

# Wildlife Rich Hunting Tract

174.42± ACRES IN  
MARSHALL COUNTY, MS



**\$1,995/ACRE**

If you have been looking for a diverse tract loaded to the brim with deer and turkey, we need to take a ride on this Marshall County, MS tract. Upon entering the property you will quickly realize why the deer hunting is so good. The owners cut the larger pine timber out in 2006, leaving great bedding areas scattered about. Surrounding these bedding areas are some of the prettiest hardwood draws you could want to hunt (3 ladder stands will remain), and the perfect bowhunting recipe is here with tons of mast producing oaks throughout. Don't disregard rifle season just yet though; the owners constructed 9 shooting houses over the years that keep you warm (some in better shape others). As we ride around the 174.42± acre tract you will notice 10 strategically located, mainly clover, wildlife plots—most of which are accompanied by a great turkey story. It is not uncommon to hear 5 to 10 gobblers on a sunny morning in this area. A pond is located in the southwestern proportion of the property that could be stocked for fishing. The trails are plentiful, reaching most every area of the property. This is truly a perfect sized wildlife rich hunting tract (see wildlife pictures from the past years). The property is gated and has paved access from Graves Road, located approximately 20 minutes from Senatobia, MS. If you have been on the fence about owning your own place, this tract may make up your mind. Call Michael Oswalt for your private showing today!!

From Holly Springs, MS travel south on Hwy 4 W/ Hwy 7 S for 2.8 miles. Make a slight right to continue on Hwy 4 W and travel 11.4 miles. Turn left on Tyro Road and travel 1.3 miles, and then make a slight right to continue on Tyro Road for 1.2 miles. Turn left on Graves Road, the property will be on your left.

[GOOGLE MAPS LINK](#)

*call me today!*

**MICHAEL OSWALT**, REALTOR®

Michael@TomSmithLand.com

601.898.2772 office | 662.719.3967 cell

118 Homestead Drive | Madison, MS 39110



Expect More. Get More.



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



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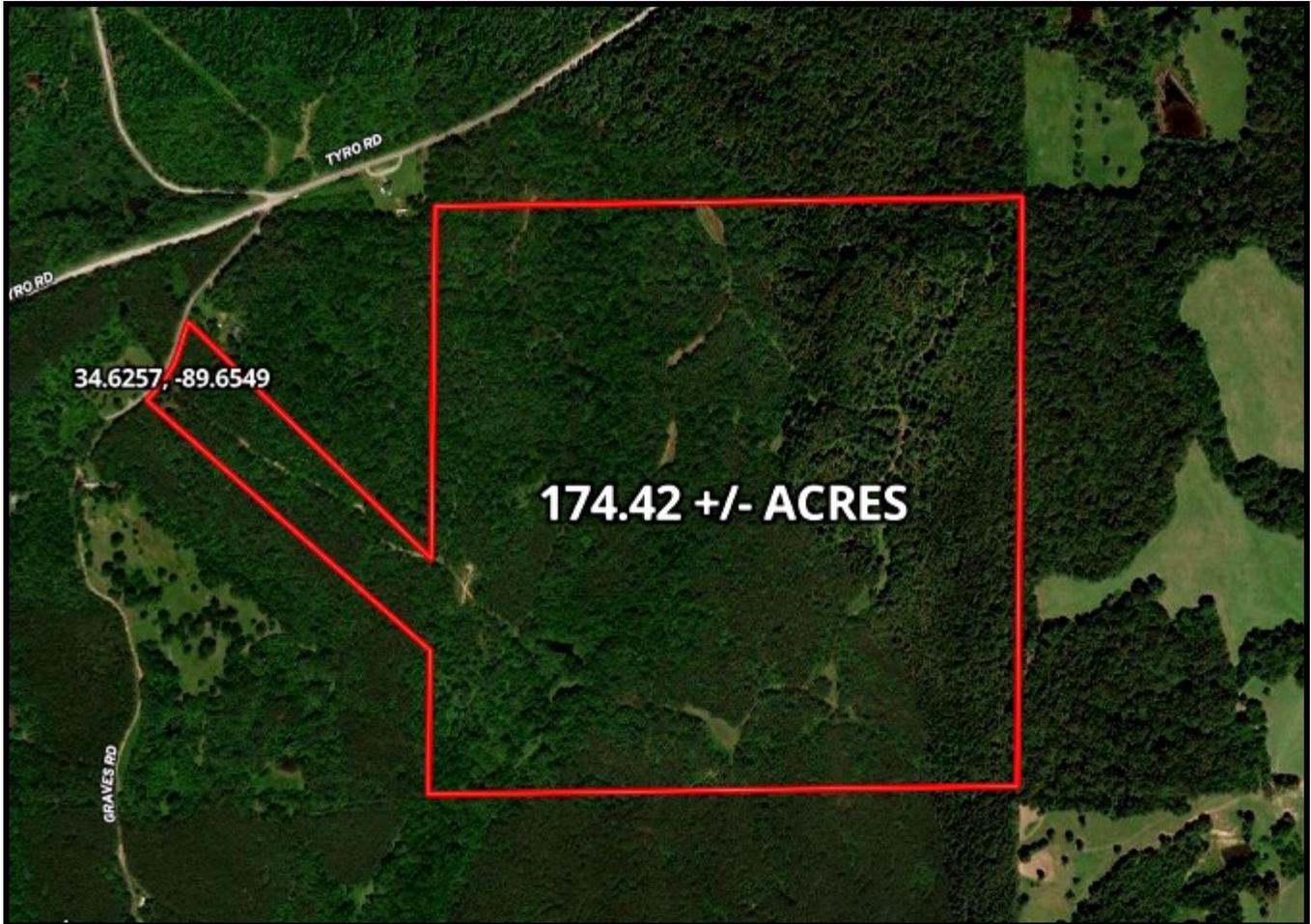
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# AERIAL MAP



