# Commercial Land

# 9.9+/- Acres in Leake County, MS

**$35,000**

Take advantage of this affordable, prime commercial property on 9.9+/- acres in Leake County, MS. Located just off Old Canton Rd in the heart of Carthage near the intersection of Hwy 16/ Hwy 35 and surrounded by other businesses, this property will bring plenty of traffic. This vacant land is a clean slate and could make a great investment opportunity. Don't miss out, call Barry today!

Directions from the intersection of Hwy 16 and Hwy 35 in Carthage: Travel north on Hwy 35 for .5 miles, turn left on Old Canton Rd. Travel .2 miles and the property will be on the right.
Address: 00 Old Canton Rd Carthage, MS 39051

*call me today!*

**BARRY HOLT**, REALTOR®
Barry@TomSmithLand.com
601.898.2772 office | 601-613-2288 cell

Tom Smith LAND AND HOMES
Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

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# Aerial Map

Click Here For Interactive Map


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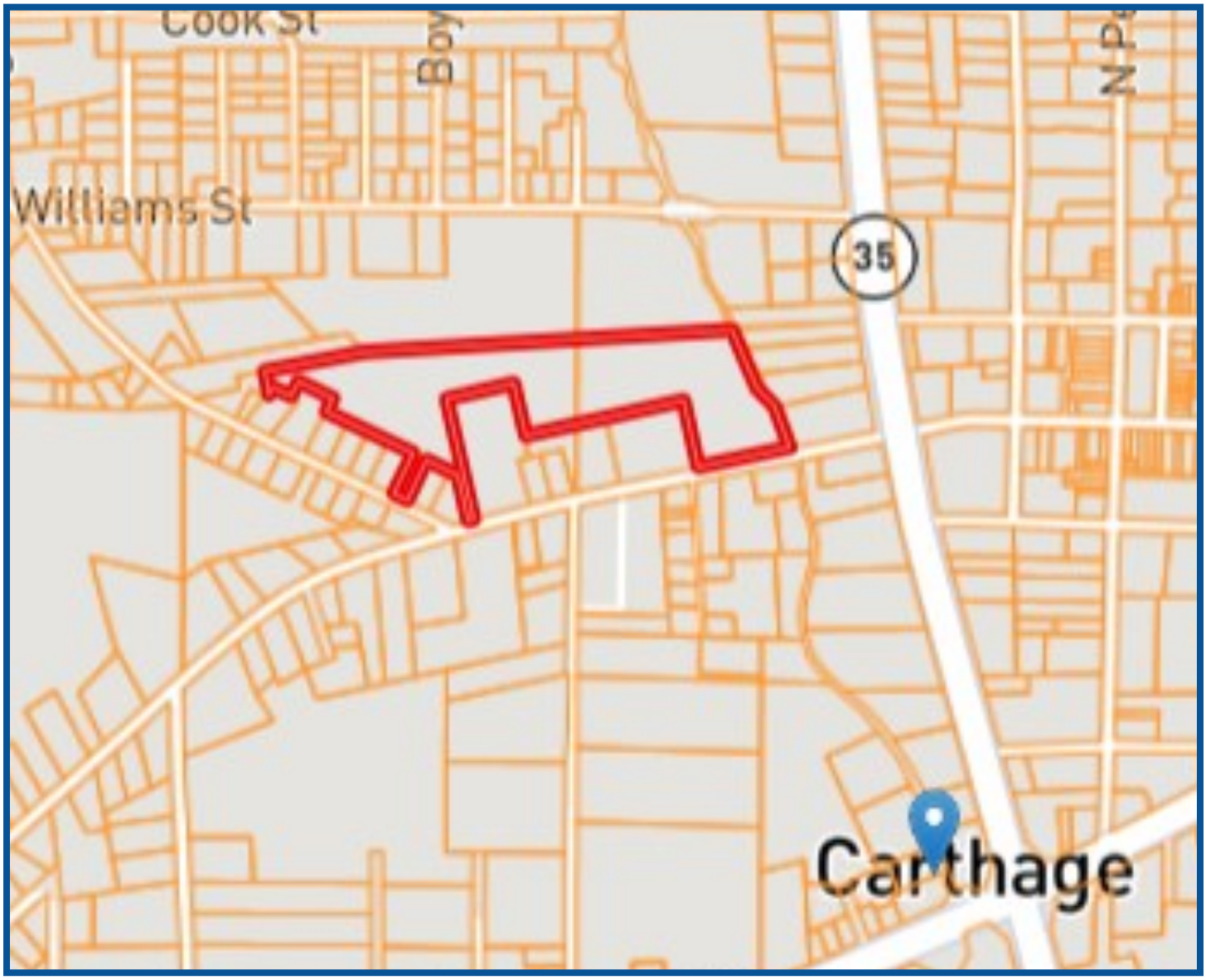
# Ownership Map





