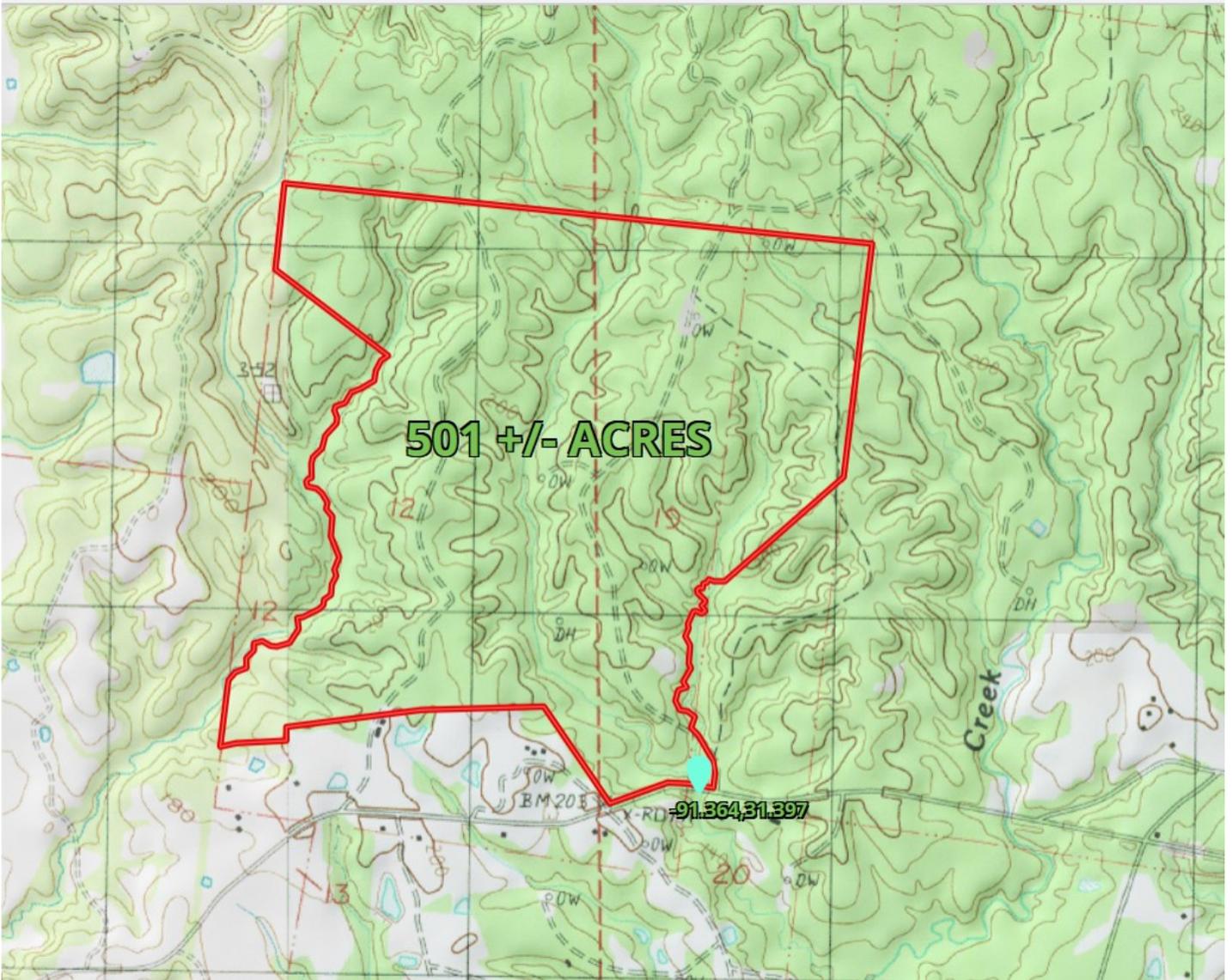
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# TOPO MAP



