

Sportsman's Paradise

83.5± ACRES

MADISON COUNTY, MS



PotlatchDeltic

Preferred
BROKER

\$222,250



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Office: 601.898.2772

Property Information

Location:

- Carthage, MS

Coordinates:

- 32.6707, -89.7304

Property Use:

- Hunting, Investment, Recreational, Timber

Property Highlights

- 83.5± Acres
- Abundant wildlife
- Established food plots
- Mixed hardwood and pine timber
- Road system in place
- Less than one mile from the Pearl River



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Information is believed to be accurate but not guaranteed.

Sportsman's Paradise

83.5± Acres

You will find abundant wildlife on this 83.5± acre sportsman paradise in Madison County, MS. Just a 30 minute drive from Madison, this tract offers established food plots, mixed hardwood, pine timber, and a road system already in place. This property features deer hunting, turkey hunting, and may even have a few duck shoots in the slews that meander through parts of this property. This property is less than one mile from the Pearl River. There is plenty of road frontage giving you ample campsites.



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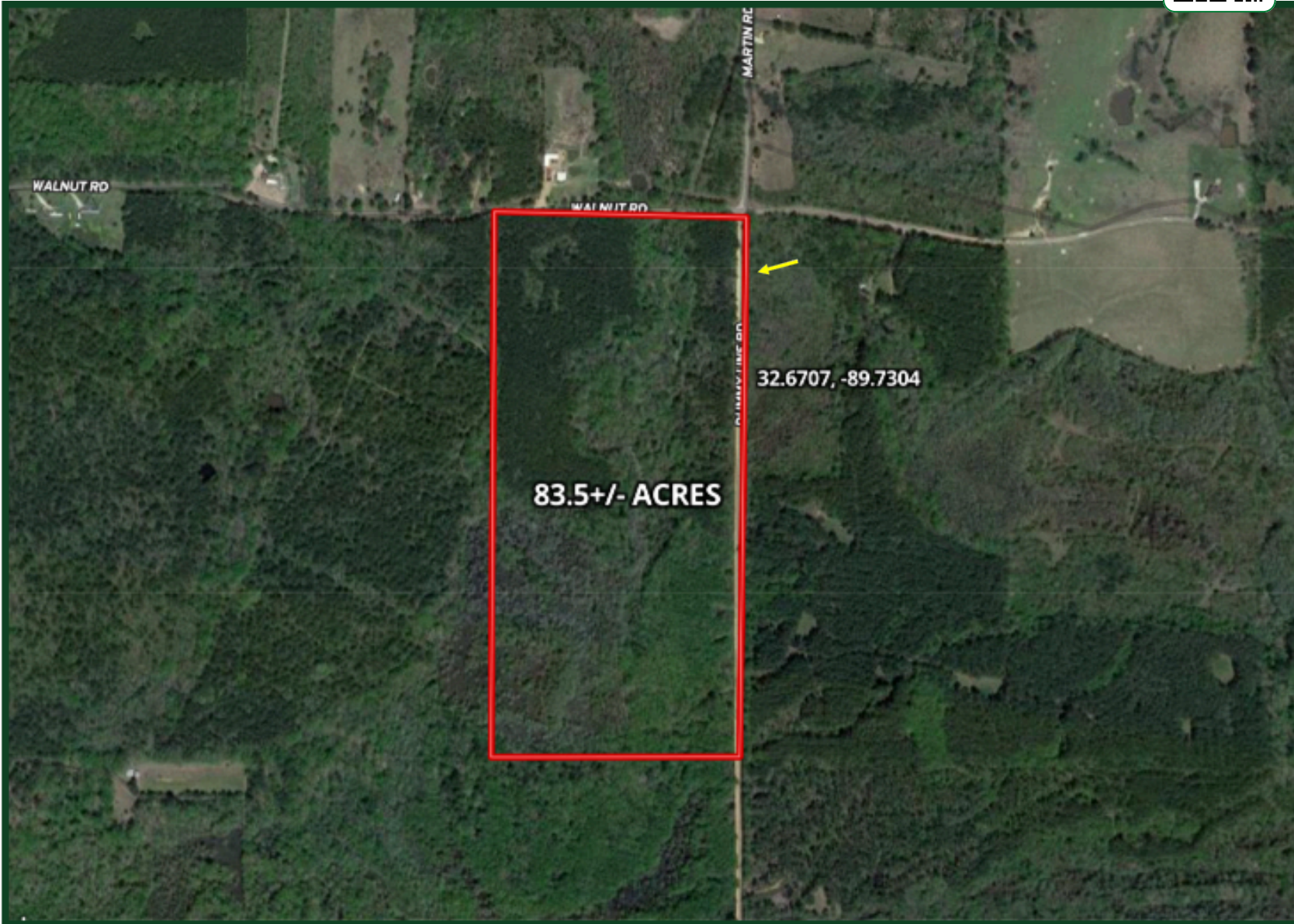