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# Flood Map

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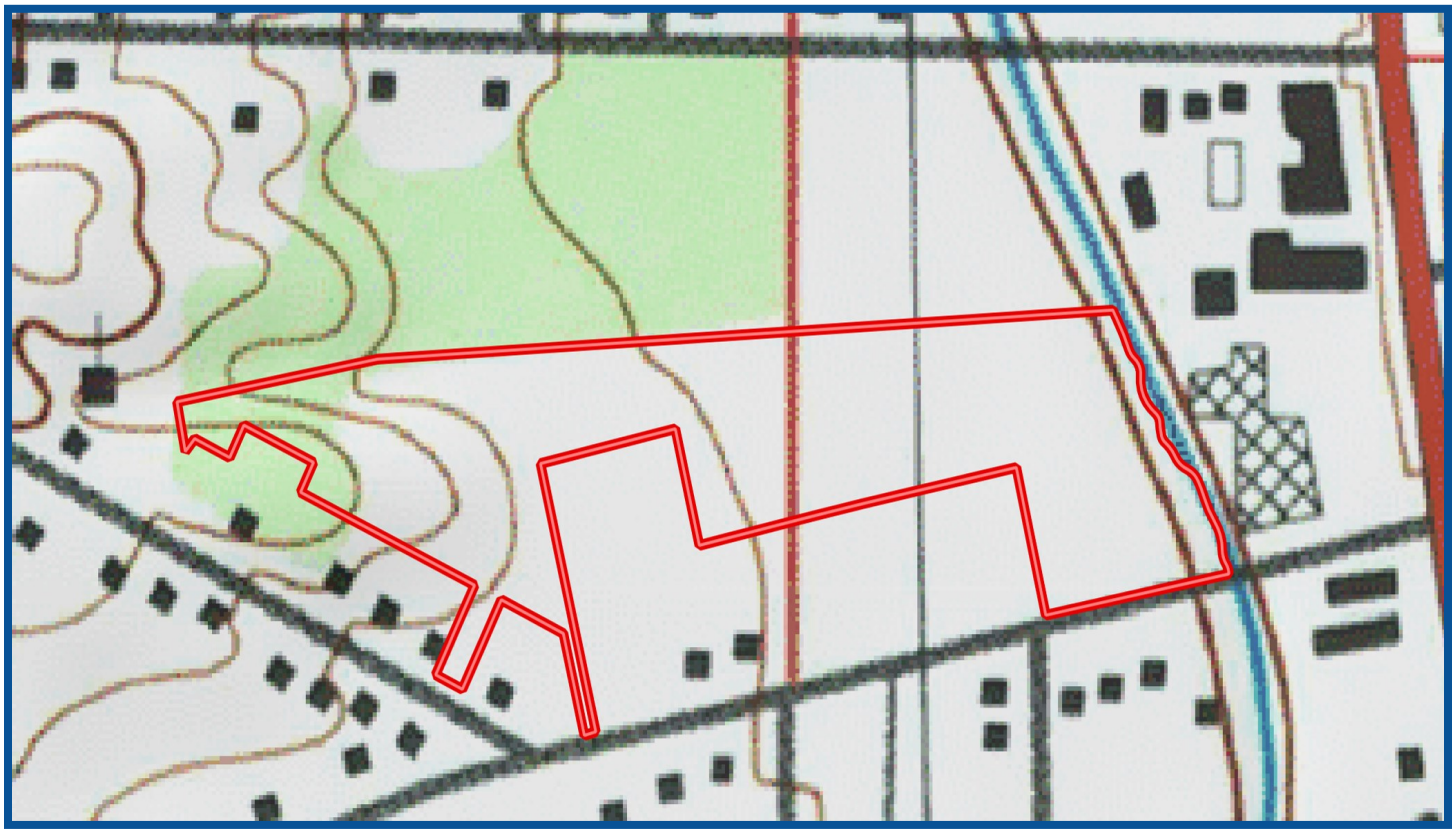
# Topo Map

