# 136+/- Acres in Lauderdale County

## Recreational Retreat With Great Potential

## $1,800/Acre

**Great place to call home or weekend retreat!** This 136+/- acre property is located in southeast Lauderdale County on Fisher Road. The property is great for deer hunting with over 4 acres in food plots, a 1.5 +/- acre pond, and trails running throughout. Build a weekend get-a-way or a custom home on a hill overlooking most of the property. The timber has approximately 40 acres that is 20-25 years old and the remaining acreage is 6-8 year old natural regeneration and is making great bedding areas for deer to feel secure. There is still so much potential left for this tract!! Call Joel McKee today to schedule a private showing.

**Directions:** From the intersection of Causeyville Road and Highway 45, travel Causeyville Road for 0.4 miles and turn right onto Zero Rd. Drive 2.3 miles and turn left onto Fisher Rd. From there, drive 4.0 miles to the property on the right side of the road.

call me today!


**JOEL MCKEE**, REALTOR®
Joel@TomSmithLand.com
601.898.2772 office | 601.562.2800 cell
135 Jefferson Street | Starkville, MS 39759


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Information is believed to be accurate but not guaranteed.

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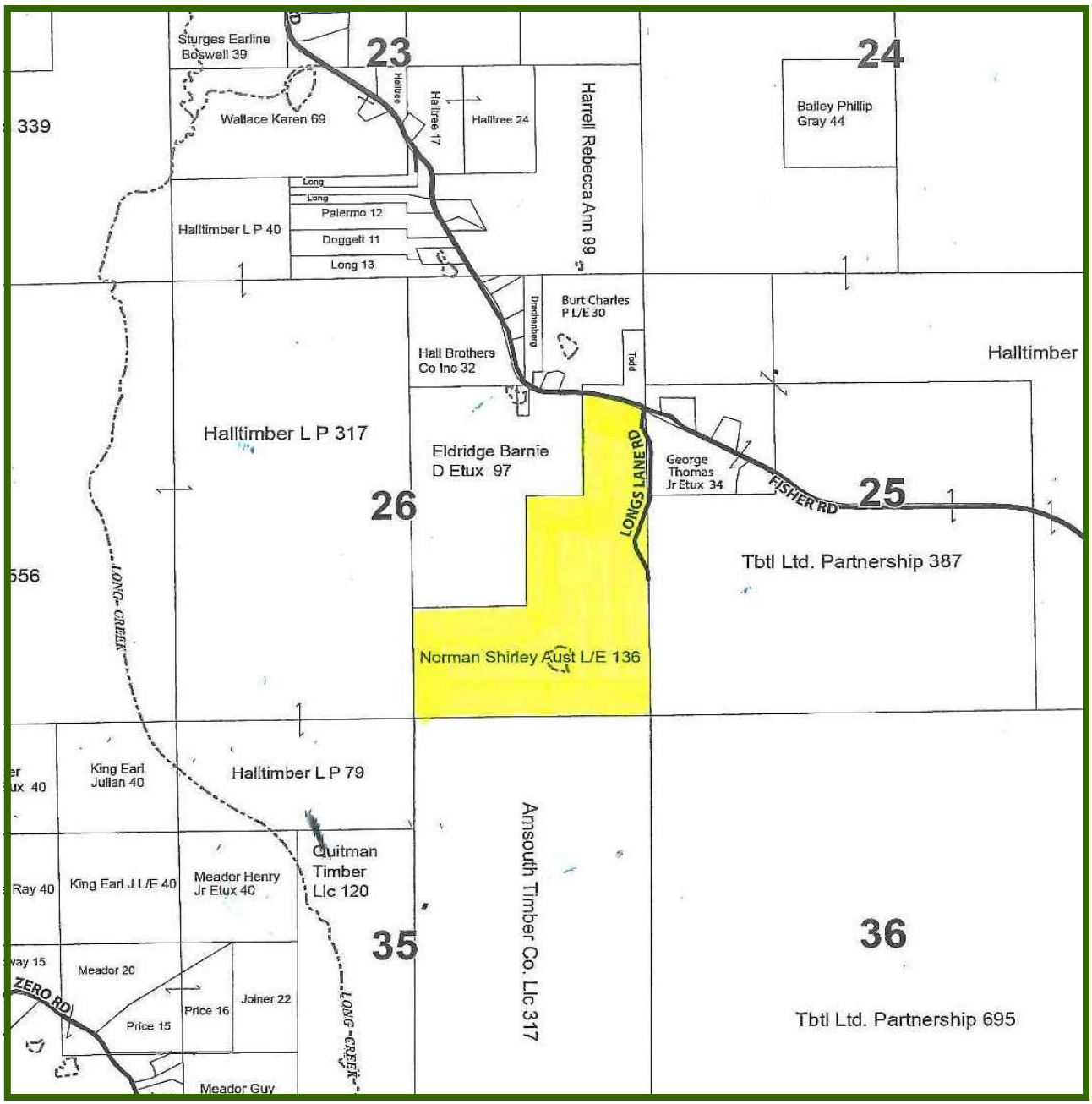
# Ownership Map





