Beautiful Pastureland
800+/- Acres in Lafayette County, MS

$1937.50 acre

Directions: From the intersection of Highway 7 and Highway 30 in Etta, MS travel east on Highway 30 for 13.6 miles. Turn right onto County Road 253, travel 1 mile and the property will be on the right.

Address: 89 County Road 253 Etta, MS 38627

call me today!

CHAD WILSON, REALTOR®
Chad@TomSmithLand.com
601.898.2772 office | 601.750.1970 cell

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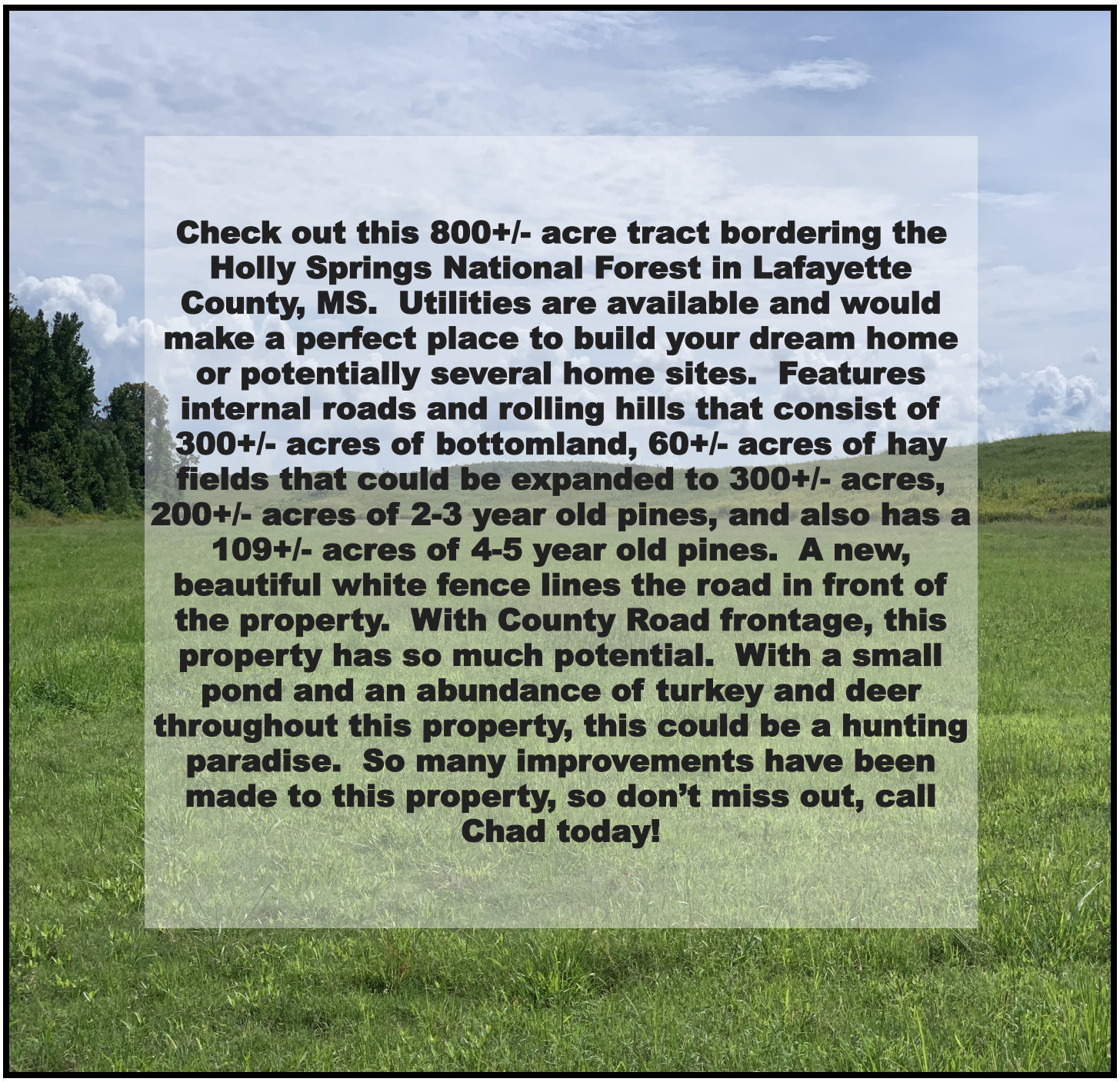
Information is believed to be accurate but not guaranteed.



