

108.58+/-Acre Recreational Property in Simpson County, MS



If you are looking for excellent hunting in Simpson County, MS, this 108.58+/- acre tract is IT! Clear cut in 2017 and replanted shortly after, this tract offers a little bit of everything. The property features over 800 feet of paved road frontage on Harry Thurman Road with electricity close by. The natural gas pipeline provides great food plot locations as well as the transitional edge that deer love to travel. The fast growing pines and natural regrowth have created a vast area of excellent deer habitat. High nutrition browse is abundant and additional food plots could be added to increase the carrying capacity and provide more recreational opportunity. The real hidden gem is the large oak swamp at the back of the property! After you cross the wet areas, you find yourself on dry ground, with the swamp on one side and the creek on the other. Water oaks provide cover and security, as well as being a preferred food source. As pictures will attest, deer sign is extraordinary and the difficulty in getting into the swamp gives big bucks the security they are looking for. Rumors of big bucks abound in an area known to produce some exceptional whitetail deer. Unpressured for the last two years, deer movement is natural and uninhibited. With a sound management plan, this property will be a big deer producer for many years to come. Call Clif Cannon to schedule a showing today!

From Pearl MS: Travel US-49 south for 27.5 miles. Turn right onto MS-13 and travel south for 15.6 miles. Turn left on to Harry Thurman Road and travel 1.3 miles. The property will be on the right.

From Prentiss MS: Travel MS-13 north 10.5 miles. Turn right onto Harry Thurman Road and travel for 1.3 miles. The property will be on the right.



Call me today!

CLIF CANNON, REALTOR®

Clif@TomSmithLand.com

601.990.5070 office | 601.565.1070 cell

128 W. Monticello | Brookhaven, MS 39601



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Information is believed to be accurate but not guaranteed.



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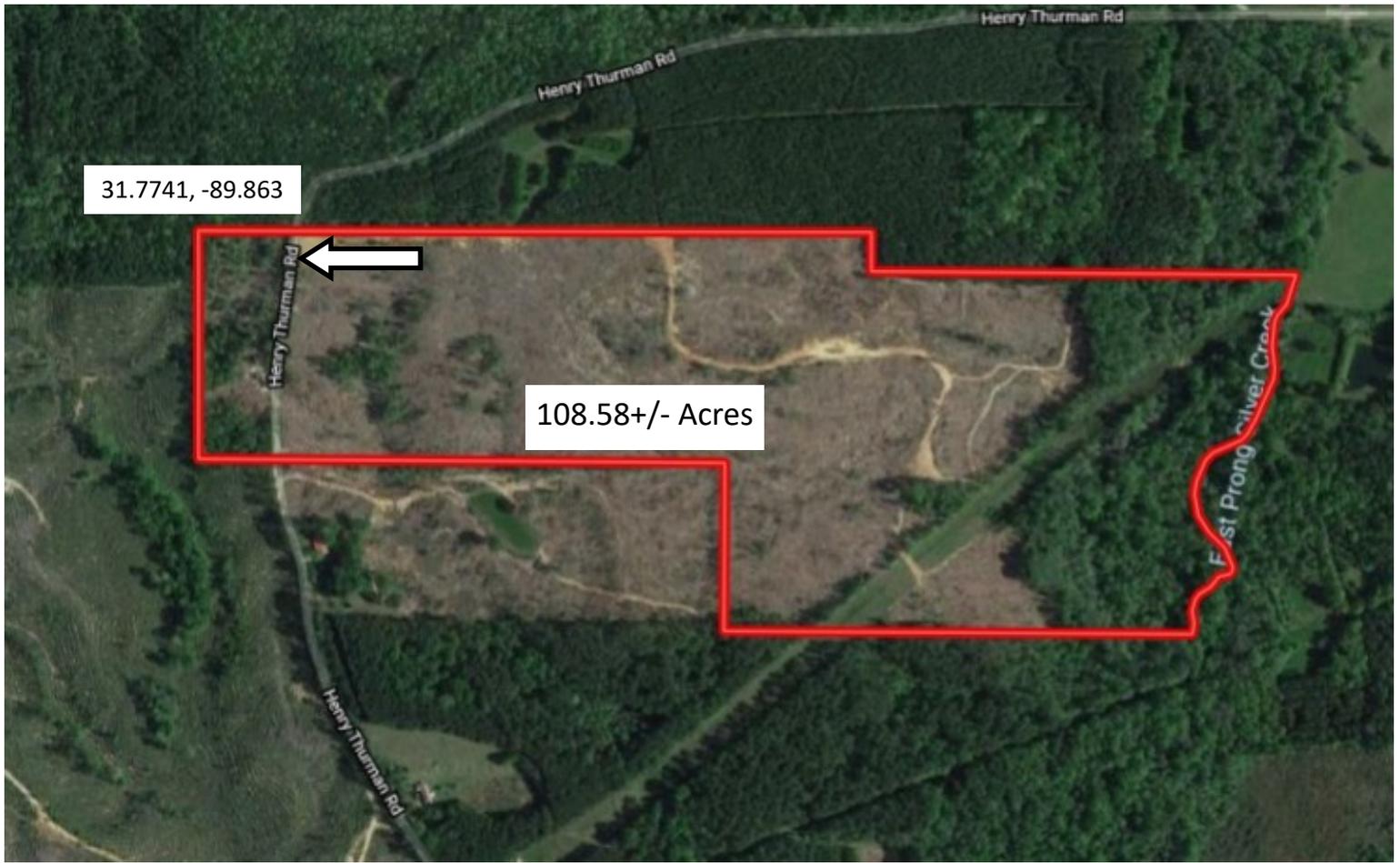
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Aerial Map