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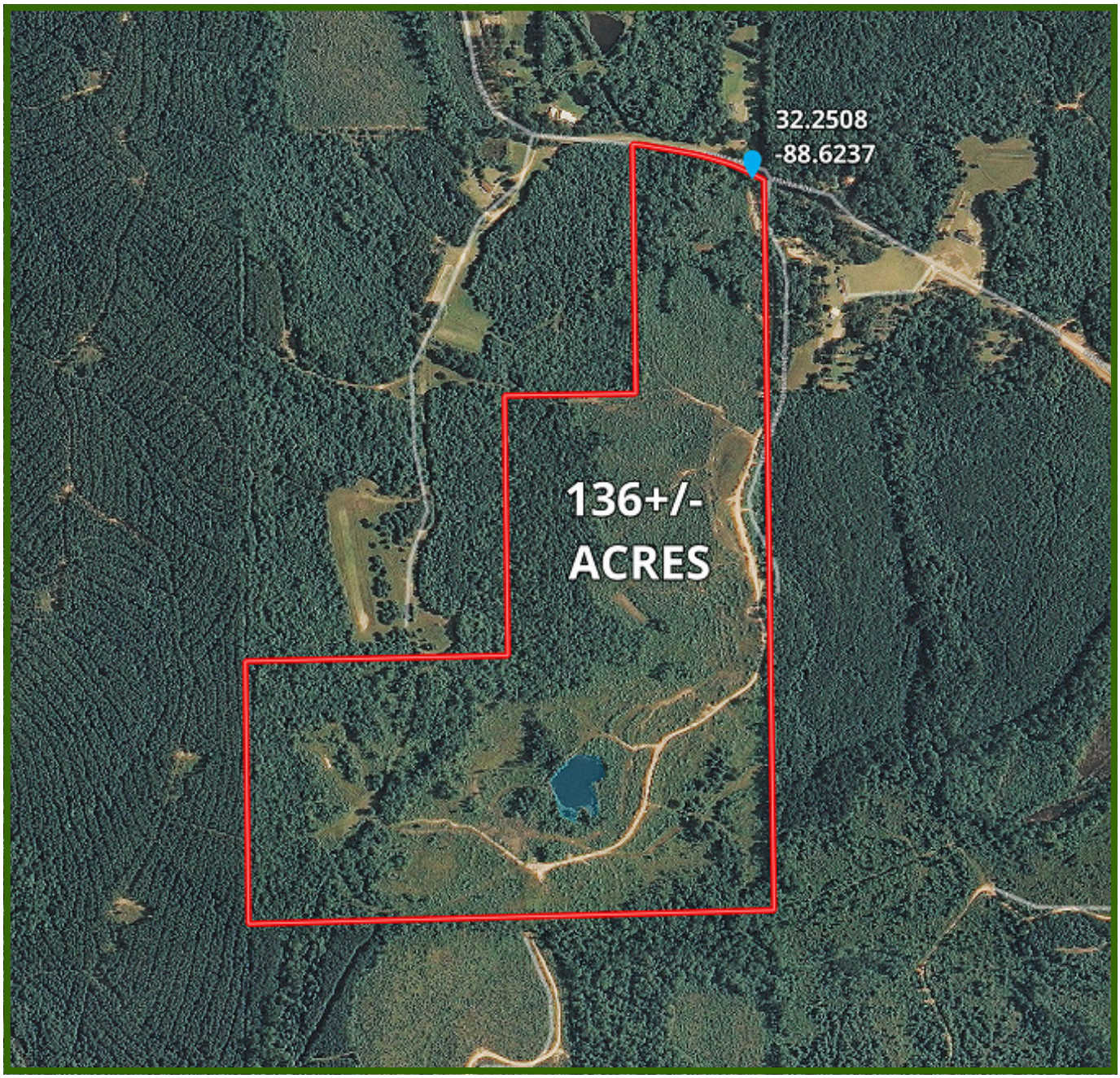
# Aerial Map