Check out this 800+/- acre tract bordering the Holly Springs National Forest in Lafayette County, MS. Utilities are available and would make a perfect place to build your dream home or potentially several home sites. Features internal roads and rolling hills that consist of 300+/- acres of bottomland, 60+/- acres of hay fields that could be expanded to 300+/- acres, 200+/- acres of 2-3 year old pines, and also has a 109+/- acres of 4-5 year old pines. A new, beautiful white fence lines the road in front of the property. With County Road frontage, this property has so much potential. With a small pond and an abundance of turkey and deer throughout this property, this could be a hunting paradise. So many improvements have been made to this property, so don't miss out, call Chad today!

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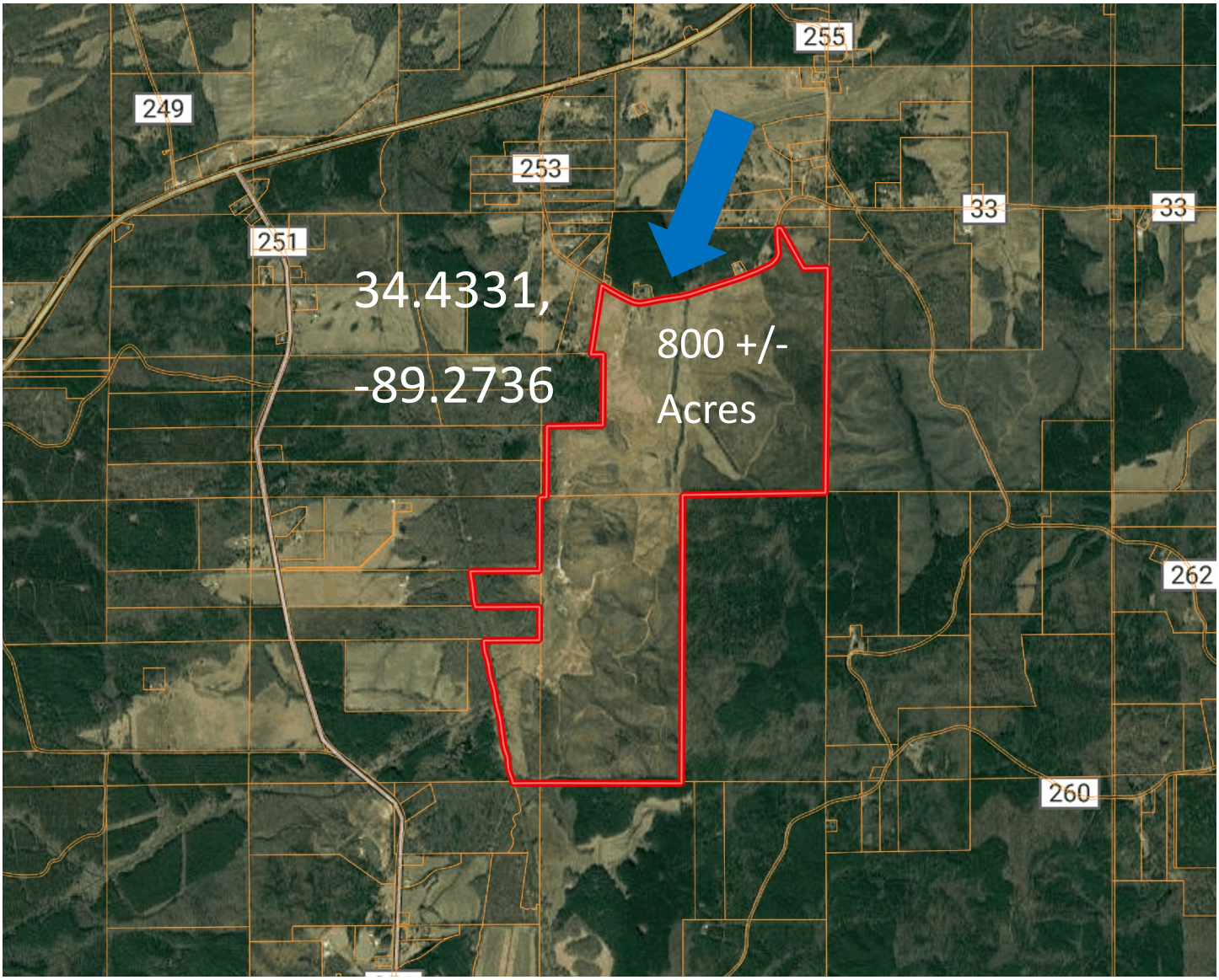
Aerial Map



