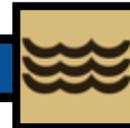


419+/- Acre Hunting Tract Madison County, MS



\$3,150/Acre



Directions from Canton, MS: Travel Hwy 51 North for approximately 11 miles. Turn right on Loring Road. The property will be on the left just beyond Truitt Road.



call me today!

AUSTIN WILSON, REALTOR®
Austin@TomSmithLand.com
601.898.2772 office | 601.826.0816 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Have you been searching for an exceptional, recreational hunting tract within a short drive from the Jackson metro area? Look no further than this 419+/- acre property in Madison County, MS! This contiguous tract, located in Camden, consists mostly of 22 year old plantation pines with several hardwood ridges running throughout. The pines were thinned in 2014 creating great cover for the wildlife. This property offers county road frontage on three sides along with an extensive internal road system providing easy access to the entire tract. A large power line as well as a smaller powerline are on the property which make great areas for food plots. Four established food plots are in place and have been in production for several years but were not planted in 2020. Hunting isn't the only thing this property offers; there is a good sized pond near Loring Road. The pond was once loaded with crappie, bass and bream but the sellers haven't fished in several years. The diverse habitat keeps the wildlife here year round with plenty of thick cover, hardwoods, water sources and being just a short distance from the Big Black River which is very well known for monster bucks. Throughout the years, the owners have taken numerous bucks scoring over 140" as well as multiple turkeys almost every season. Numerous scrapes and rubs were noted at the time of the listing; there truly is an abundance of wildlife here. This property is well out of the floodplain and most of it stays dry year round, allowing a new owner to build a home/cabin almost anywhere they wish. Power and water are available around all sides of this tract. You will have a hard time finding a hunting tract of this caliber within such a close drive of the Jackson/Madison area. With deer season in full swing, this property will attract many buyers! Contact Austin Wilson to schedule a private showing...this one is a MUST SEE! Agent is related to sellers.



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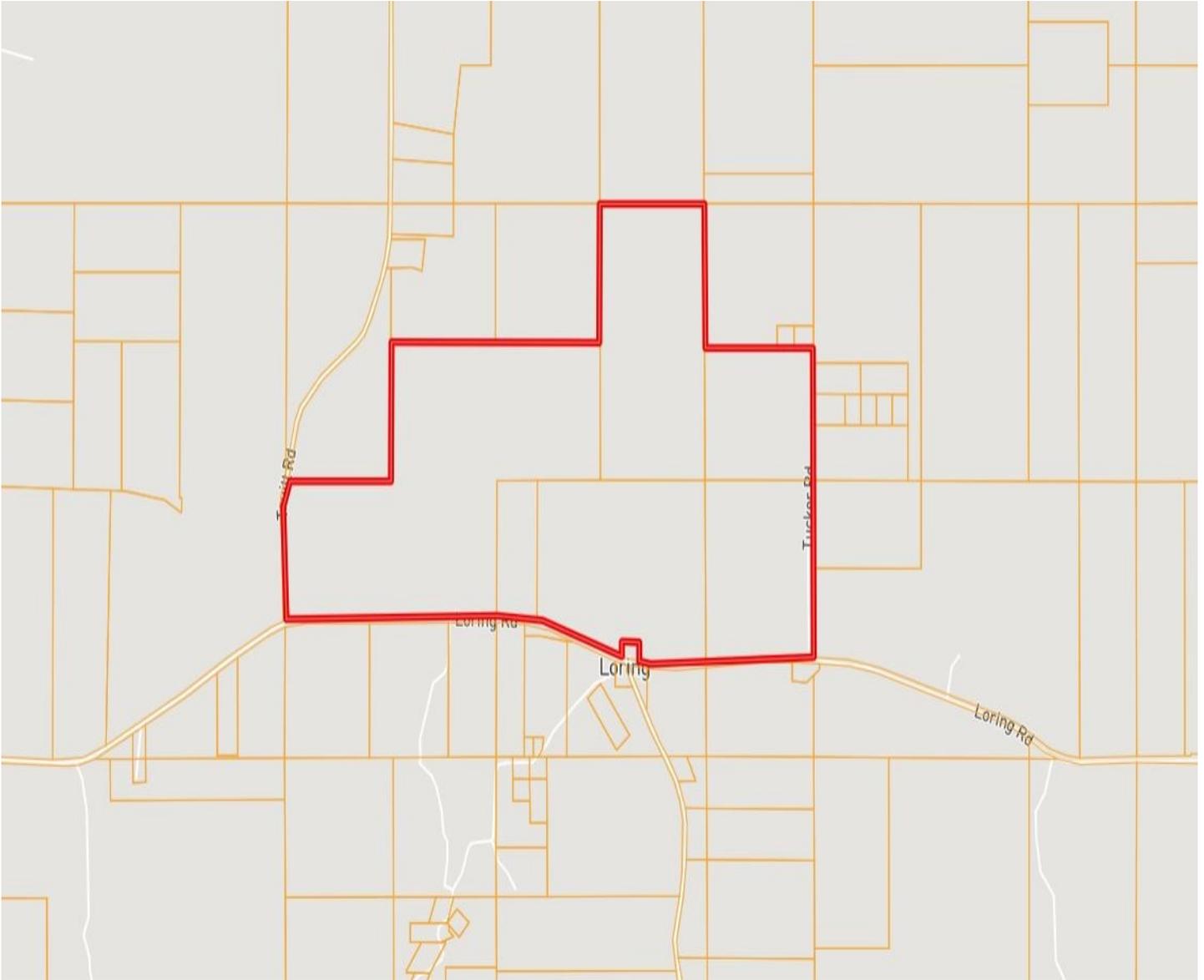
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OWNERSHIP MAP



