

75 +/- Acres  
Madison County, MS  
Offered at \$199,000



**New Price!!!**

**Hunting | Recreational | Timber**



- Big Black River Corridor
- Mature Timber
- Investment Potential
- Road System
- Shooting Houses
- Convenient Location
- Access from both sides
- Big Bucks
- Turkeys



*Call me today!*

**STEVE MARTENS, REALTOR®**

Steve@TomSmithLand.com

601.898.2772 office | 601.573.2962 cell

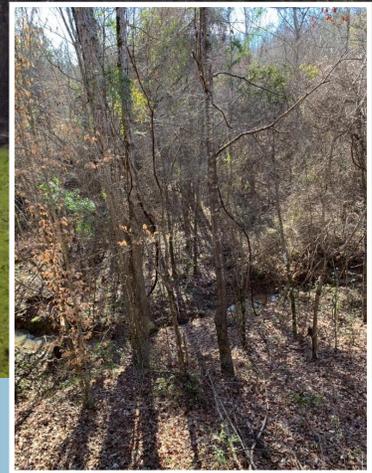


**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

# 75 +/- Acres

## Big Black River Corridor!



Do you dream of finding the perfect get-away or hunter's haven for you and your family to enjoy? Whether you are looking for time to yourself, or a place to be proud to share with others, this 75 +/- acres in Madison County, MS will not disappoint. It has been developed for hunting and is walk-in ready. This game-rich property is along the Big Black River Corridor and only a stone's throw from the famed Horseshoe Lake Hunting Club. It consists of a mixture of hardwood and pine timber that not only provides for the wildlife but also can give you a return on your investment now or in the future. Access from the North or the South provides the perfect opportunity to hunt this property with any wind so that you can get past the nose of those old bruisers. From big bucks, turkey, to small game, you can enjoy this tract in every season. The interior road system is ready for you to explore and find your favorite new spot. There is a creek that traverses the property providing year round water for the wildlife along with creating funnels that make for more strategic stand placement. Two nice shooting houses also stay with the property and are ready for you and hunting season. This acreage and prime location in Madison County, MS is rare find. Contact me today to see this 75+/- acres in person.



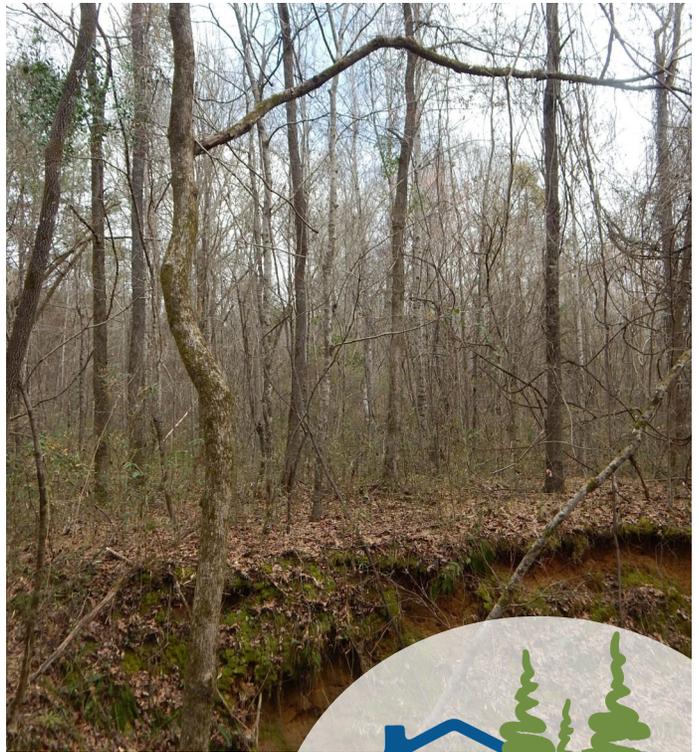
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# AERIAL MAP



