

Beautiful Family Estate

135.07± ACRES IN AMITE COUNTY, MS



\$3,600/ACRE

4852 HWY 584 LIBERTY, MS 39645



Welcome to your new family estate in Amite County, MS. This 135.07± acre tract has been in the family for about 50 years and is ready for the new owner to take up where the seller is leaving off. As you enter the first gated entrance along Highway 584, you will know pretty quickly if this is the one. Have your box checker out as this one may just fill it up. The features include a stocked 14± acre lake, nearly 100± acres of improved pasture, and 17± acres of pine and hardwood timber. The lake is absolutely beautiful and the possible home/cabin sites are evident. The pasture is fenced and cows are grazing as we speak, which the seller currently leases to a local cattle farmer. The timbered acreage is at the rear of the property but deer, turkey, and hogs also frequent the pastures. A hay barn/equipment shed is in place for your storage needs. Two homes are on the property: a 3 bed, 2 bath home, and a 4 bed, 2 bath older farm house (one home is currently occupied by the seller). Both would make great deer camps or they can be removed for the construction of your new cabin/home. The location is convenient being only 30 minutes from McComb, MS or an hour from Baton Rouge, LA. When you start looking for a property with a lake, the search results can become few and far between. Most people would love to have a lake to enjoy some summer time fishing while hunting in the winter. This tract doesn't just have a lake but truly offers a little of everything that Mississippi has offer. If you and your family are looking for a farm/weekend getaway/estate property that the whole family can enjoy, call Michael Oswald or Preston Smith for your private tour today!



PRESTON SMITH, MANAGING BROKER
Preston@TomSmithLand.com
601.990.5070 office | 601.209.7150 cell
128 W. Monticello St. | Brookhaven, MS 39601



Expect More. Get More.

call us today!



MICHAEL OSWALT, ASSOC. BROKER®
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601.898.2772 office | 662.719.3967 cell
Licensed in MS, AR & MO

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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AERIAL MAP



[CLICK HERE](#) FOR AN INTERACTIVE MAP



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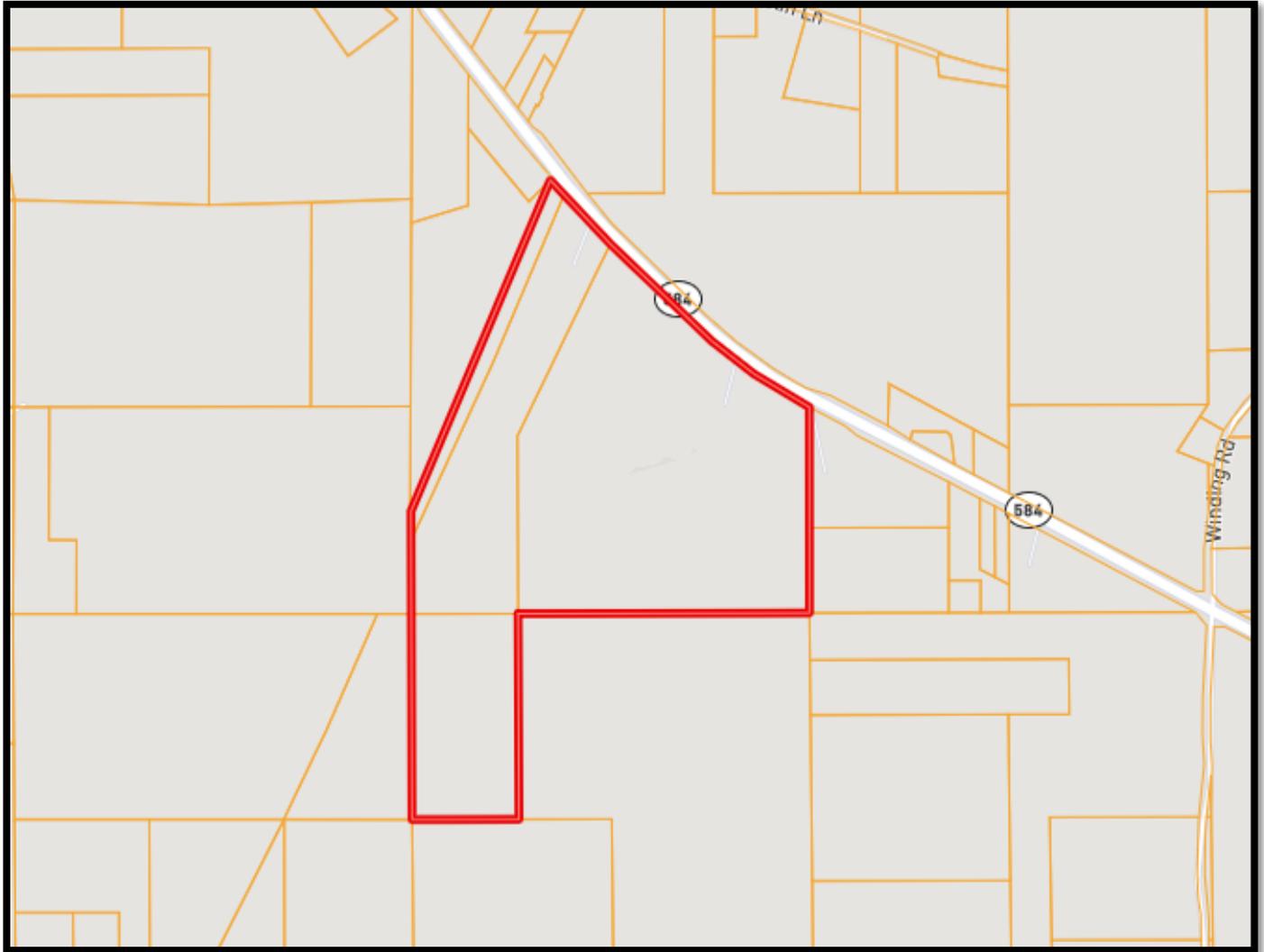