CLICK [HERE](#) FOR AN INTERACTIVE MAP

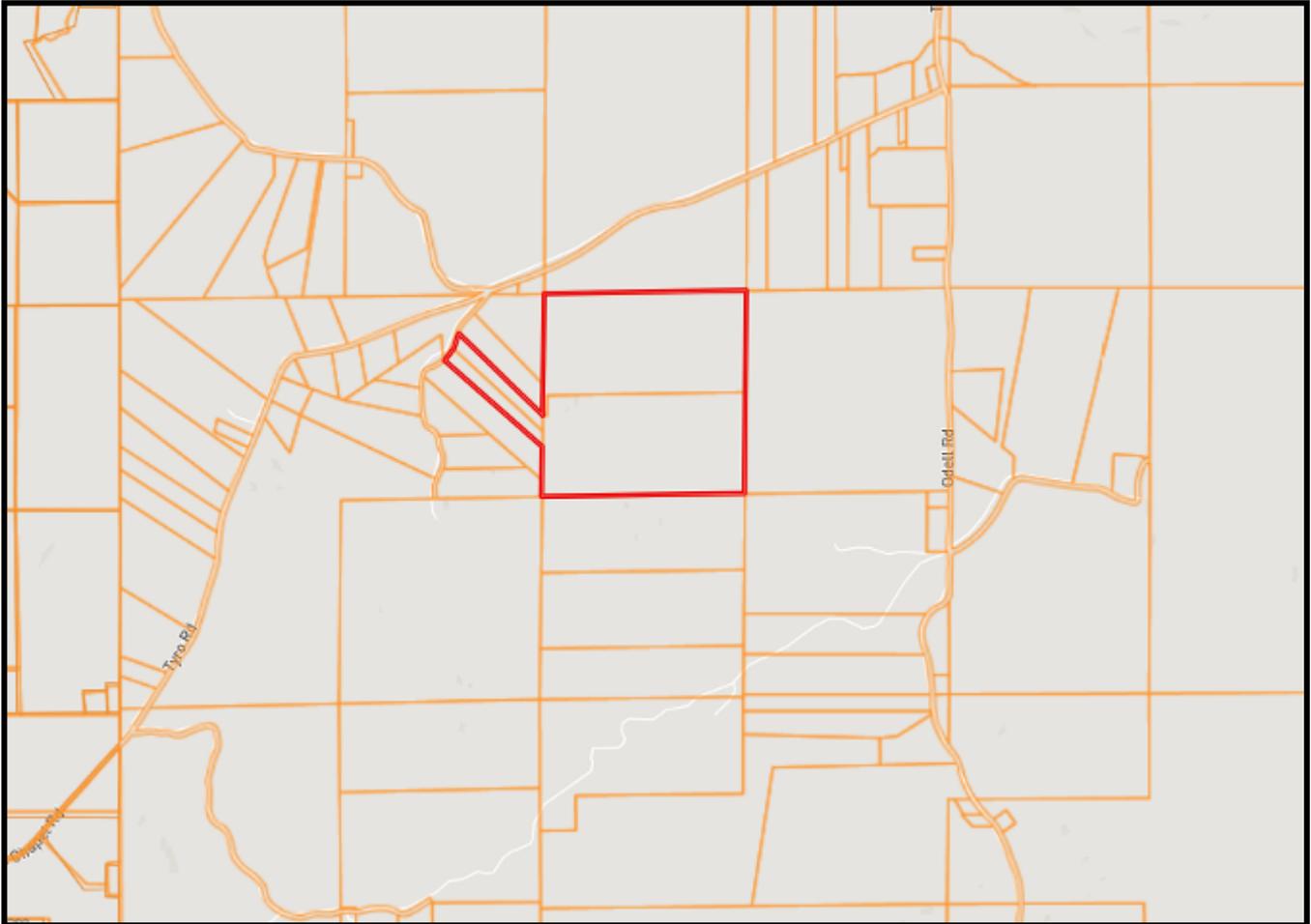
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# OWNERSHIP MAP