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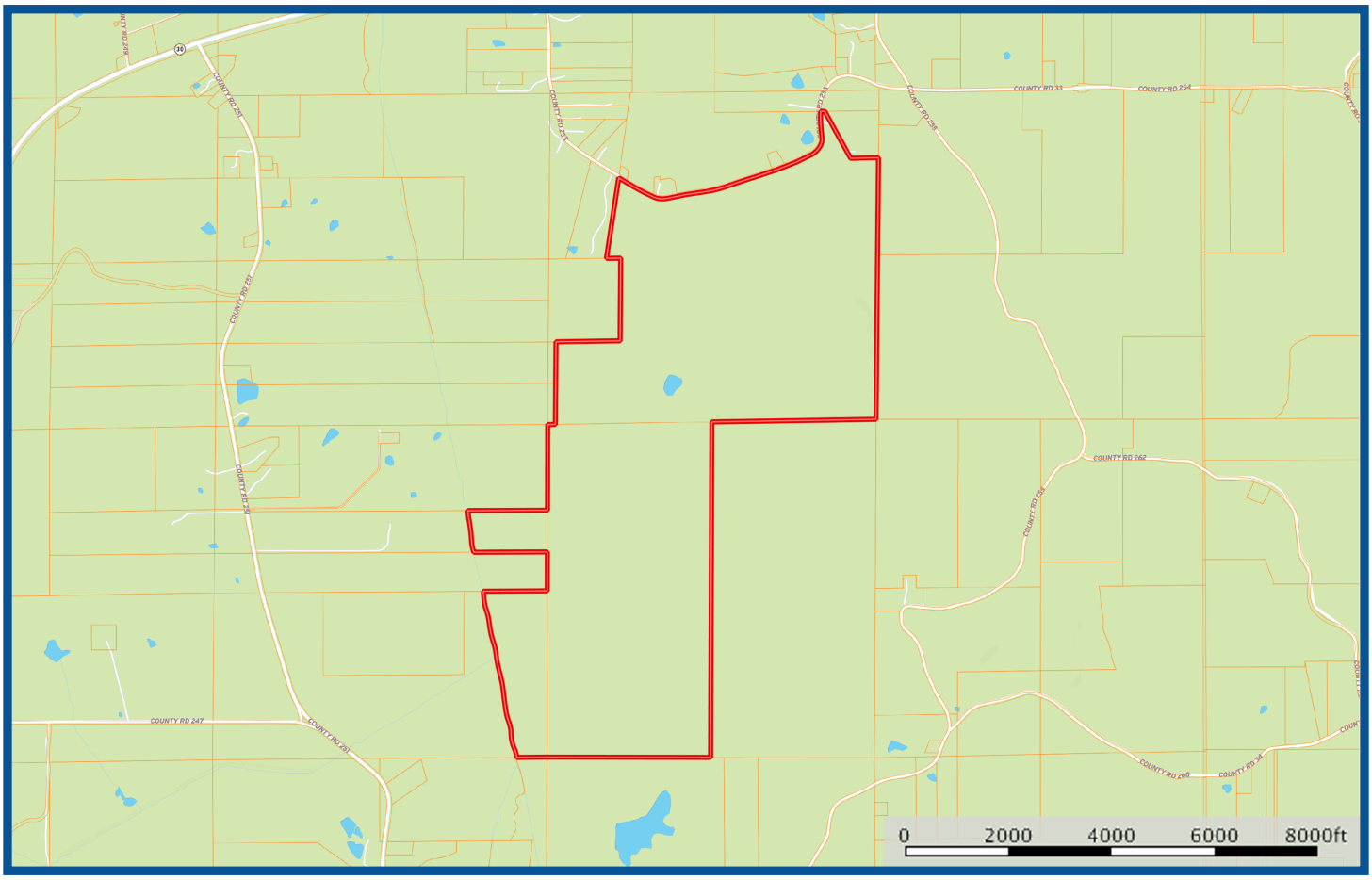
Ownership Map