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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
SR	Smithdale-Providence association, hilly	36.2	46.1%	-
PoC3	Providence silt loam, 5 to 8 percent slopes, severely eroded	0.6	0.7%	4e
PoB2	Providence silt loam, 2 to 5 percent slopes, eroded	10	12.7%	2e
Ar	Ariel silt loam	22.1	28.2%	2w
SpD3	Smithdale-Providence complex, 8 to 12 percent slopes, severely eroded	1.3	1.6%	6e
PoC2	Providence silt loam, 5 to 8 percent slopes, eroded	2.4	3%	3w
Gb	Gillsburg silt loam	6	7.7%	2w

# SOIL MAP



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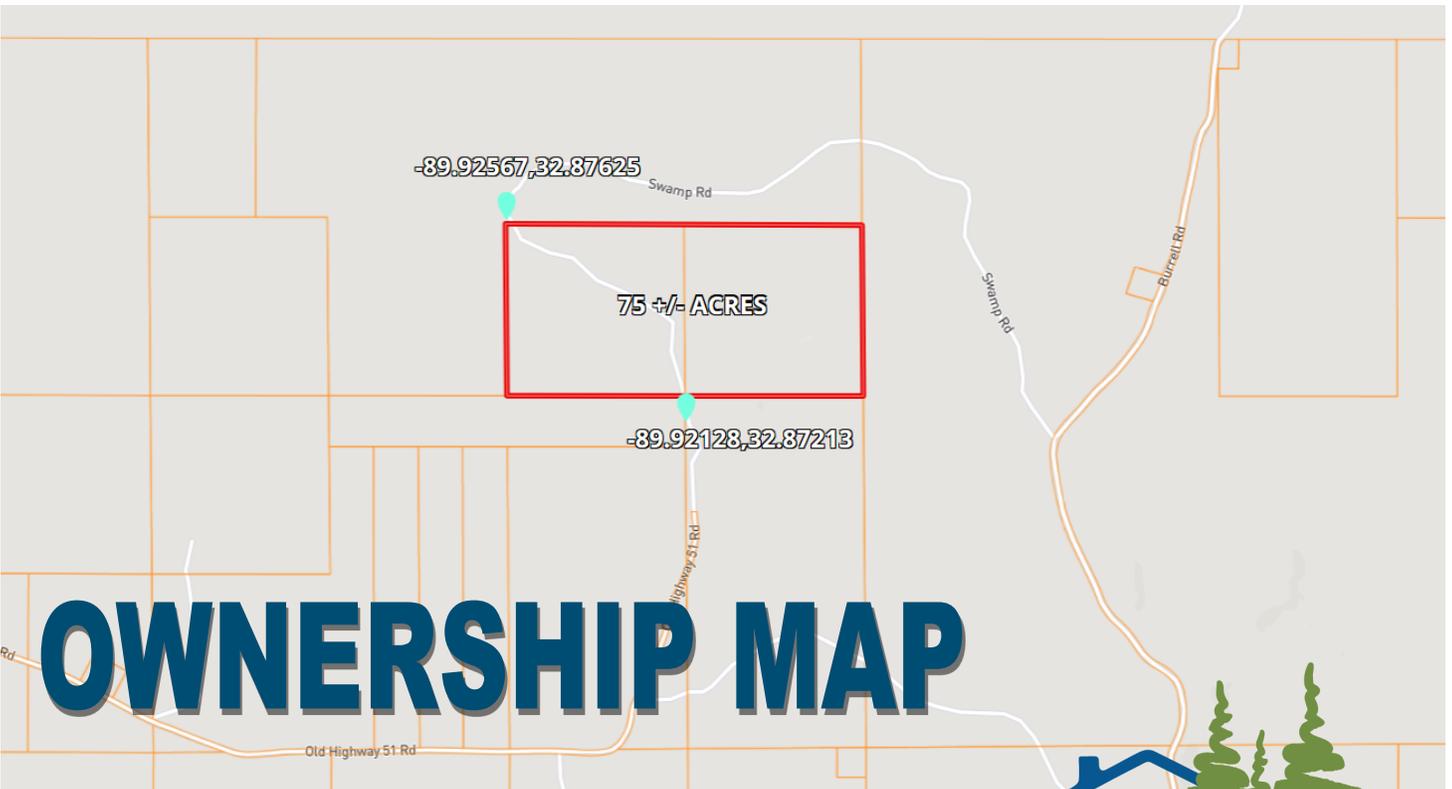
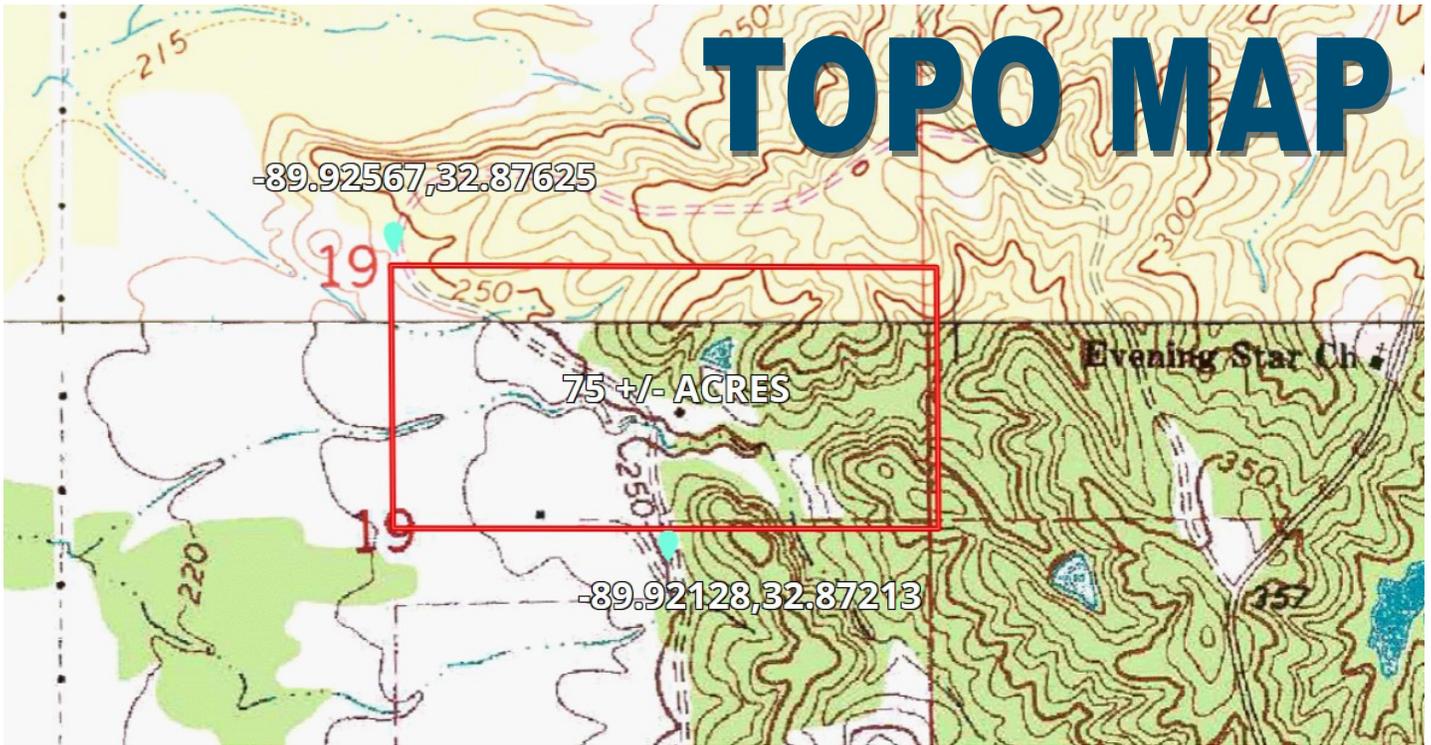
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# TOPO MAP