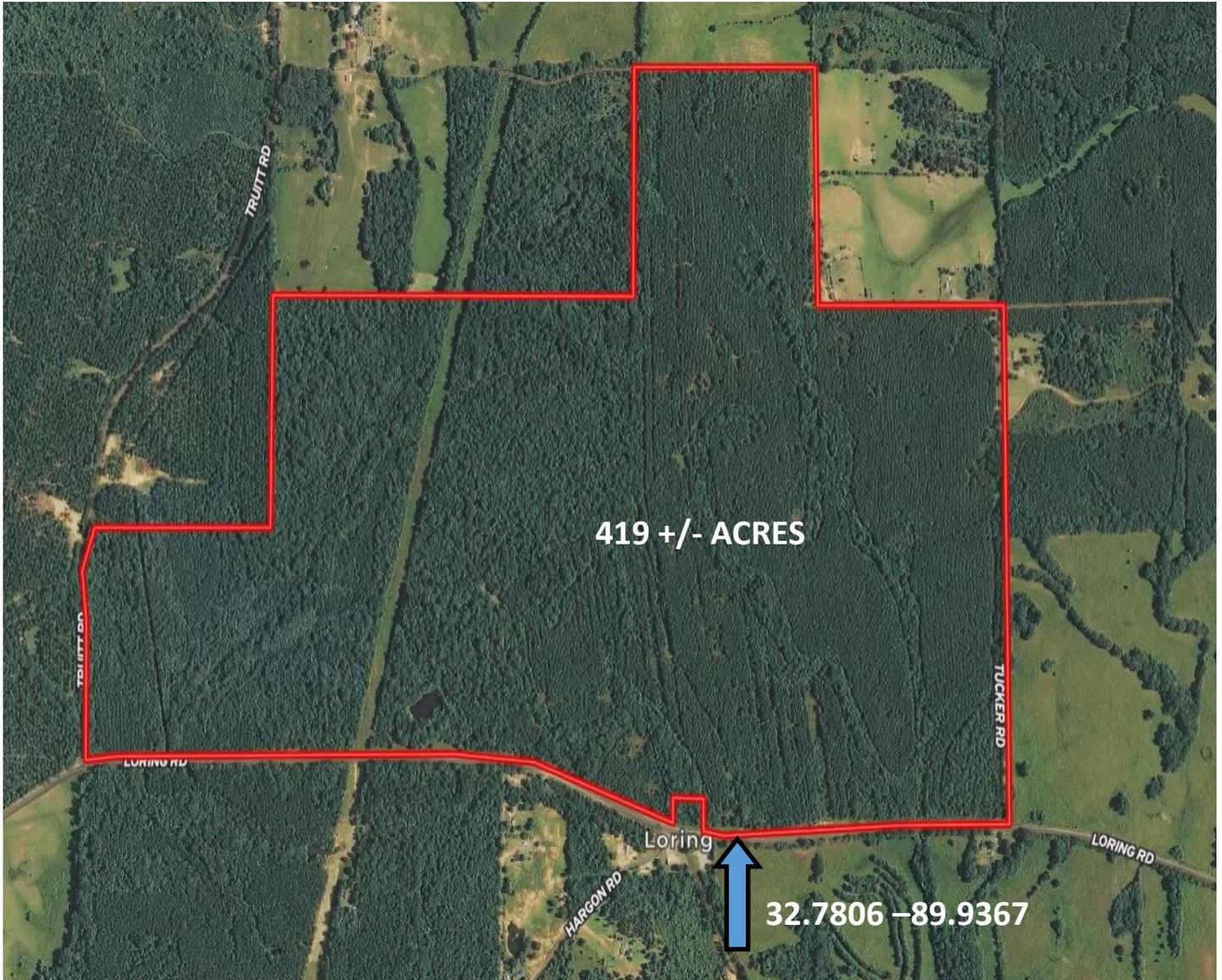
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AERIAL MAP