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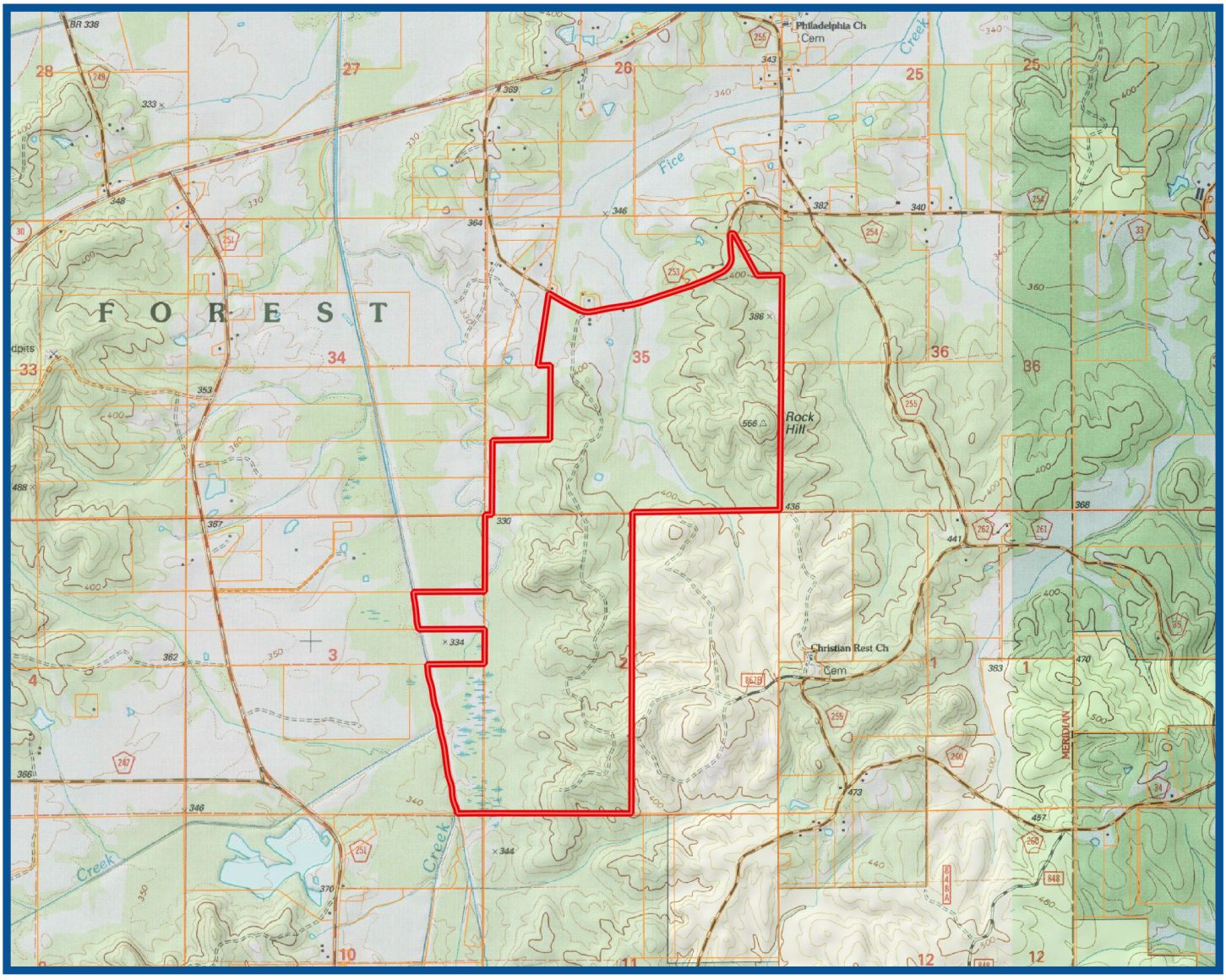
Topo Map