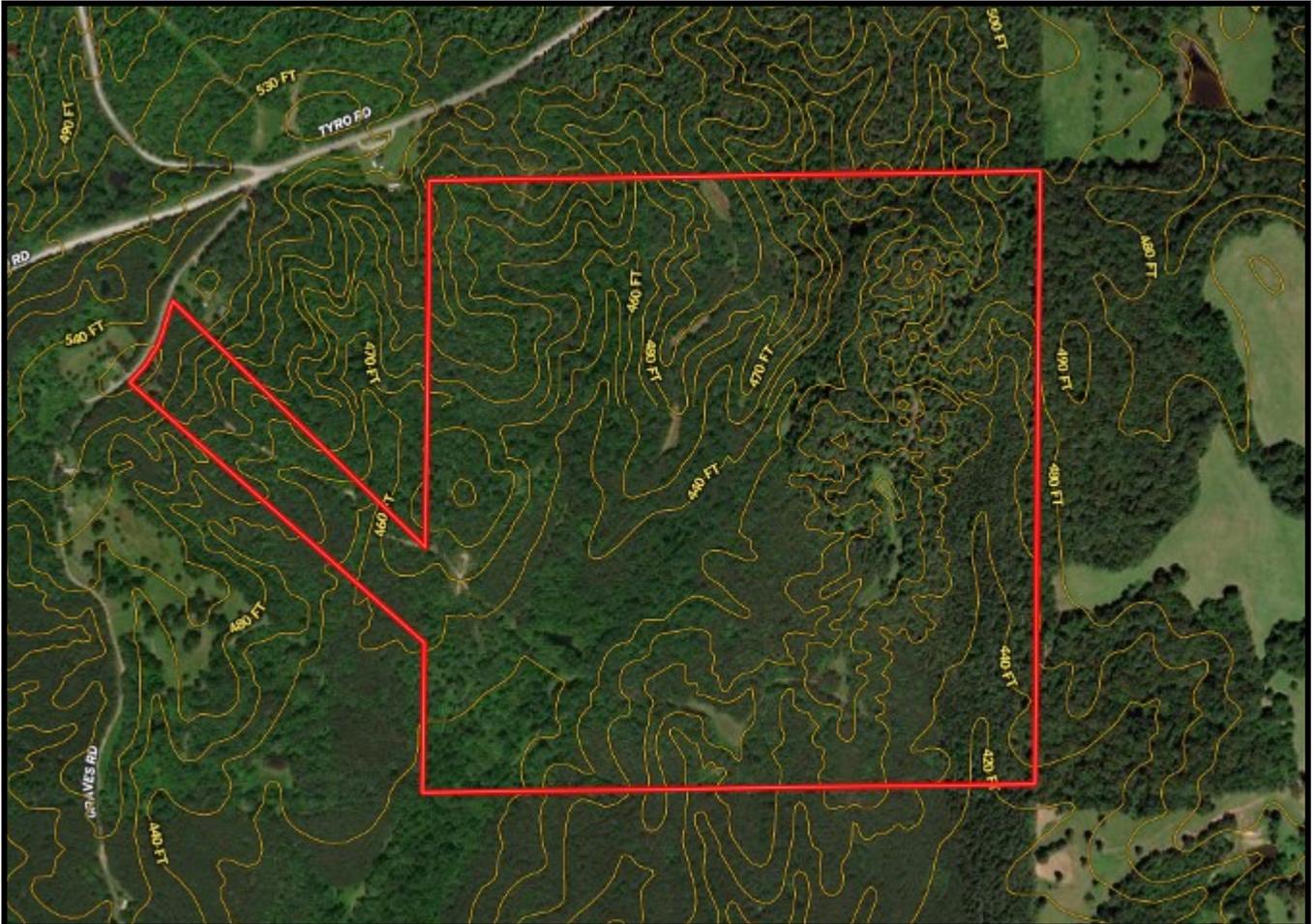
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# TOPO MAP