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# Soil Map

Boundary 10.4 ac

| CODE | DESCRIPTION | ACRES | % | CAP |
|---|---|---|---|---|
| OrB | Ora fine sandy loam, 2 to 5 percent slopes | 8.5 | 81.8% | 2e |
| OrC | Ora fine sandy loam, 5 to 8 percent slopes, eroded | 1.1 | 10.9% | 3e |
| Ma | Mantachie fine sandy loam, occasionally flooded | 0.8 | 7.3% | 5w |
| Totals | 10.4 Ac | | | 2.3 Cap. Average |


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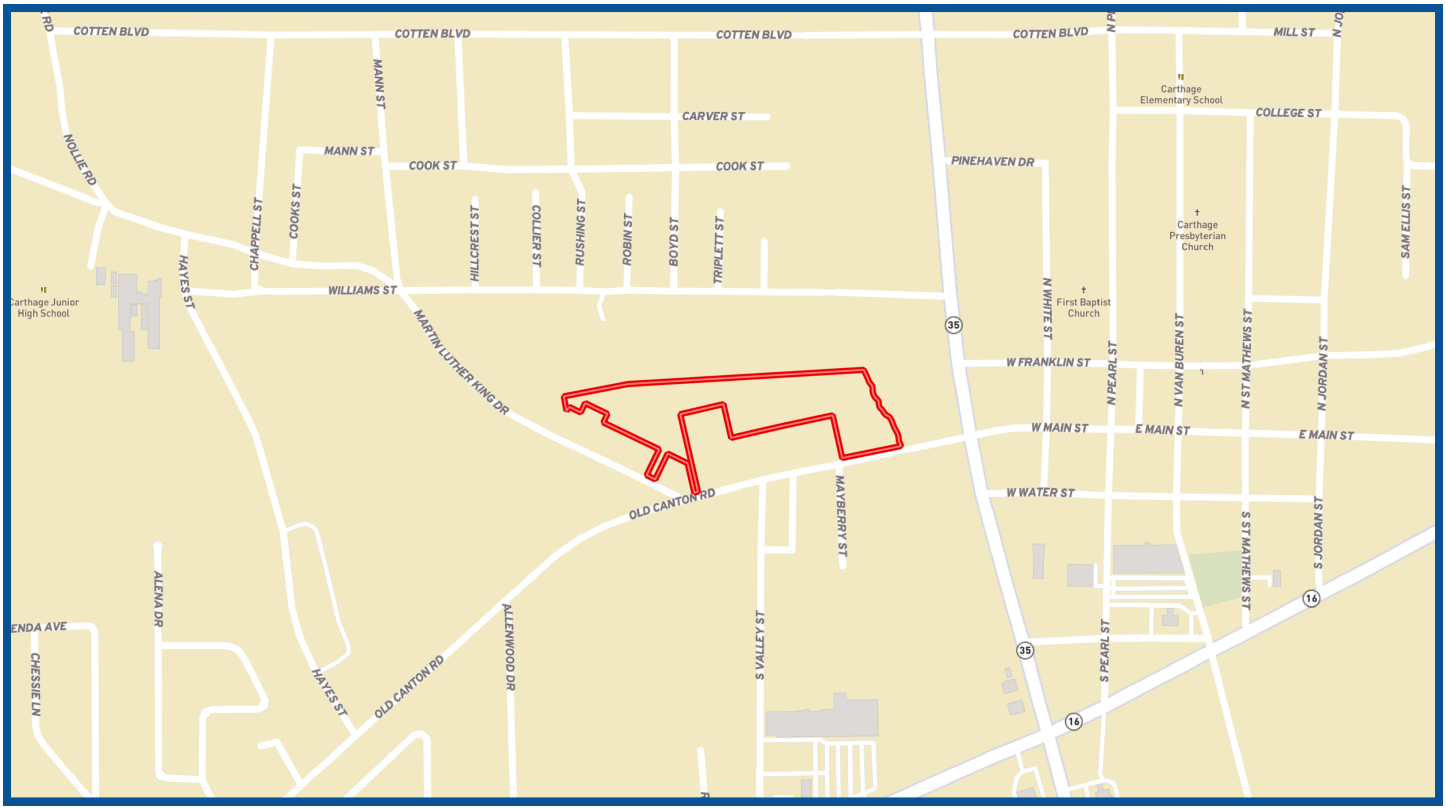
# Directional Map

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