

RECREATIONAL TIMBERLAND TRACT 249± ACRES IN SIMPSON COUNTY, MS



Welcome to your new recreational timberland tract in Simpson County, MS! This 249± acre tract has the perfect recipe for recreational success. The entrance to the property is located down a short, abandoned, gravel road with deeded access from Zion Hill Road which dead ends into the property. Once you enter the gate you can go right to the old home site, which would make a great camp area with water and power available, or you can ride through the 10-12 year-old planted pine to arrive at the secluded shed area. You have a few choices when leaving the shed area as the interior roads are extensive. Little Creek is located along the western portion of the property with a tributary running along the northern end. The creek area is loaded with giant, mast producing hardwoods with many white oaks noted on inspection, making a great travel corridor and feeding area for the deer. The tract also features four nice sized wildlife plots (one long shot set up) and a few great areas for bow hunting after the acorns are gone. The old homesite is on an original 17.5± acre parcel which has been cutover making a great bedding area. The location is convenient being just a few minutes from Highway 49 in Mendenhall, 40 minutes southeast of the Jackson Metro Area, and 1 hour 45 minutes from the MS/LA state line via Interstate 55. This tract should check a lot of the boxes and would make a great long term timber investment. Give Michael Oswalt a call for your private tour today.



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Call me today!

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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



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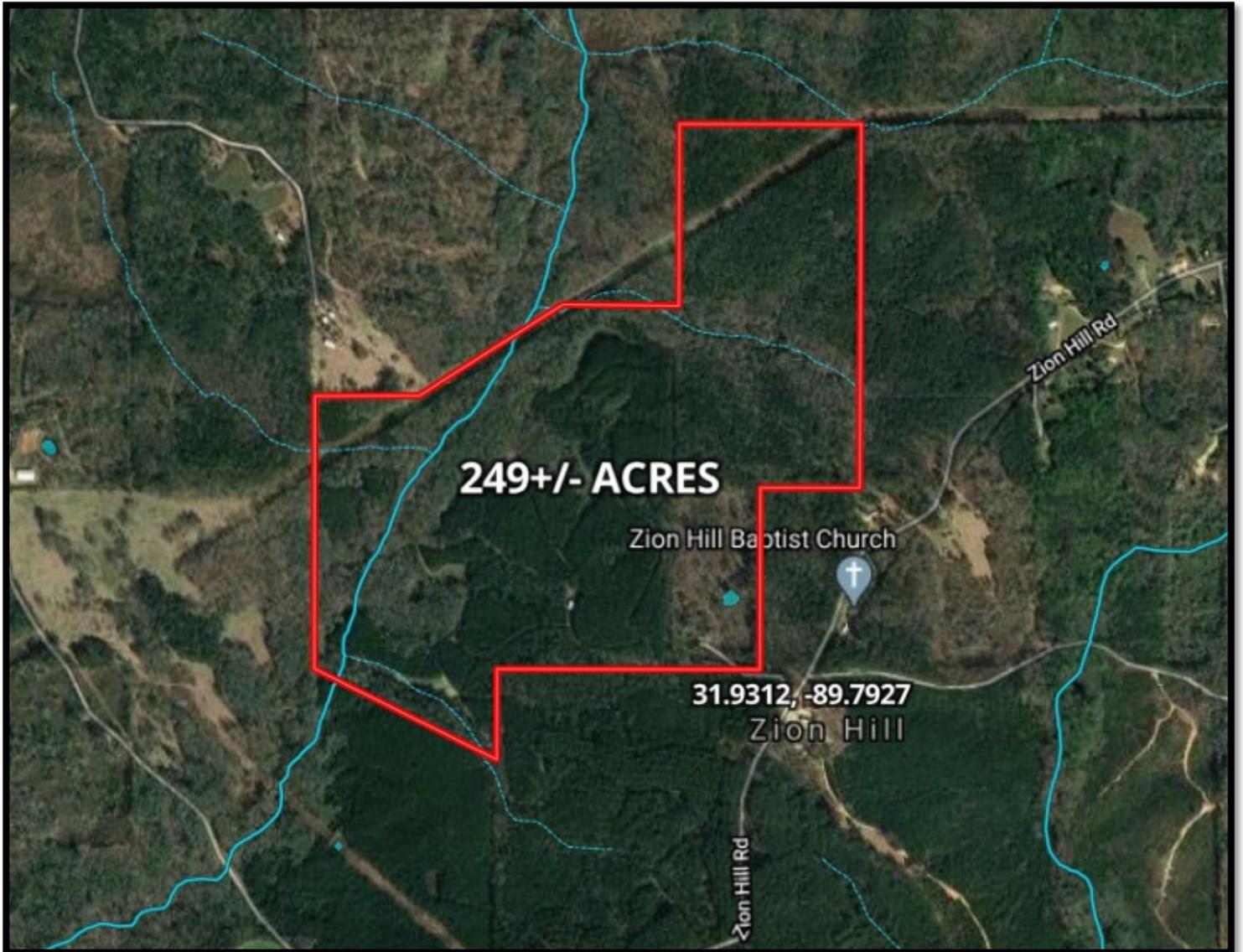
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AERIAL MAP



