

THE SMITH 217

217± ACRES IN SMITH COUNTY, MS

\$685,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 769-888-2522

Property Profile

Recreational Tract with Home

Location:

- Smith County, MS
- County Road 503
- Approximately 8 Miles Southeast of Puckett

Coordinates:

- 32.0278, -89.6486

Property Information:

- 217± Acres
- Two Homes (In Need of TLC) and Rustic Cabin
- Two Ponds with Creeks Traversing
- Excellent Hunting
- Two Work Shops
- Established Road System
- Timber Cruise Available

Property Use:

- Timberland Investment
- Hunting and Fishing
- Beautiful Homeplace
- Recreational Retreat

Tax Information: Estimated At Closing

- Parcel 1: 021-11-000-006
- Parcel 2: 021-12-000-002



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MICHAEL OSWALT

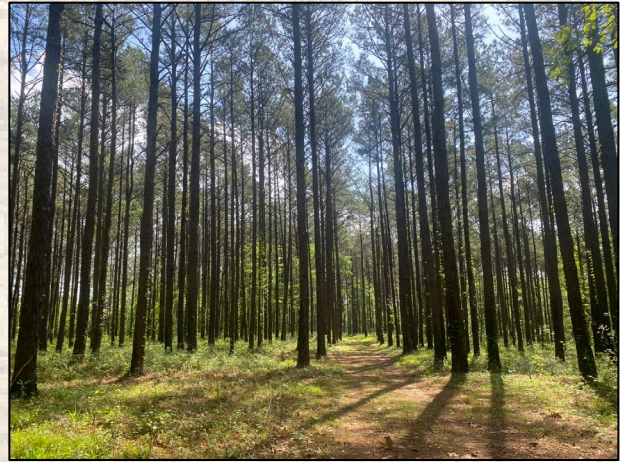
PRINCIPAL BROKER | *Licensed in MS and AR*

C: 662-719-3967

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michael@smalltownproperties.com

P.O. Box K - Flora, MS 39071



Welcome to your new recreational timberland tract in Smith County, Mississippi! Historically, this 217± acre property has been a family compound for the same family for many years. While riding around you will quickly notice the pine timber soaring. A February 2022 timber cruise is available upon request.



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15,000+ Followers

Information is believed to be accurate but not guaranteed.



You will find two older homes, one unlivable, a 1,113± SqFt shop and a storage shed. With a little work, this tract could be a recreational showplace with multiple structures in place for the family to get away or call home.



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A rustic cabin is situated on the bank of two ponds which comprise nearly 5± acres of water. With a little work, the small cabin would make a great place for the grandkids to stay.



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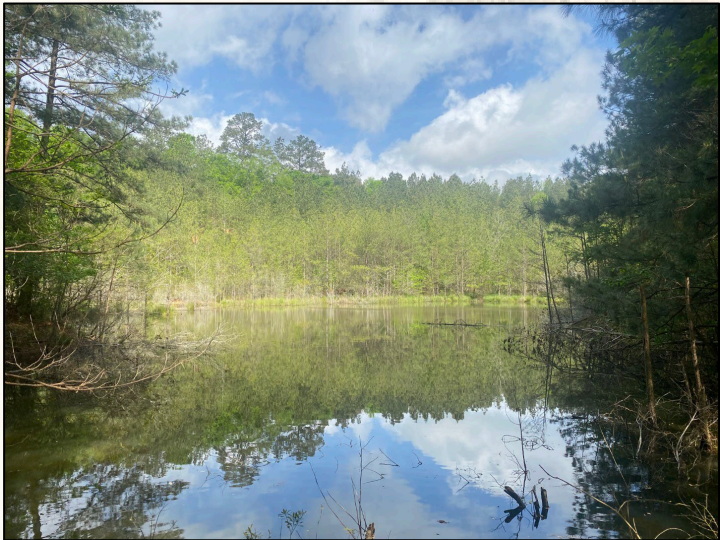
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The wildlife is abundant in this area and the water sources offer a great place to fish. Two small creeks traverse the property providing additional water. The location is convenient being just 6 miles west of Raleigh.