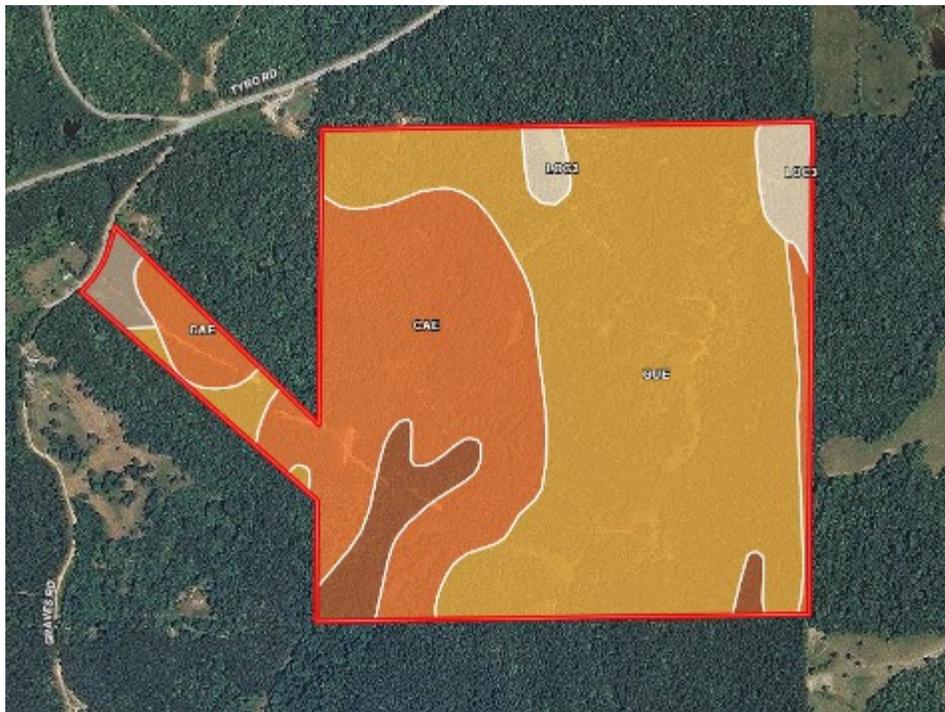


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# SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
PoD3	Providence silt loam, 8 to 12 percent slopes, severely eroded	0.1	0.04	6e
CaE	Cahaba and Lexington soils, 12 to 30 percent slopes (smithdale, lexington)	57.6	33.1	7e
LoC3	Loring silt loam, 5 to 8 percent slopes, severely eroded, central	6.2	3.55	4e
GuE	Gullied land-Cahaba complex, 5 to 30 percent slopes (smithdale)	99.1	56.97	7e
Vo	Vicksburg and Ochlockonee soils	8.5	4.9	1
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	2.5	1.43	3e