CLICK [HERE](#) FOR AN INTERACTIVE MAP



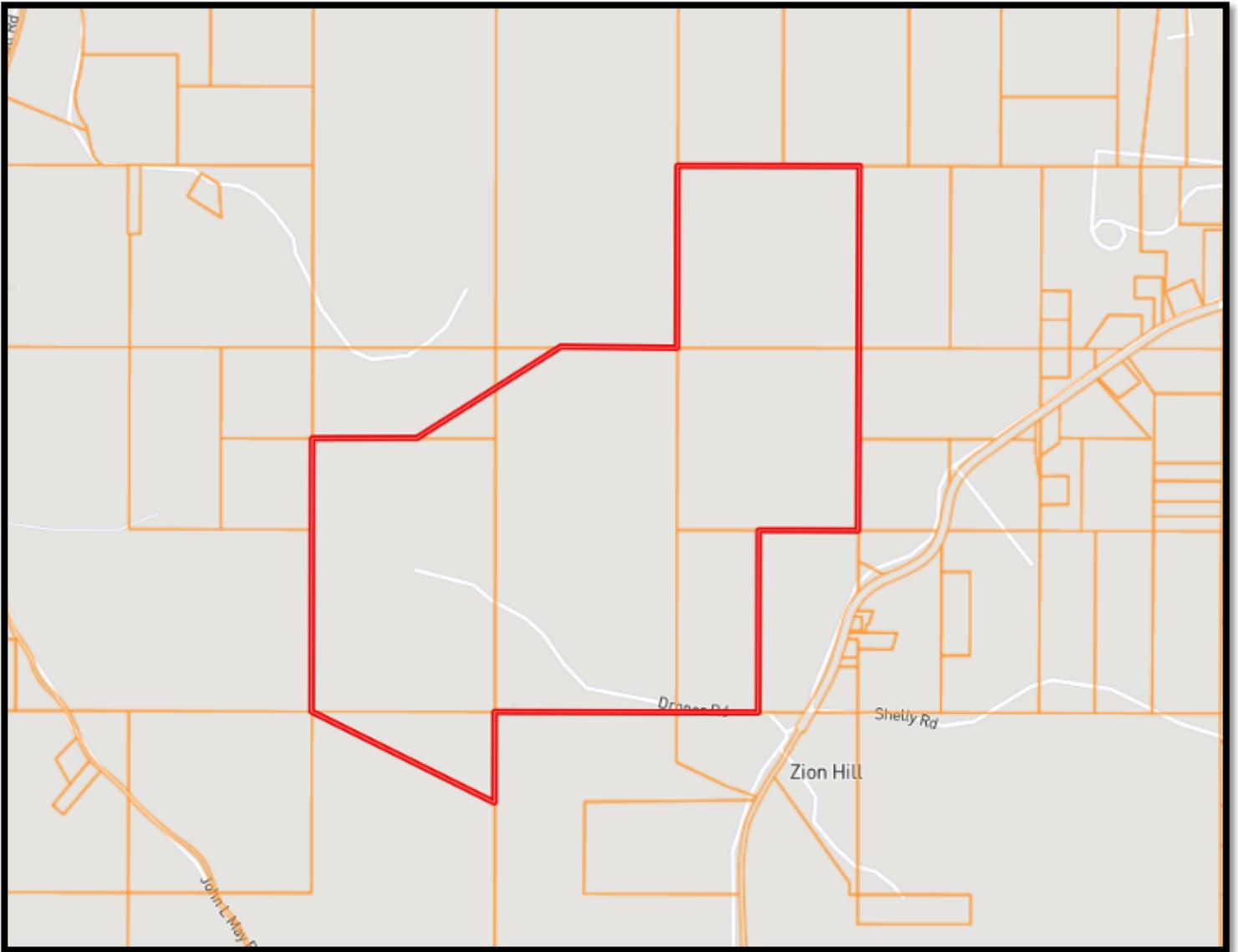
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OWNERSHIP MAP