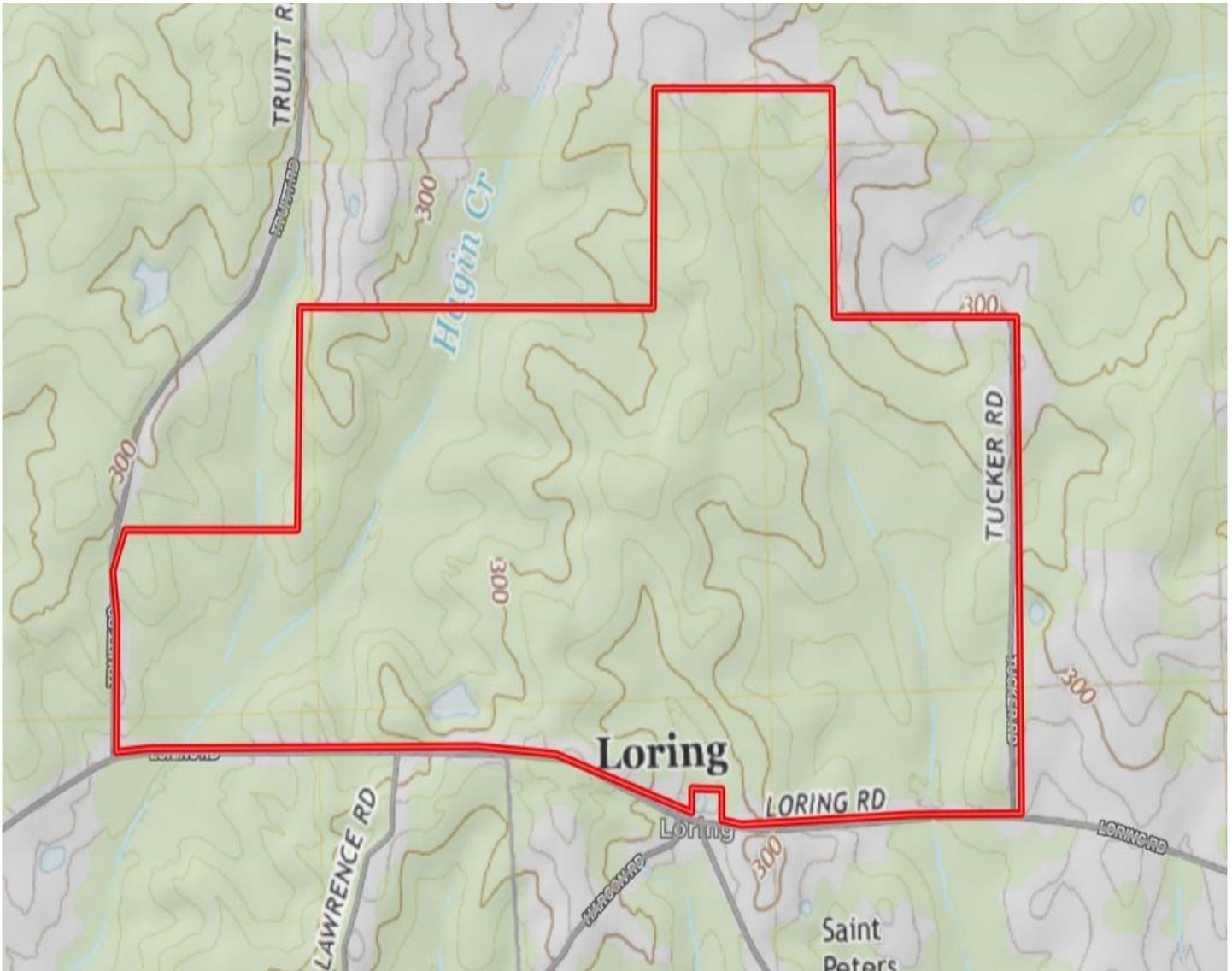
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TOPO MAP