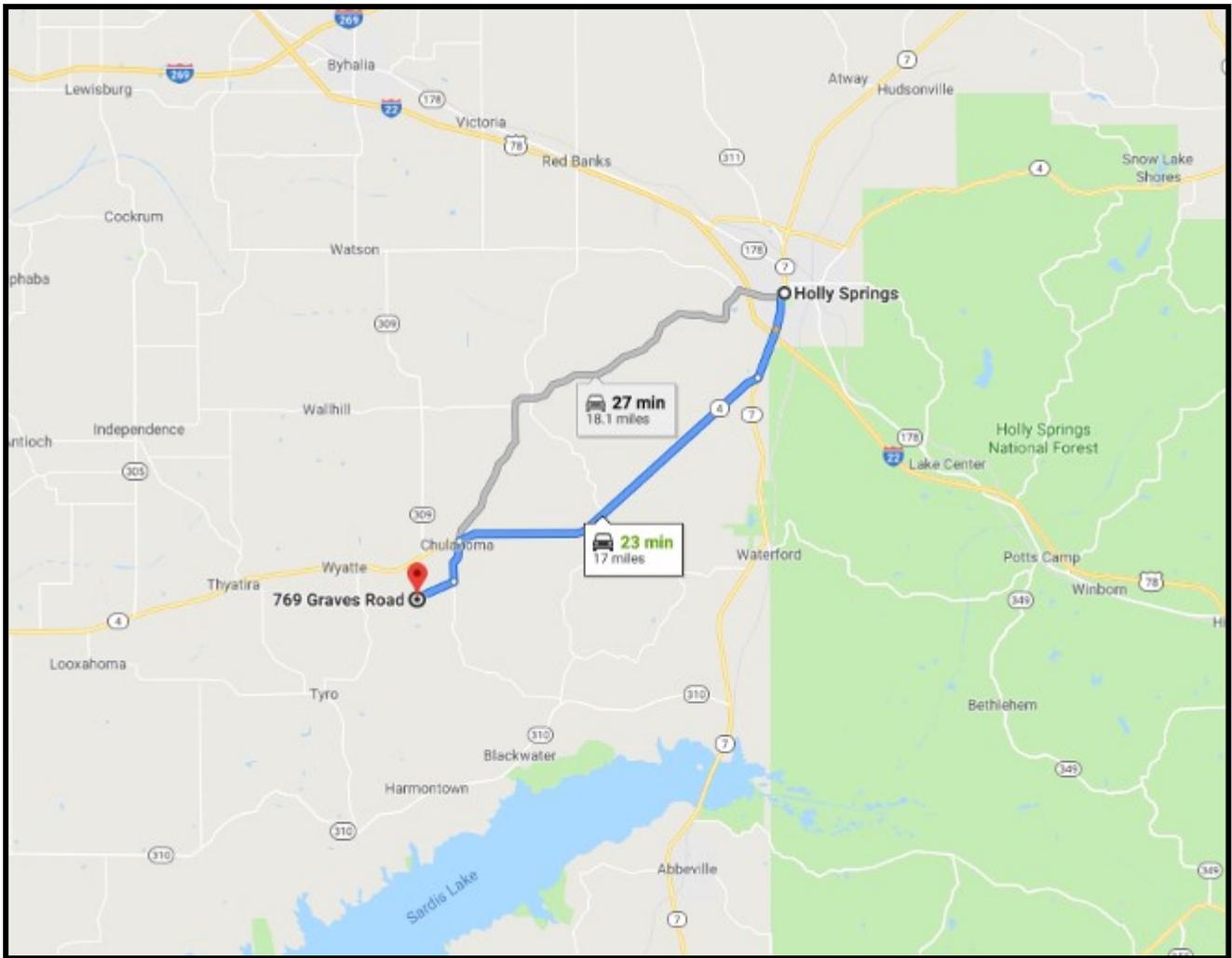
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# DIRECTIONAL MAP



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