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OWNERSHIP MAP



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TOPO
MAP

FLOOD
MAP



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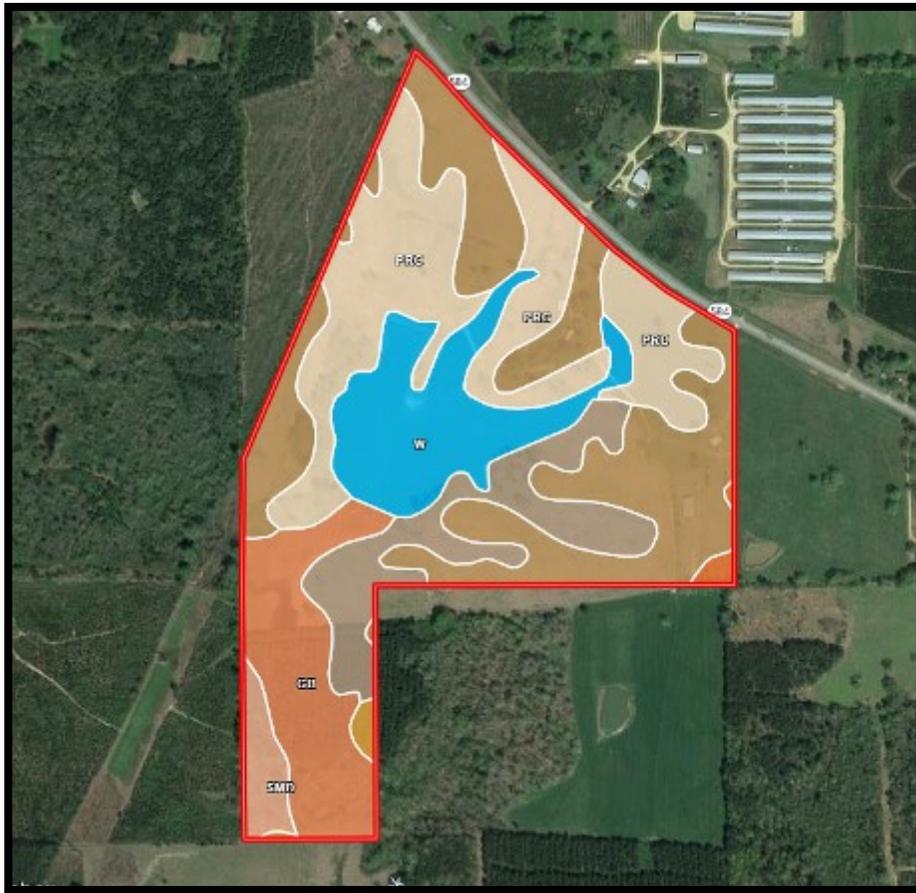