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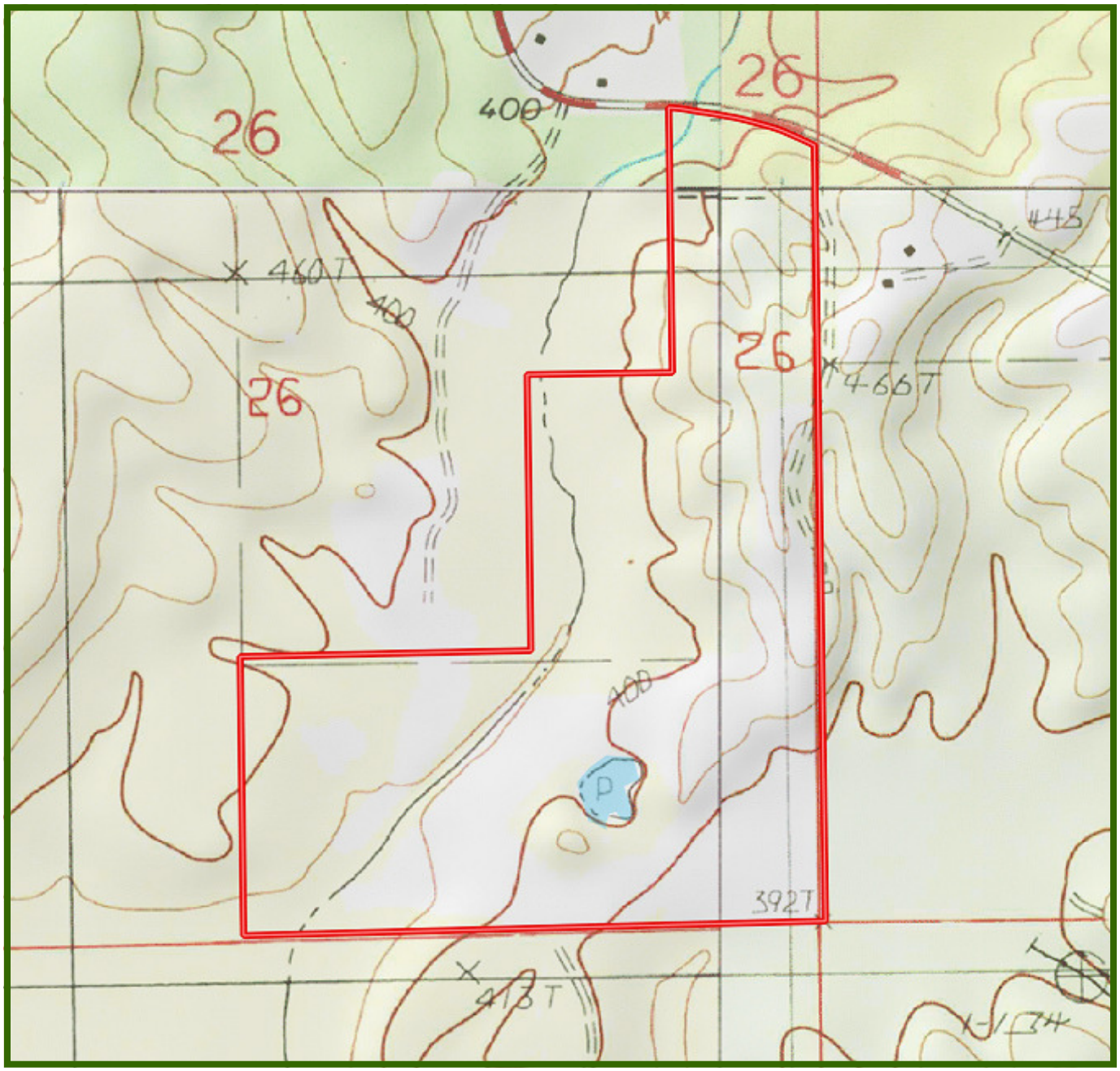
# Topography Map