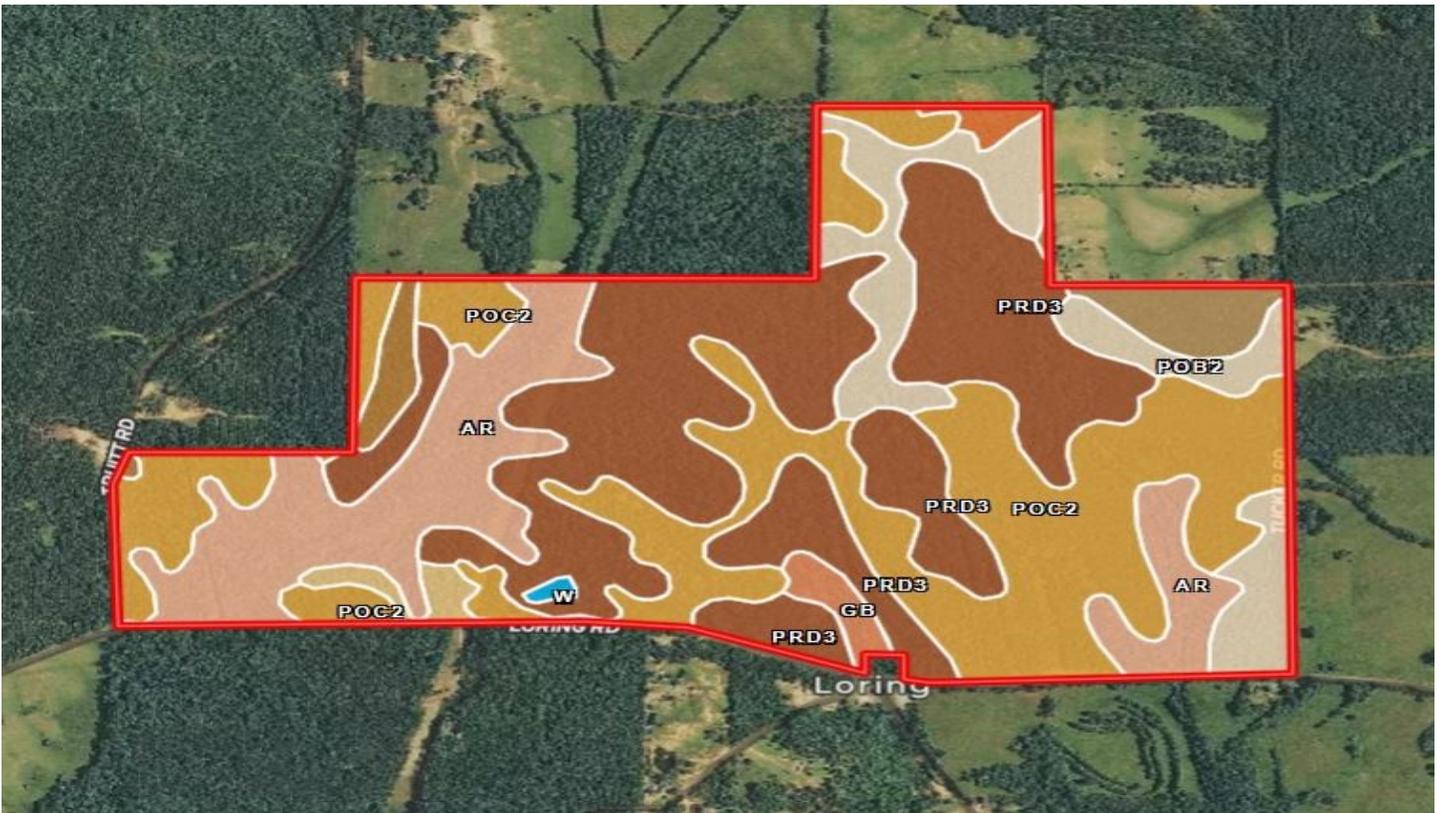
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SOIL MAP