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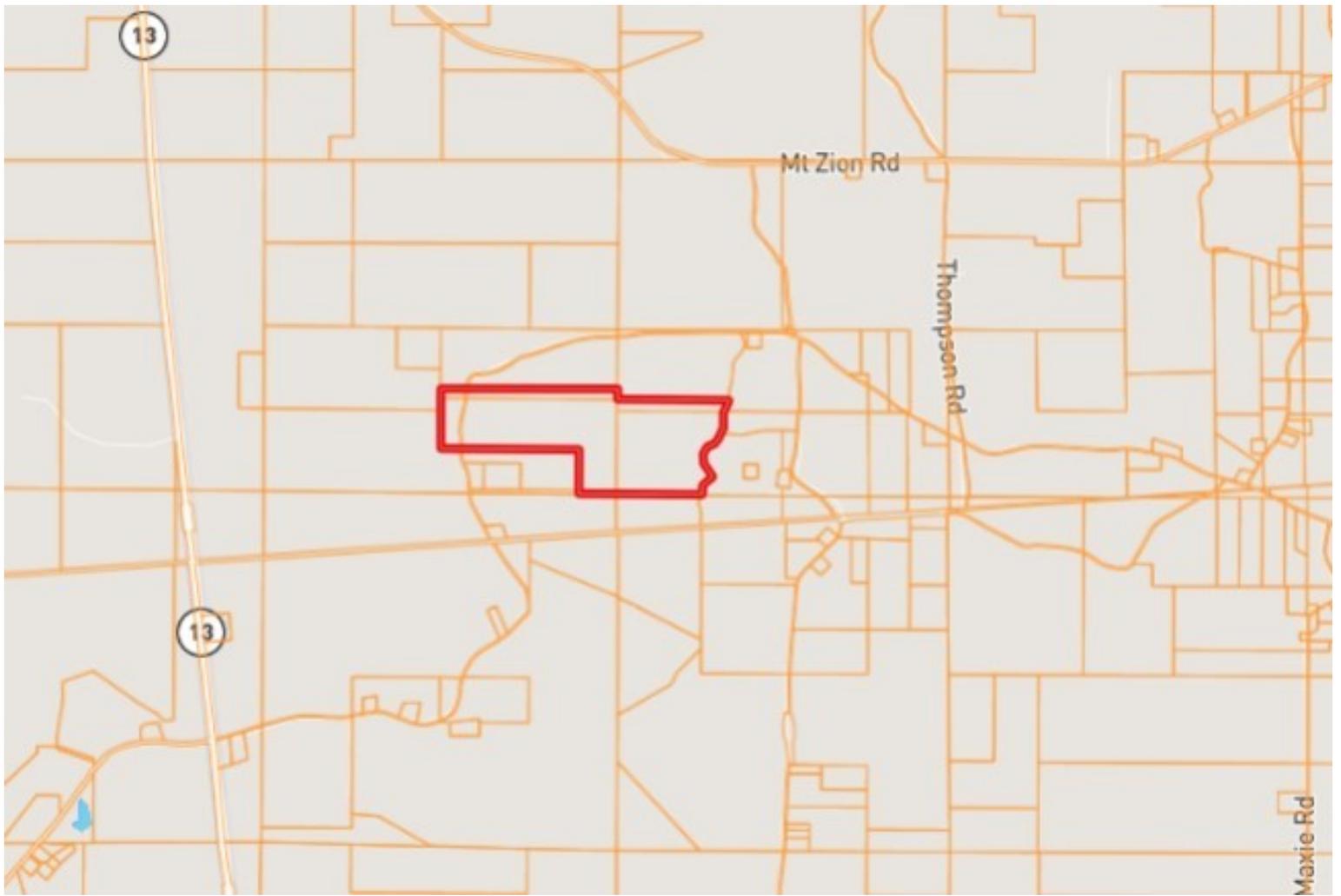
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Ownership Map