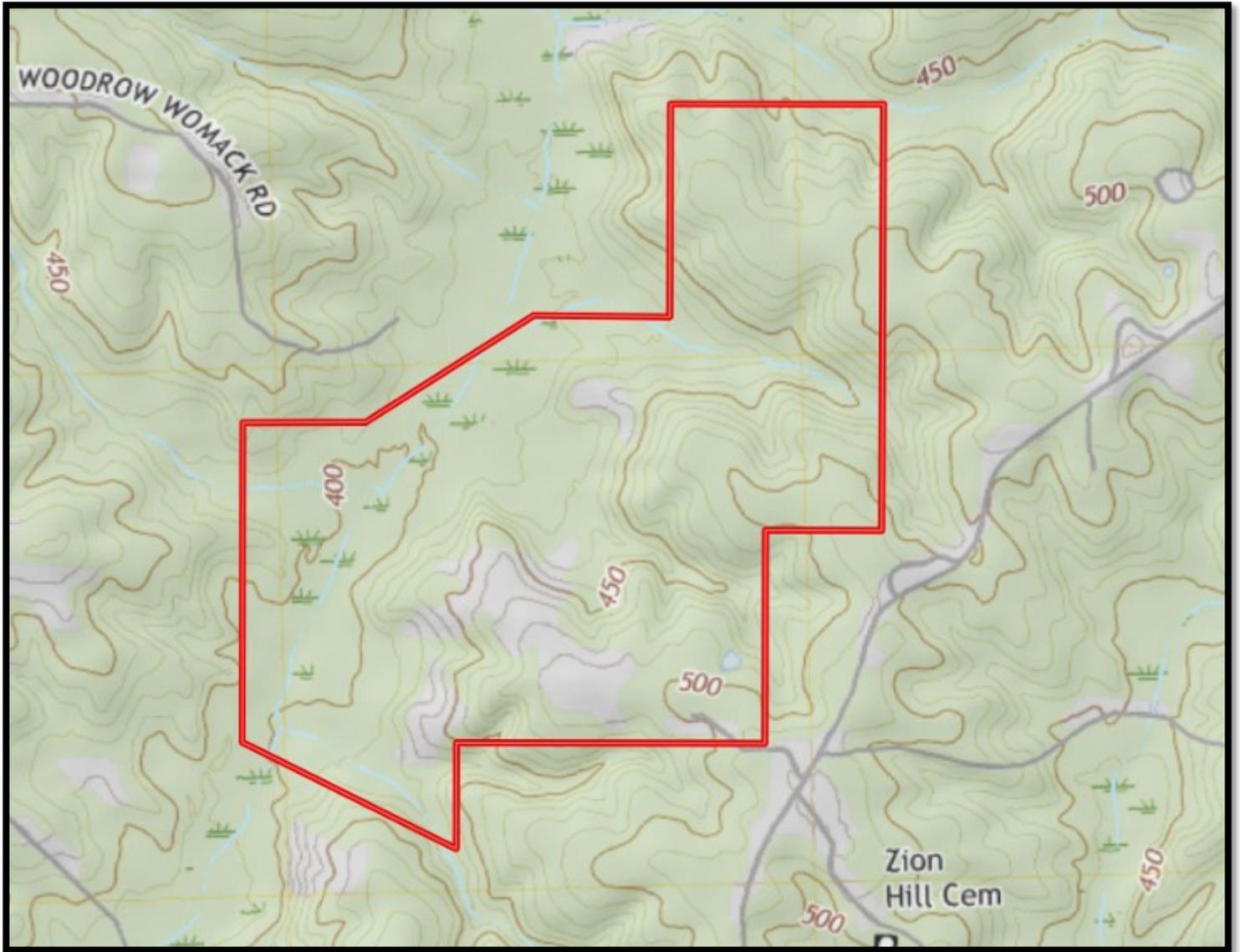
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TOPO MAP