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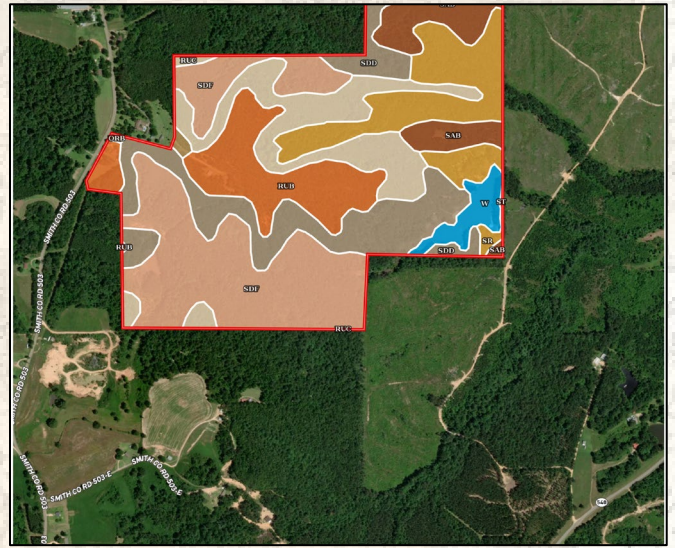
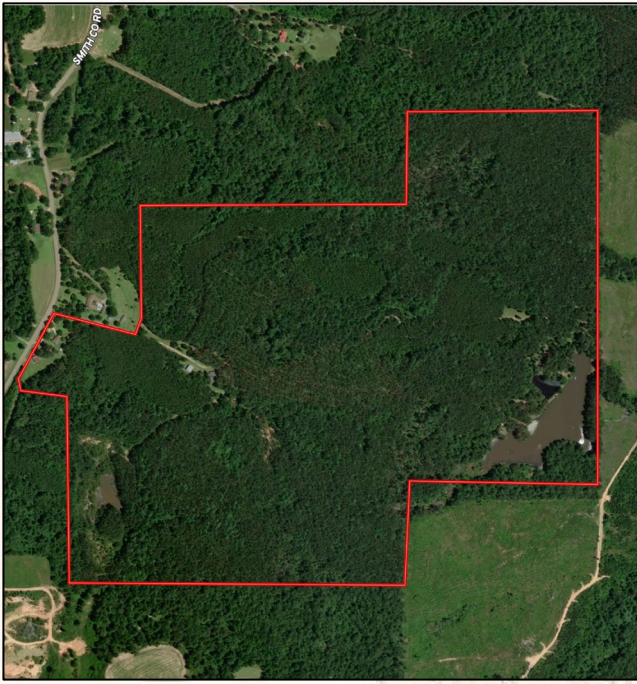
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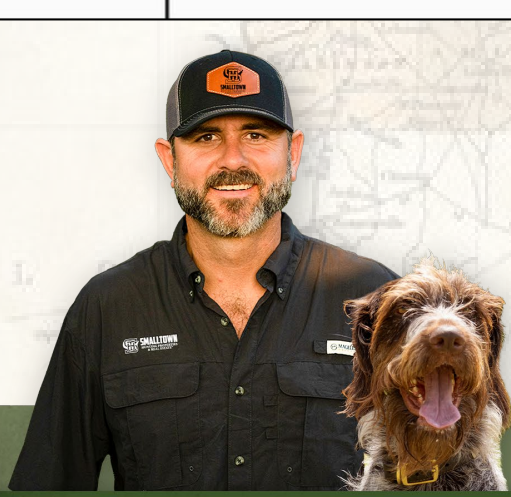
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Click [HERE](#) for Interactive Map

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SdF	Smithdale fine sandy loam, 15 to 35 percent slopes	61.66	27.64	0	11	7e
SdD	Smithdale fine sandy loam, 8 to 15 percent slopes	39.28	17.61	0	54	6e
RuC	Ruston fine sandy loam, 5 to 8 percent slopes	33.95	15.22	0	74	3e
SR	Smithdale-Rock outcrop complex, 8 to 40 percent slopes	30.51	13.68	0	32	7e
RuB	Ruston fine sandy loam, 2 to 5 percent slopes	28.1	12.6	0	72	2e
SaB	Savannah fine sandy loam, 2 to 5 percent slopes	17.86	8.01	0	54	2e
W	Water	6.21	2.78	0	-	-
OrB	Ora fine sandy loam, 2 to 5 percent slopes	5.42	2.43	0	50	2e
St	Stough fine sandy loam, 0 to 2 percent slopes, occasionally flooded	0.06	0.03	0	64	2w
TOTALS		223.06(*)	100%	-	42.82	5.01