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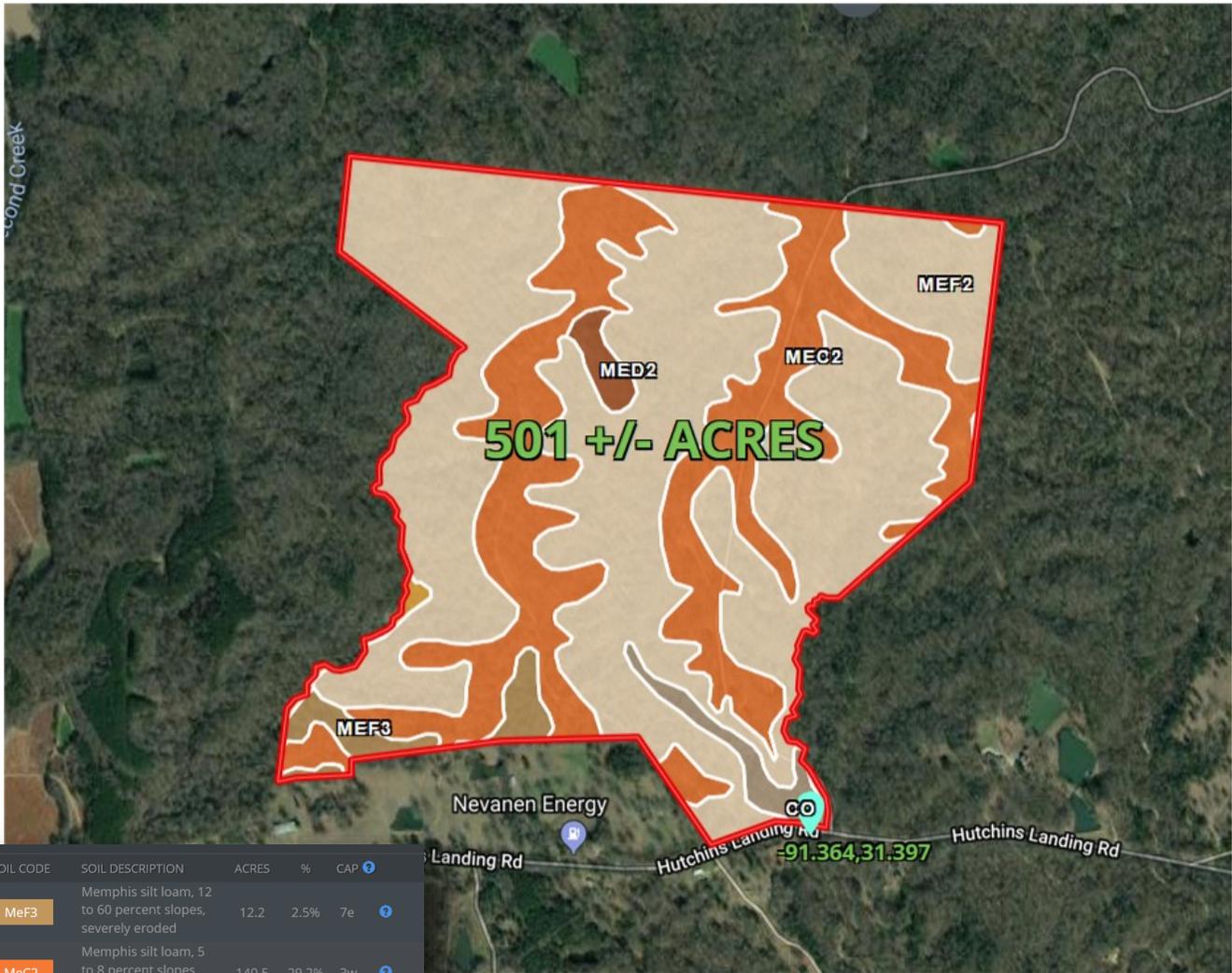
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
MeF3	Memphis silt loam, 12 to 60 percent slopes, severely eroded	12.2	2.5%	7e
MeC2	Memphis silt loam, 5 to 8 percent slopes, eroded	140.5	29.2%	3w
MeF2	Memphis silt loam, 17 to 60 percent slopes, eroded	311	64.7%	7e
Vc	Vicksburg silt loam, local alluvium	2	0.4%	2w

# SOIL MAP



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# DIRECTIONAL MAP



**DIRECTIONS:** Travel south of Natchez on Highway 61 and drive 7 miles from Roux 61. Turn left on Hutchings Landing Road and travel 2 miles. The property will be on your left.

Only 80 miles from Baton Rouge  
and a little over 100 miles from Jackson MS.  
Close to the famed Homochitto River



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