CODE	DESCRIPTION	ACRES	%	CAP	
PoC3	Providence silt loam, 5 to 8 percent slopes, severely eroded	10.98	2.6%	4e	?
SpE2	Smithdale-Providence complex, 12 to 17 percent slopes, eroded	2.71	0.6%	6e	?
PoB2	Providence silt loam, 2 to 5 percent slopes, eroded	42.75	10.2%	2e	?
PoC2	Providence silt loam, 5 to 8 percent slopes, eroded	131.17	31.2%	3e	?
PrD3	Providence-Lexington complex, 8 to 12 percent slopes, severely eroded	150.01	35.7%	6e	?
W	Water	0.87	0.2%	-	?
Ar	Ariel silt loam	65.75	15.7%	2w	?
Gb	Gillsburg silt loam	4.81	1.1%	2w	?
TpD3	Tippah silt loam, 5 to 10 percent slopes, severely eroded	4.92	1.2%	4e	?

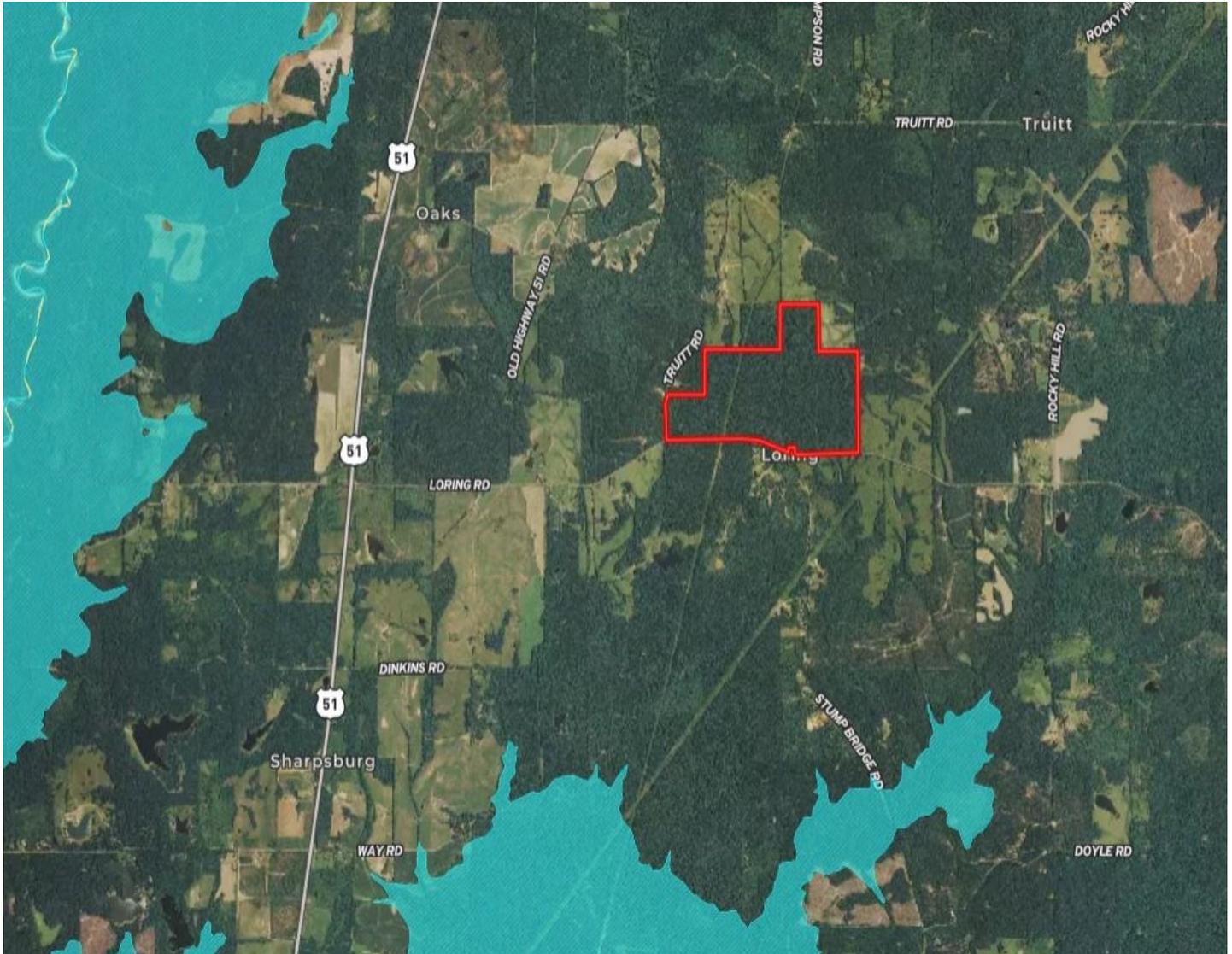
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FLOOD MAP