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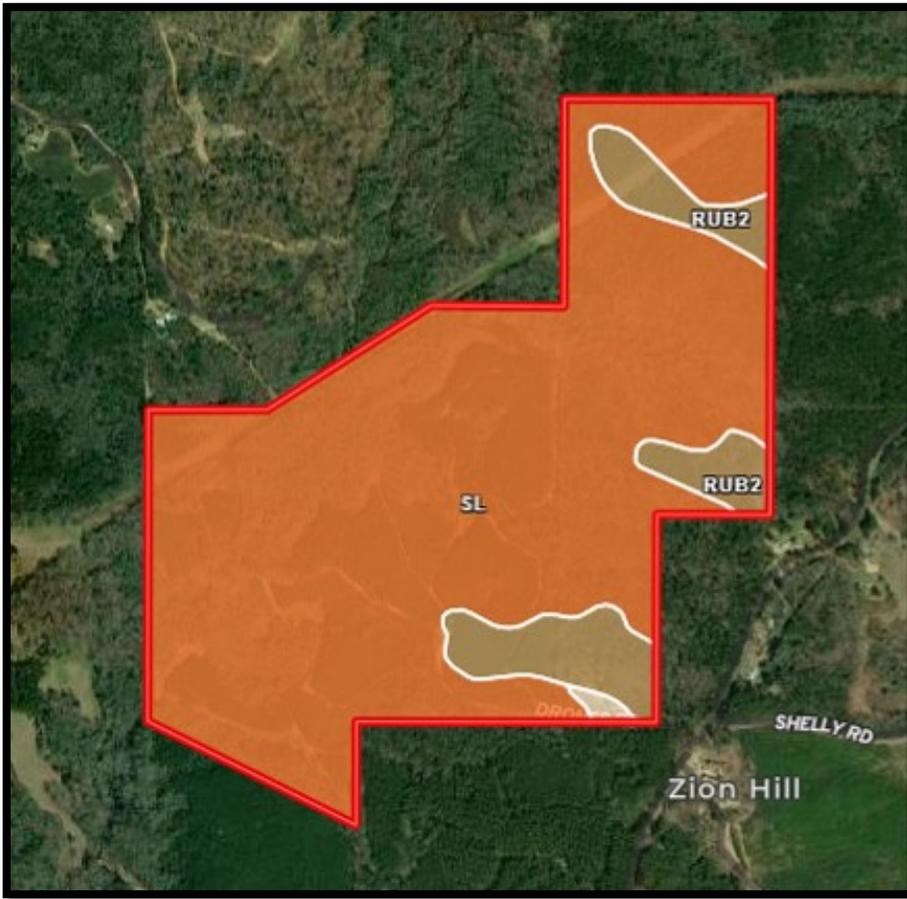
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SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
RuB2	Ruston fine sandy loam, 2 to 5 percent slopes, moderately eroded	28.8	11.41	2e
SL	Smithdale fine sandy loam, 12 to 40 percent slopes	222.3	88.13	7e
RuC2	Ruston fine sandy loam, 5 to 8 percent slopes, eroded	1.1	0.46	3e