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SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
PrB	Providence silt loam, 2 to 5 percent slopes	41.6	30.6	2e
RuC3	Ruston sandy loam, 5 to 8 percent slopes, severely eroded	0.8	0.62	4e
PrC	Providence silt loam, 5 to 8 percent slopes	36.1	26.57	3e
SmE	Smithdale sandy loam, 12 to 35 percent slopes	0.9	0.69	7e
W	Water	19.0	13.95	-
SmD3	Smithdale sandy loam, 8 to 12 percent slopes, severely eroded	16.3	11.98	6e
SmD	Smithdale sandy loam, 8 to 12 percent slopes	3.8	2.82	4e
Gb	Gillsburg silt loam, 0 to 2 percent slopes, occasionally flooded	17.4	12.77	2w



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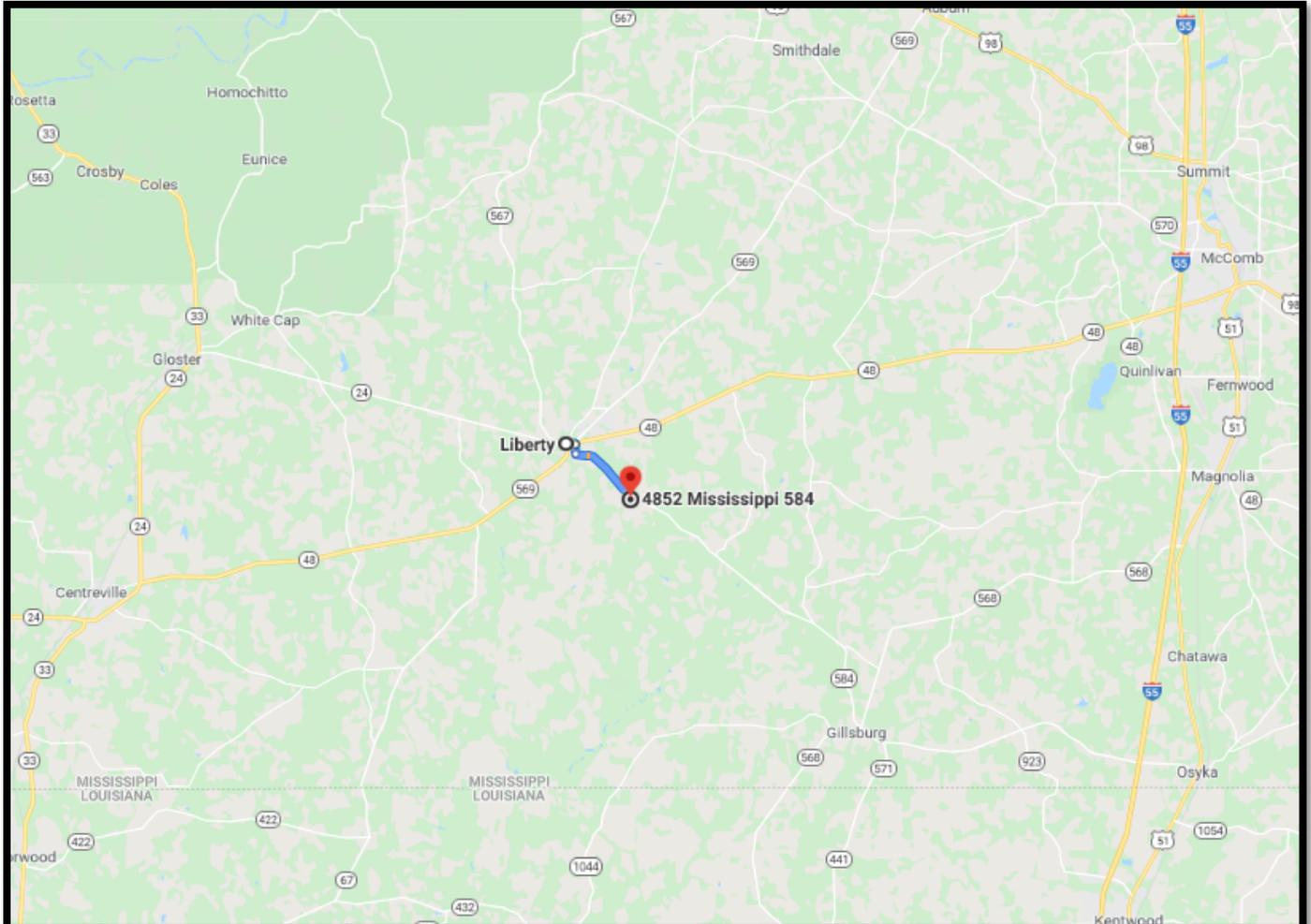
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DIRECTIONAL MAP



DIRECTIONS FROM LIBERTY, MS: Travel Highway 584/Osyka Rd. for approximately 3 miles. The property will be on your right. **4852 Hwy 584 Liberty, MS 39645**



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