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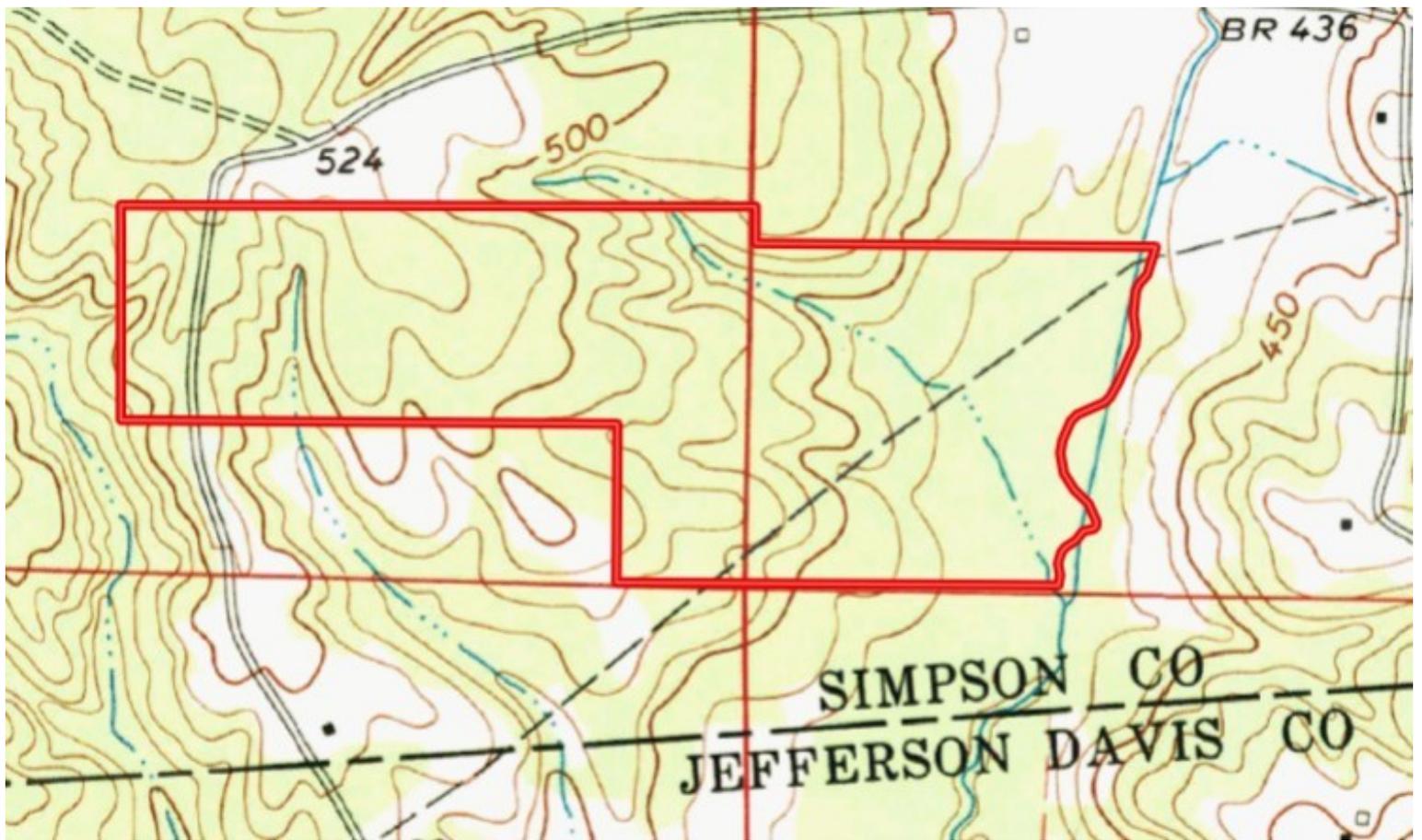
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Topographic Map