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# Soil Map

| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CAP |
|---|---|---|---|---|
| W | Water | 1.3 | 0.99 | - |
| MaB | McLaurin loamy sand, 2 to 5 percent slopes | 11.1 | 8.21 | 2e |
| Kb | Kirkville-Bibb complex, frequently flooded | 21.4 | 15.83 | 5w |
| CaA | Cahaba fine sandy loam, 0 to 2 percent slopes | 2.8 | 2.11 | 1 |
| SnE | Sweatman-Smithdale complex, 5 to 25 percent slopes | 36.6 | 27.12 | 6e |
| SmC2 | Sweatman fine sandy loam, 5 to 8 percent slopes, eroded | 3.5 | 2.56 | 5w |
| LS | Lucy-Smithdale association, hilly | 58.0 | 42.96 | 5w |
| SdE | Smithdale-Lucy complex, 15 to 25 percent slopes | 0.3 | 0.21 | 5w |
| TOTALS | | 135.1 | 100% | 4.89 |


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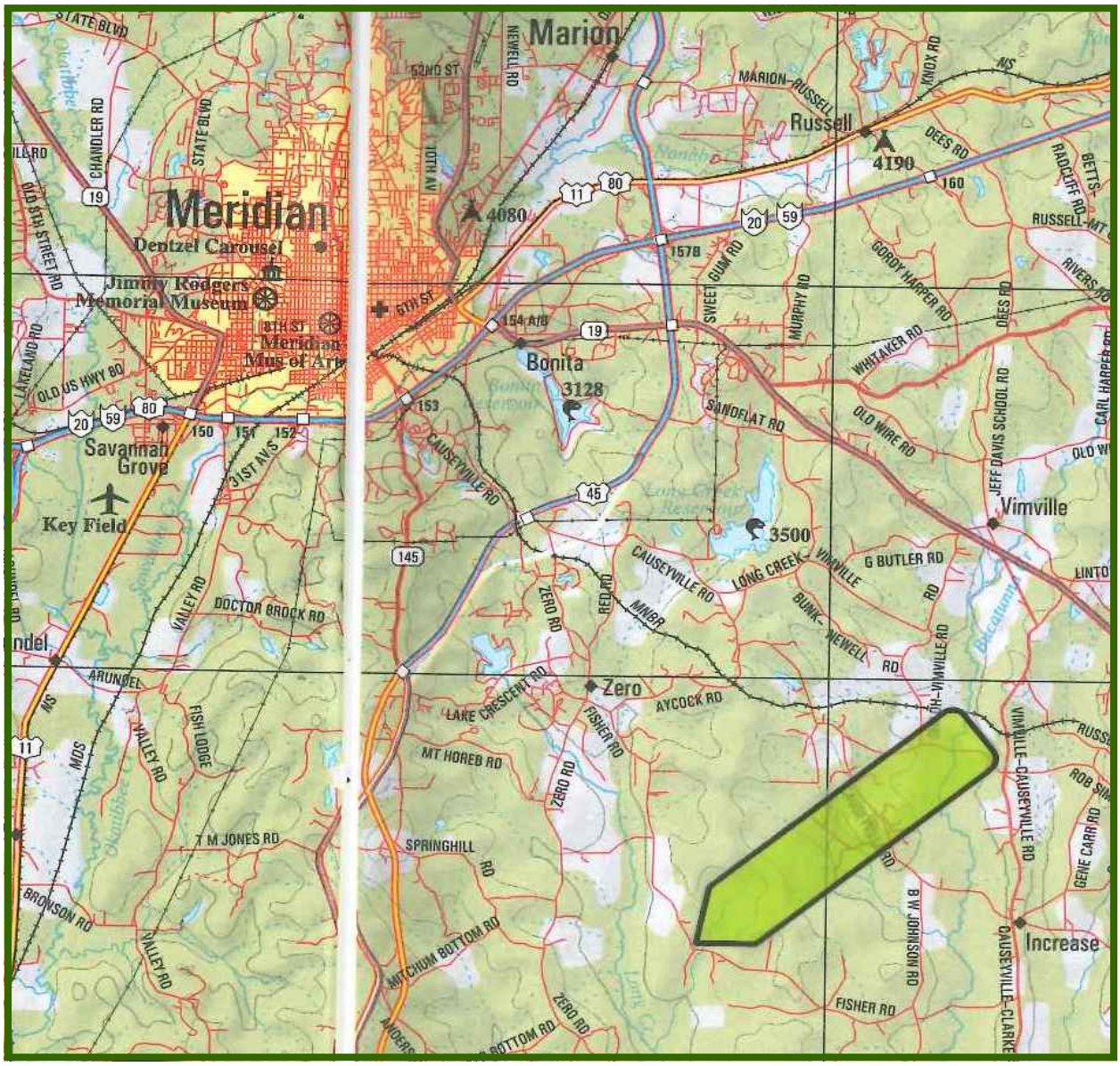
# Directional Map

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