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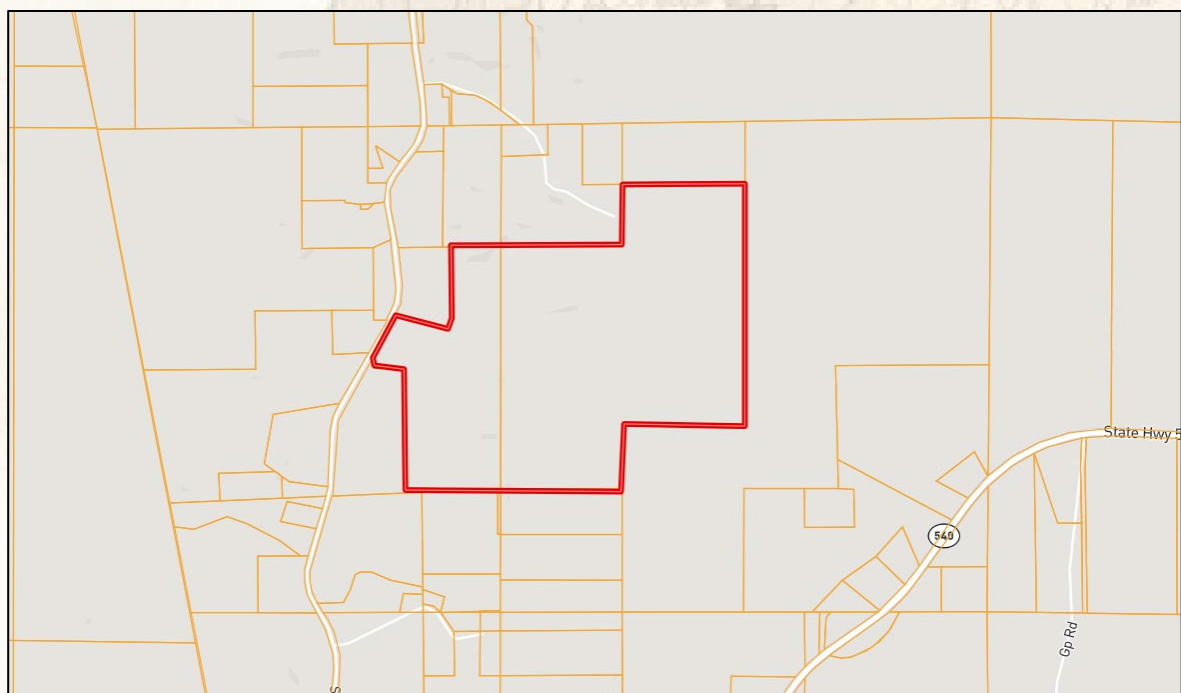
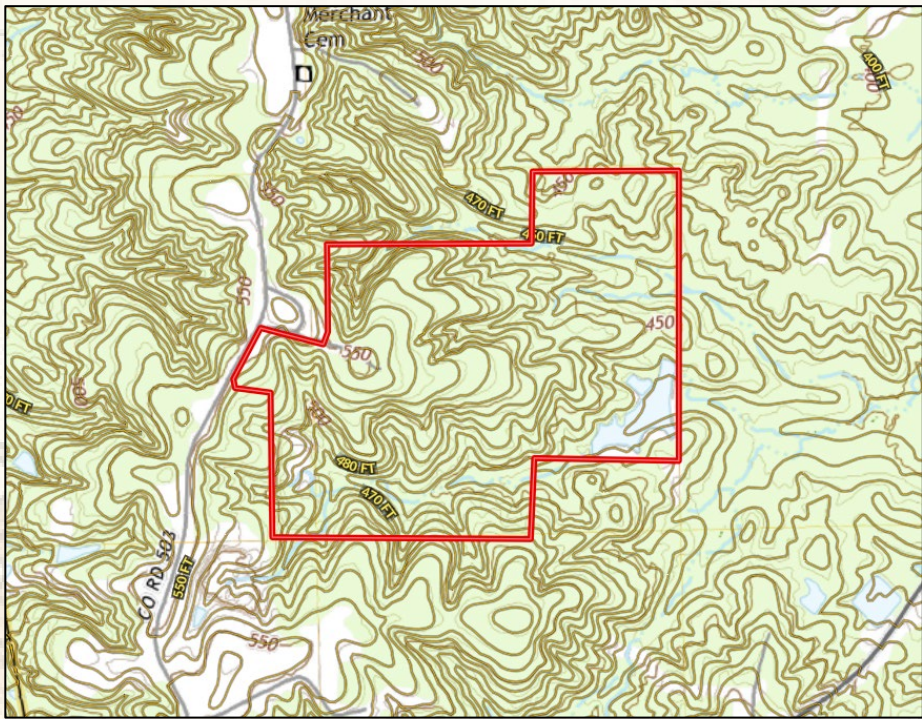
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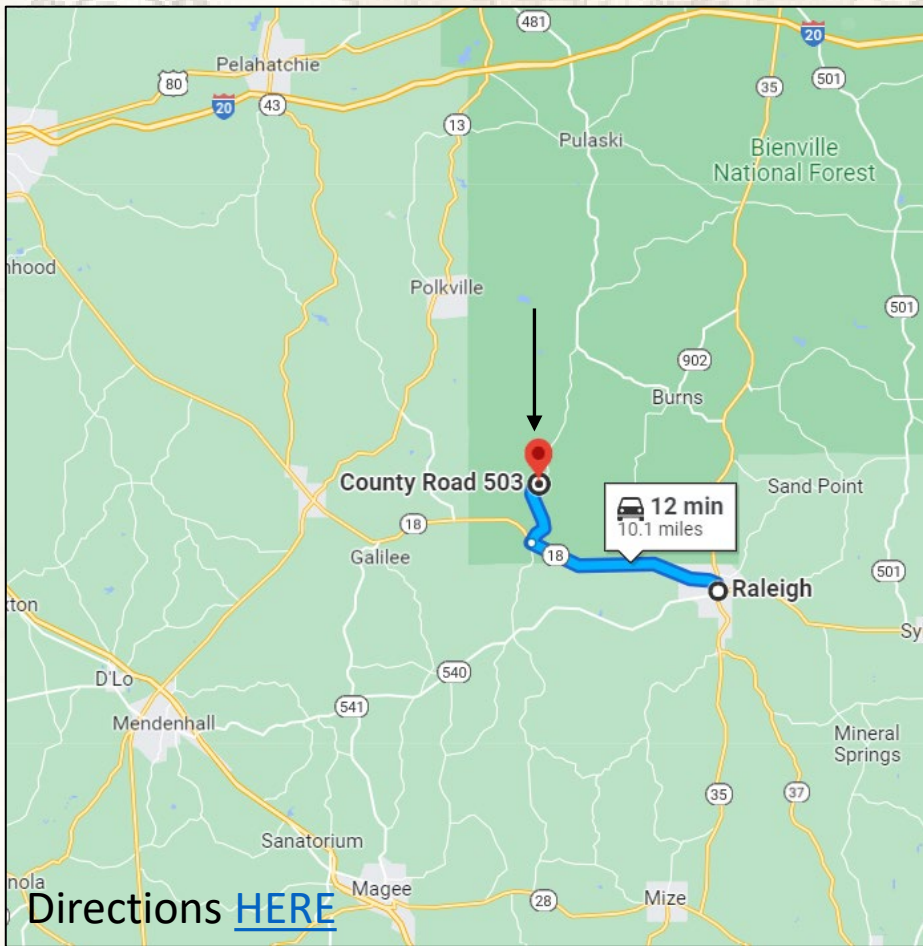