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Flood Map



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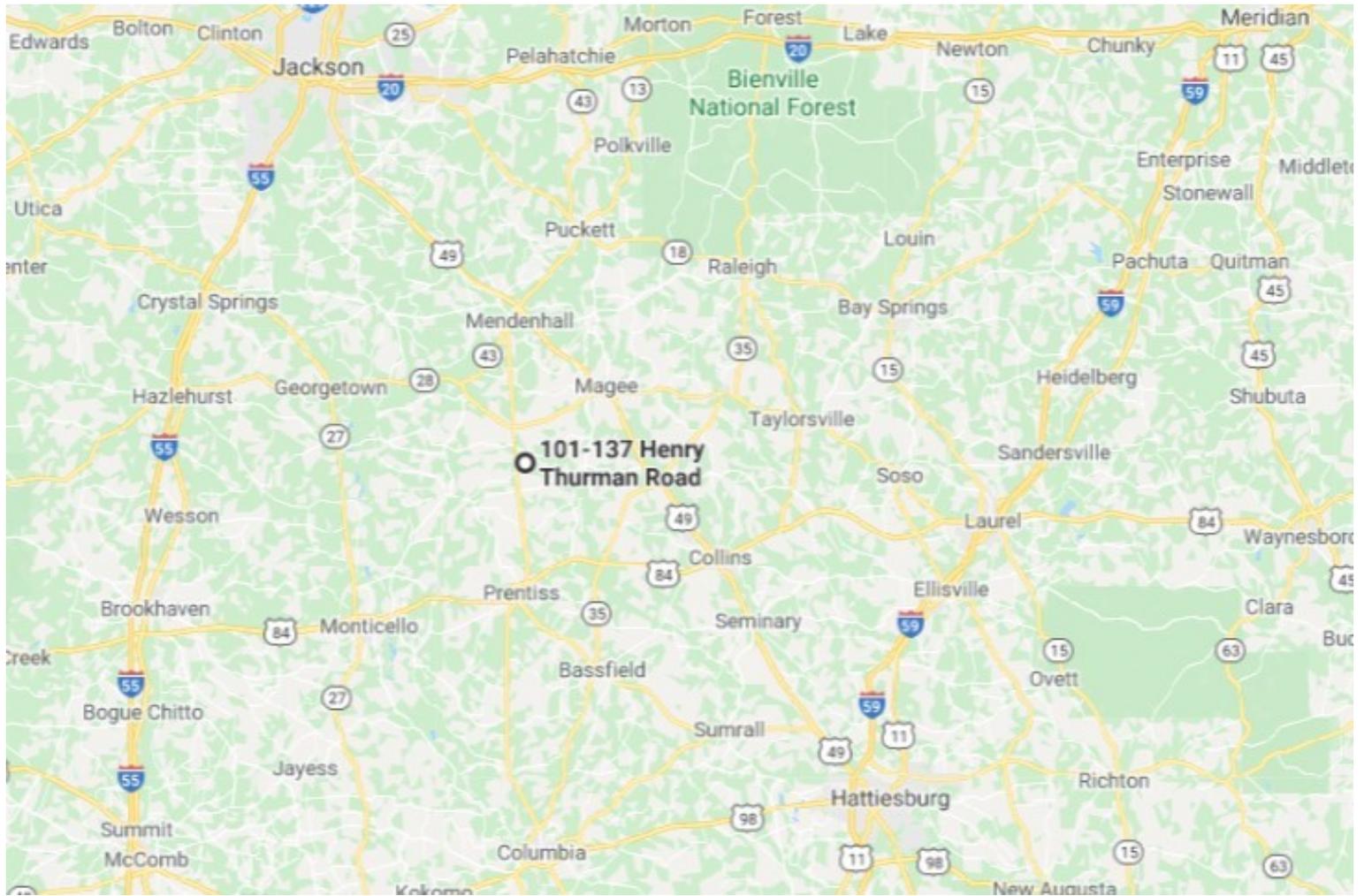
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Directional Map

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