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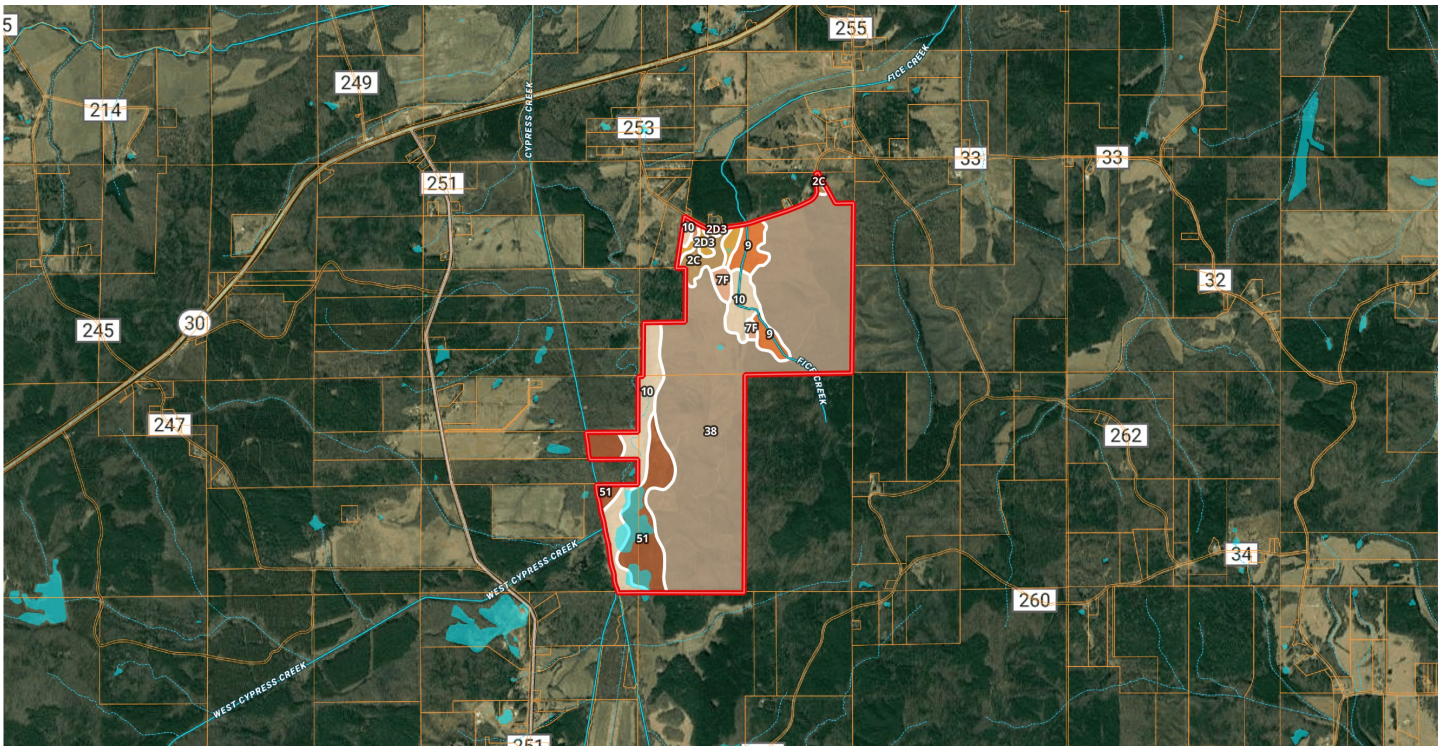
Soil Map



Boundary 800.4 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
2C	Providence silt loam, 5 to 8 percent slopes, moderately eroded	19.6	2.45	3e
9	Ochlockonee sandy loam, occasionally flooded	30.8	3.84	2w
10	Chenneby silt loam, 0 to 2 percent slopes, occasionally flooded	89.2	11.14	2w
2D3	Providence silt loam, 8 to 12 percent slopes, severely eroded	14.3	1.78	6e
51	Arkabutla silt loam, occasionally flooded	84.0	10.49	2w
38	Maben-Smithdale-Tippah association, hilly	551.3	68.88	7e
7F	Smithdale sandy loam, 15 to 35 percent slopes, eroded	9.9	1.24	7e
2B	Providence silt loam, 2 to 5 percent slopes, moderately eroded, north	1.3	0.17	2e
TOTALS		800.4	100%	5.6