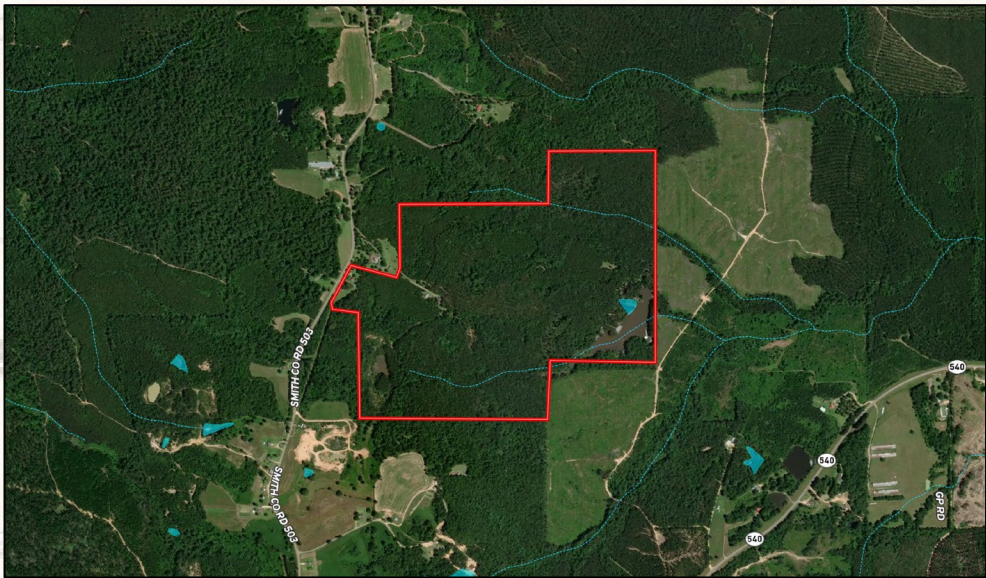
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Directions [HERE](#)



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