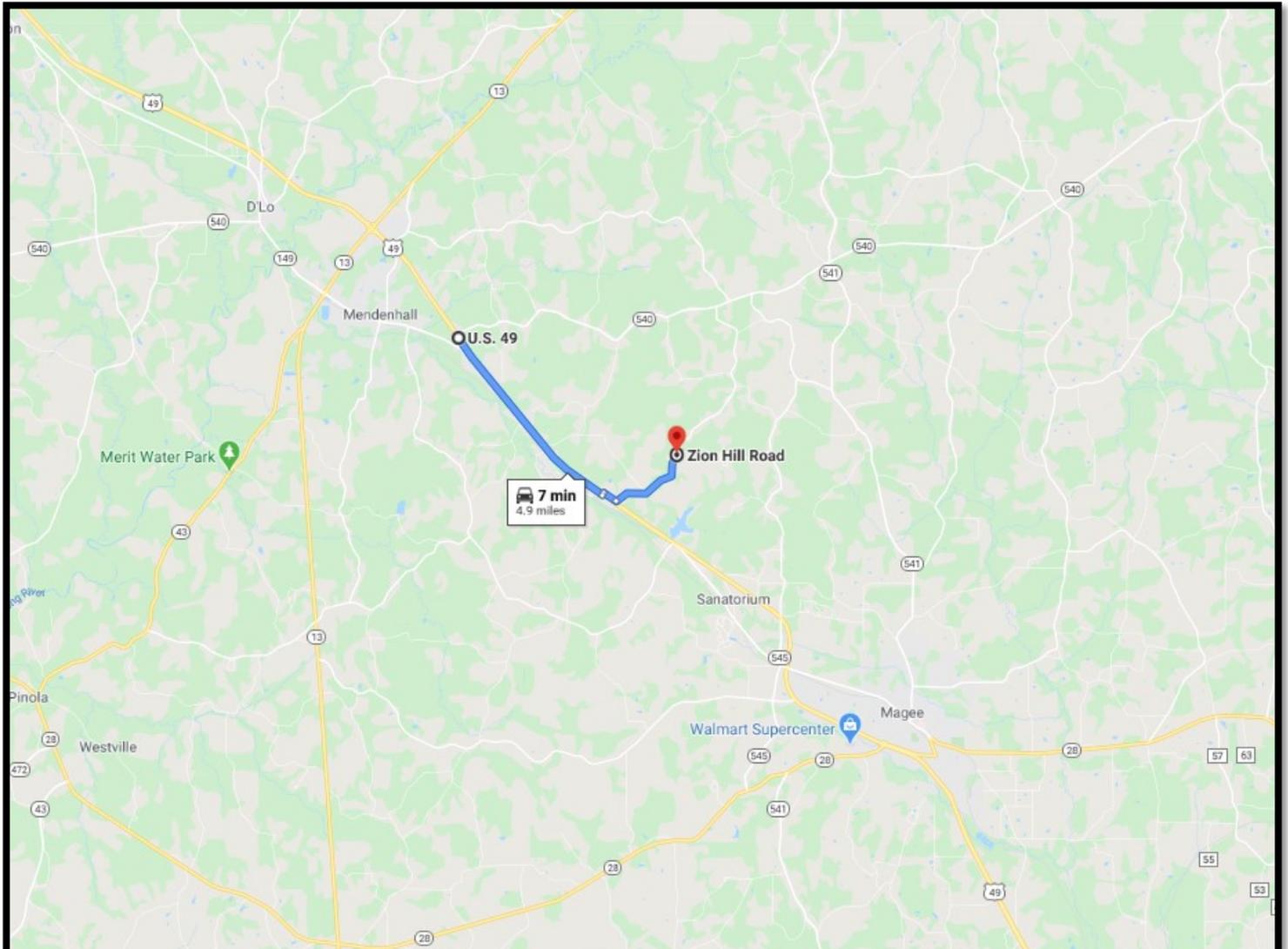
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DIRECTIONAL MAP



DIRECTIONS FROM MENDENHALL, MS: Travel Hwy 49 South for 3.3 miles. Turn left on Zion Hill Road, after approximately 1.3 miles the property will be on your left. [GOOGLE MAPS LINK](#)



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