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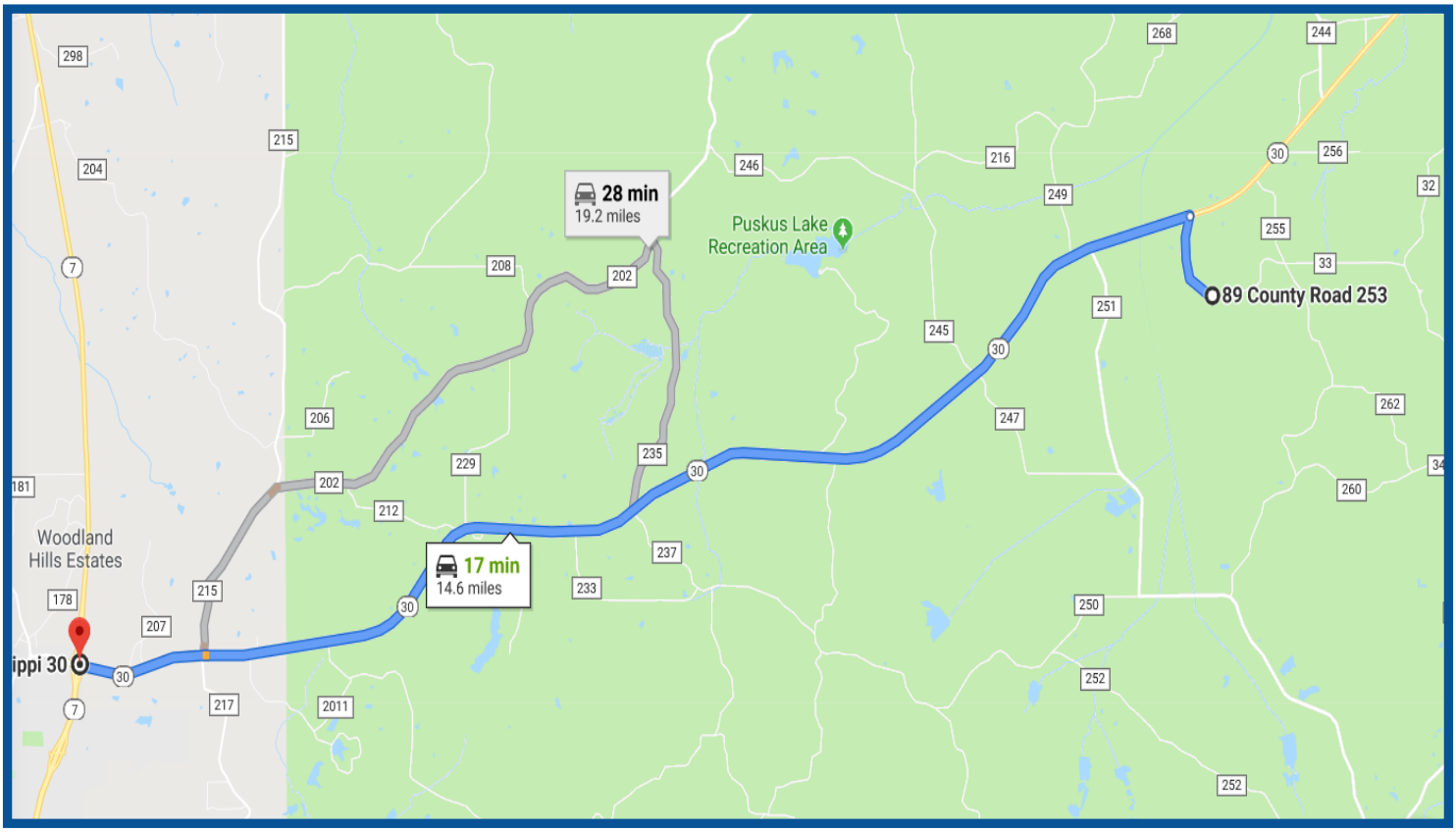
Directional Map



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