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Aerial Map

VIEW INTERACTIVE MAP →



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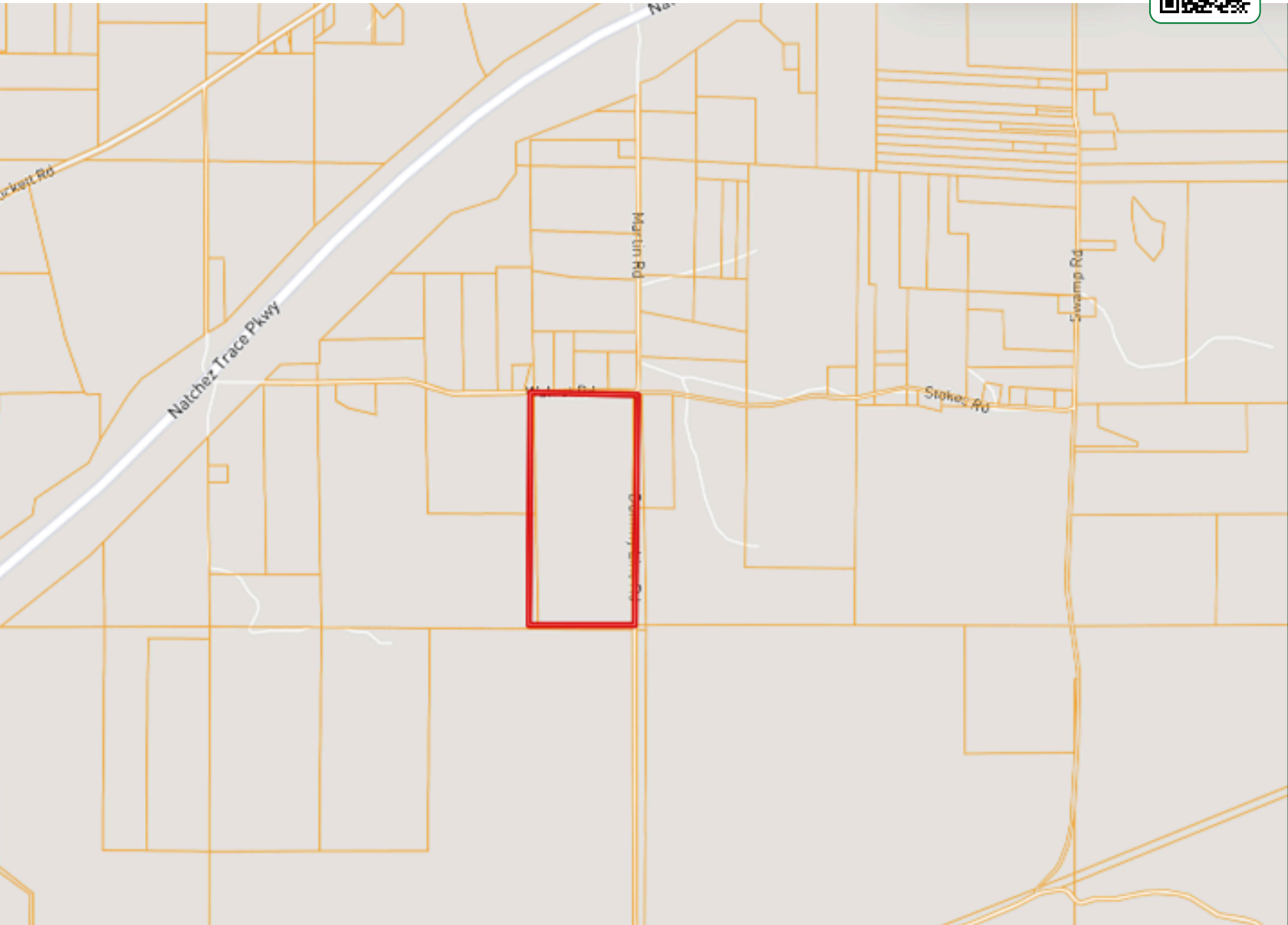