# OWNERSHIP MAP

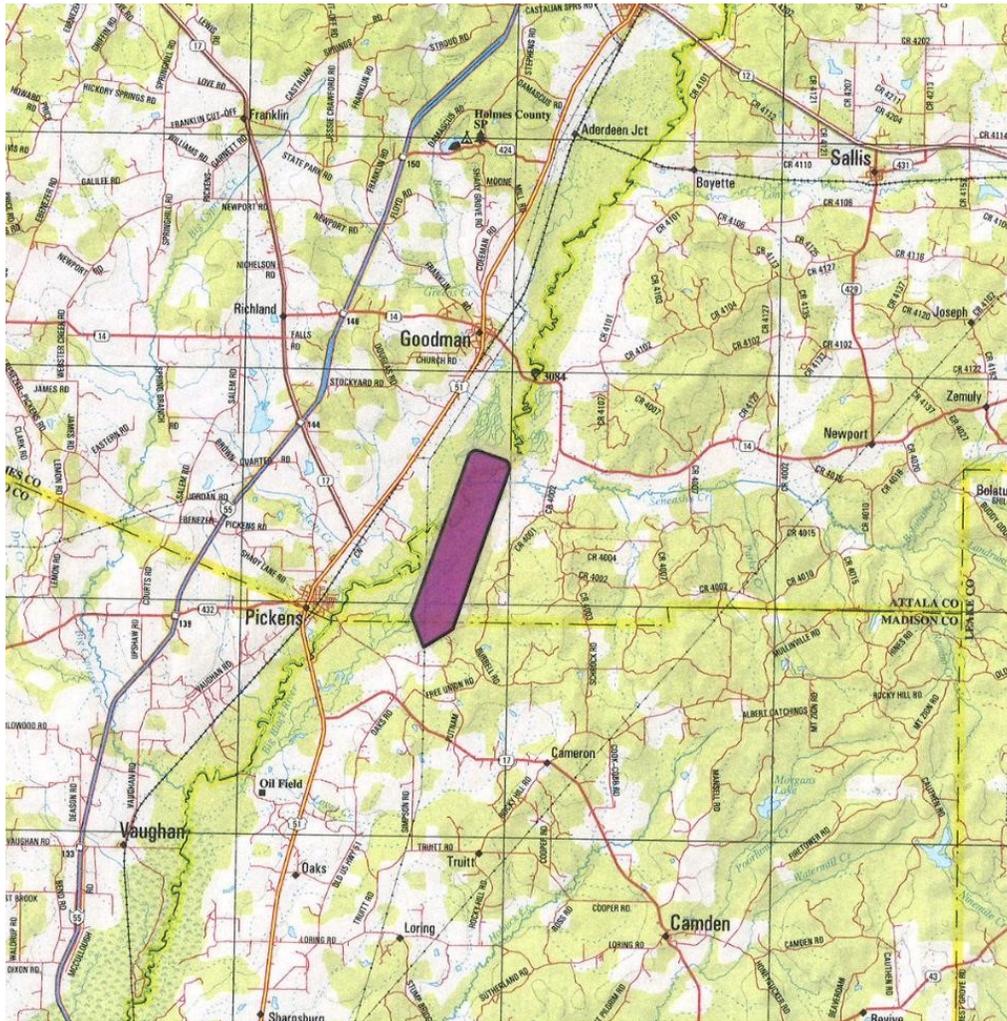


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# DIRECTIONAL MAP

DIRECTIONS: Travel Hwy 51 north out of Canton . Turn right on Hwy 17. Turn left on Old Hwy 51/ Swamp Rd. Travel 2.2 miles and the gate will be on your left.



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