



# Madison County 151 151 acres—Parcel A Madison County, MS



Madison County is the #1 trophy buck county in Magnolia Records and this is your chance to own a piece of it! This tract sits in a heavily wooded area known for excellent deer and turkey hunting. 150.56 acres fronting on Highway 17 near Camden about 20 miles from the Canton exit off I-55. Tract consist of 50+/- acres of 26 year old pine plantation, 50+/- acres of 19 year old pine plantation, 30+/- acres of hardwoods, 15+/- acres mixed hardwood/ pine, 4+/- acres in a fishing pond and 2+/- acres in food plots. Easy access directly off Highway 17 with community water and electricity for your camp. Asking price of only **\$2400 per acre** makes this a great recreational and timber investment property. *Additional adjoining acreage available.*

**\$2400.00/ac.**

#### CONTACT:

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