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Ownership Map

[VIEW INTERACTIVE MAP](#) →



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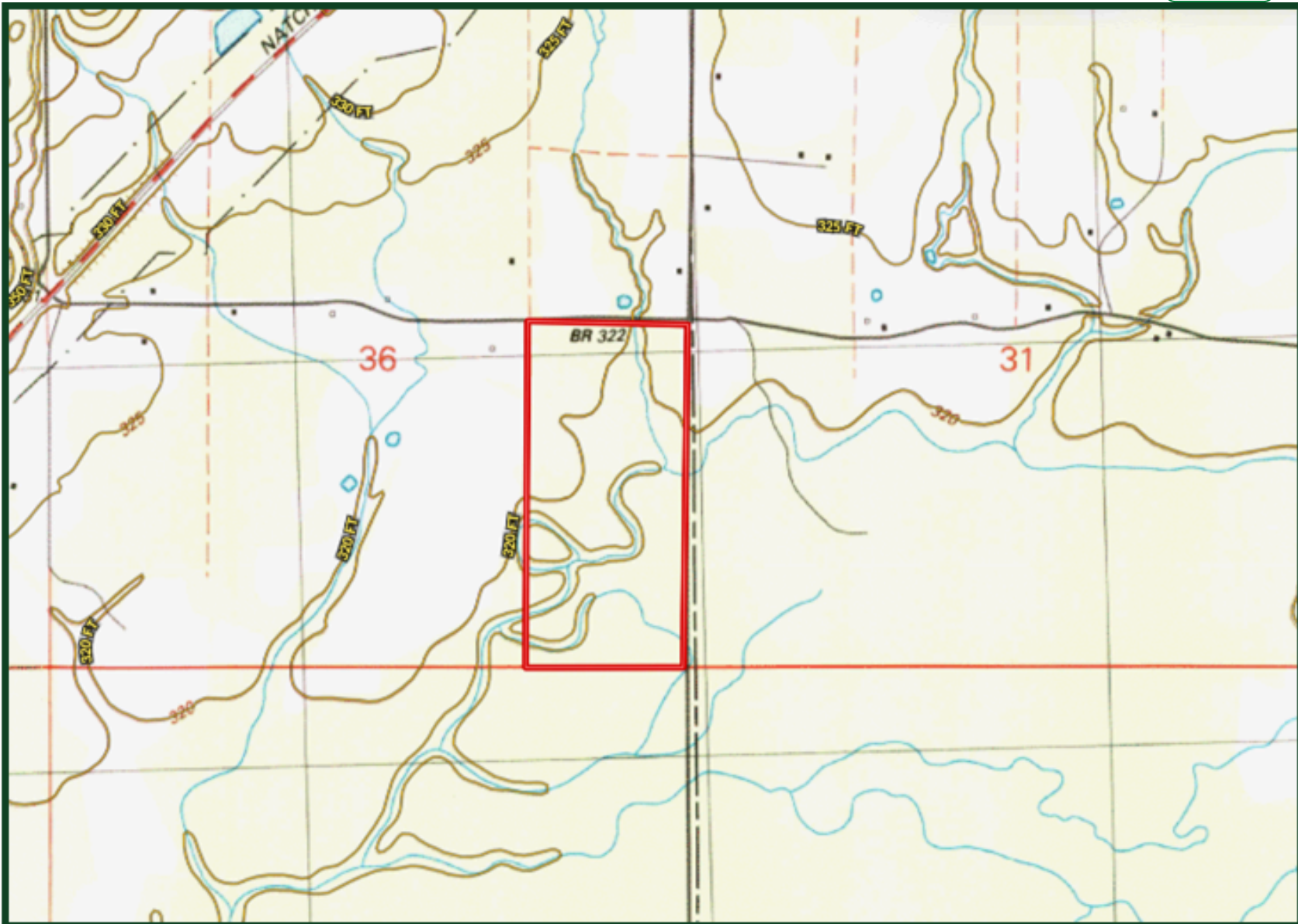


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Topo Map

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Soil Map

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| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|---|-------|-------|-----|-------|-----|
| CD | Columbus-Daleville association | 72.99 | 87.55 | 0 | 61 | 5w |
| PoA | Providence silt loam, 0 to 2 percent slopes | 7.63 | 9.15 | 0 | 49 | 2w |
| BdA | Bude silt loam, 0 to 2 percent slopes | 2.74 | 3.29 | 0 | 56 | 2w |



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Directional Map

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Directions from Hwy 51 and Hwy 16 in Canton, MS: Travel Hwy 16 East for 20 miles. Exit onto the Natchez Trace Parkway and travel south for 2.93 miles. Turn left on Walnut Rd. Drive a mile and the property will be on your right.



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