

**70± Acres in Neshoba County, MS**

**\$82,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

Office 769-888-2522



# Property Profile

## Secluded Hunting Tract

### Location:

- Neshoba County, MS
- Fronts County Road 127
- 15± Miles Southwest of Philadelphia

### Coordinates:

- 32.620472, -89.233164

### Property Information:

- 70± Acres
- County Road Frontage with Gate
- Internal Trail System
- Outstanding Wildlife Habitat
- Hardwood Regrowth with Small Pine Pockets
- Large Slough
- Sipsey Creek Bottomland

### Property Use:

- Deer
- Duck
- Rabbit
- Camping

### Tax Information:

- Parcel 11400-23-001.002: \$212.51 for 2021



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**ADAM HESTER**

LAND REALTOR | Licensed in MS

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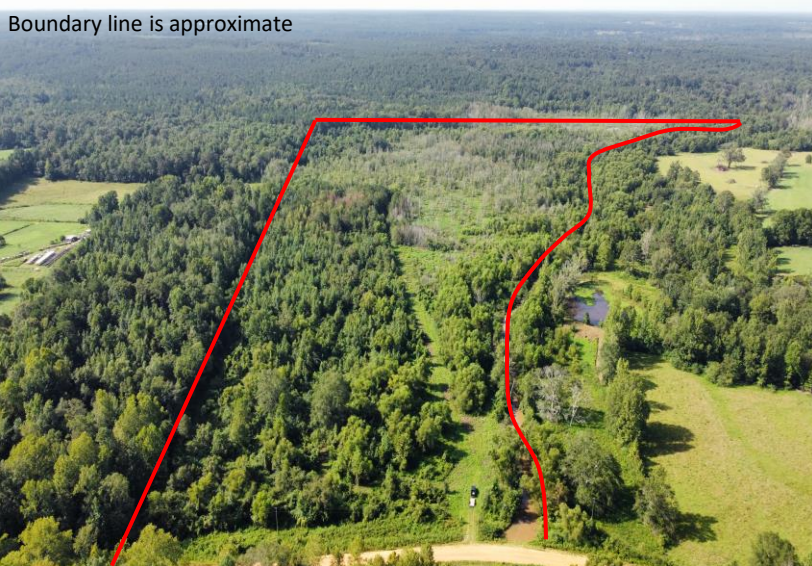
P.O. Box K - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



Boundary line is approximate



Have you been searching for an affordable, secluded hunting property? Look at what this 70± acre Neshoba County tract has to offer. Located on County Road 127 with a gated entrance, approximately 15 miles southwest of Philadelphia, MS, this property offers a ton of potential for the avid hunter. The main feature this property offers is wildlife habitat. Whether you want to target deer or ducks, this tract provides an outstanding source for bedding, browse and water. The front portion is very thick with young hardwoods and pines. The established trail system allows you to hunt lanes, with the opportunity to open up additional acreage for larger food plots. The back portion consists of Sipsey Creek bottomland. This area provides year-round habitat for ducks and has a history of producing successful hunts. With a little work, you can reclaim old trails that will easily guide you to the main water source and allow for planting food for duck season.



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Hunting properties located in Central Mississippi that offer the opportunity to chase after both deer and ducks can be hard to find. This tract offers the availability to target both!



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- Year-round habitat for deer and duck.



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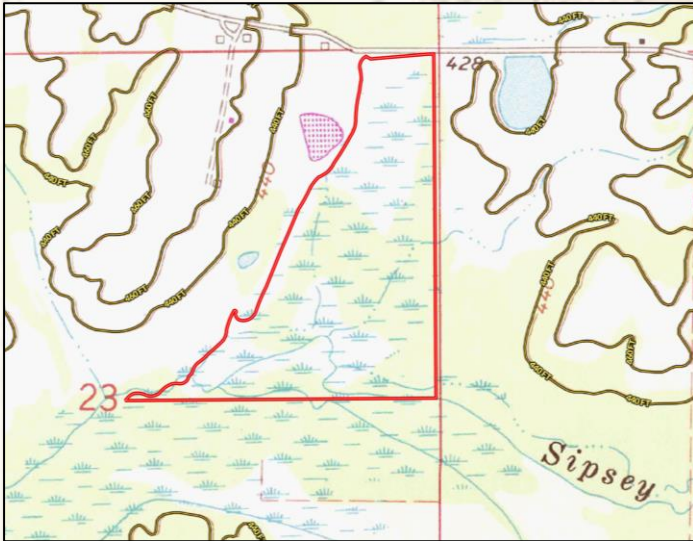




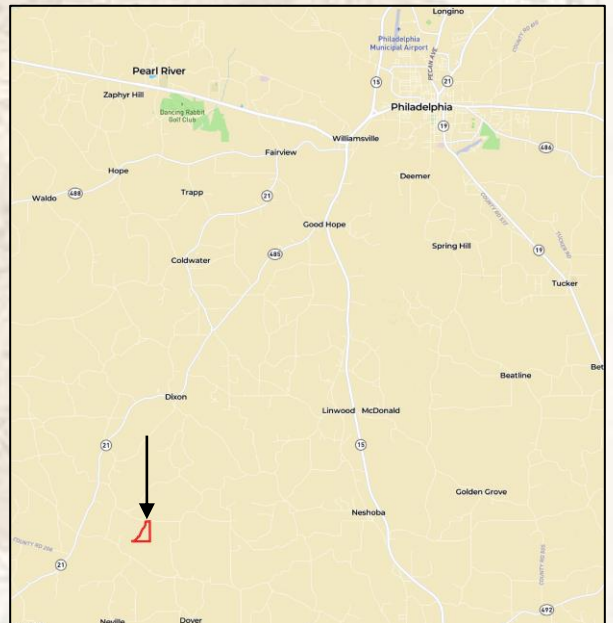
- Boundary Consists of 70± Acres
- Established Trail System
- County Road Frontage with Gate
- Cleared Spot for Parking and Camping
- Multiple Water Features



MapRight Link



Google Map Link



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