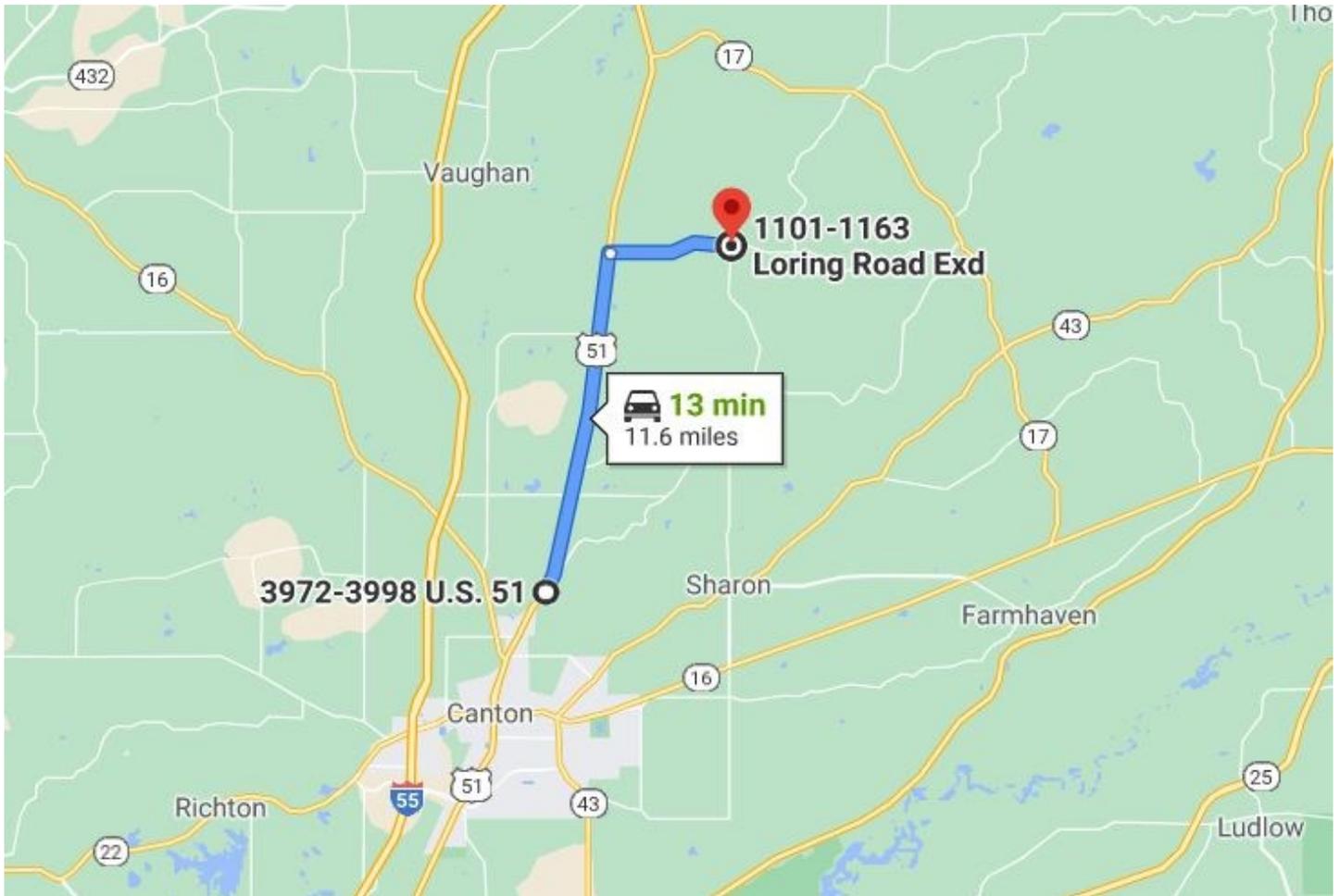
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DIRECTIONAL MAP



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