



SMALLTOWN

HUNTING PROPERTIES & REAL ESTATESM

Office 769-888-2522

34± Acres in Benton County, MS
\$135,830

Property Profile

The Benton 34

Location:

- Benton County, MS
- Located in Ashland
- Approximately 30 Miles Southeast of Collierville, TN

Coordinates:

- 34.9758, -89.1202

Property Information:

- 34± Acres
- Hamer Road Frontage
- Beautiful Home/Cabin Site
- Excellent Deer Hunting Opportunities
- Additional Acreage Available

Property Use:

- Home/Cabin Site
- Investment
- Hunting
- Recreational

Tax Information: 2021- \$79

- Parcel#: 109802000000603



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MICHAEL OSWALT

PRINCIPAL BROKER

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4848 Main St. - Flora, MS 39071

smalltownproperties.com

15,000+ Followers

Information is believed to be accurate but not guaranteed.

Welcome to the Benton 34 located in Benton County, MS. The predominately agricultural tract would make a great mini farm in the country. As you arrive at the gated entrance along Hamer Road, you will immediately notice the gently rolling tillable ground (\$60/ac rent). With a small patch of timber in the northwest corner and the property adjoining timberland to the north, this field fills up with deer throughout the year (see wildlife photos). You will find one box stand in place that almost overlooks the entire field. If you're looking to potentially build, City of Holly Springs Electric is to the west and water will need to be your own well. The location is convenient being just 30 miles southeast of Collierville, TN and 10 miles northeast of Ashland, MS. The final acreage will be determined by a survey. Note: There will be a deeded easement for ingress and egress running along the entire eastern boundary to the northern boundary. If you have been looking for a beautiful place in the country, call Michael Oswalt for a private tour of the Benton 34 today!



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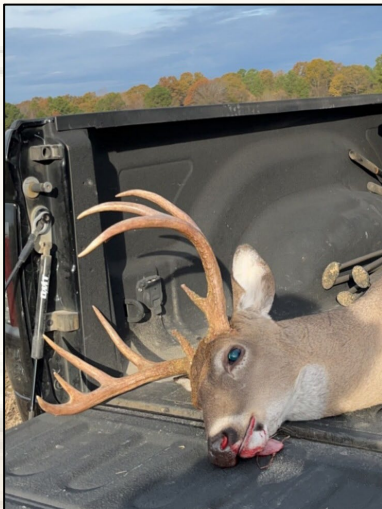
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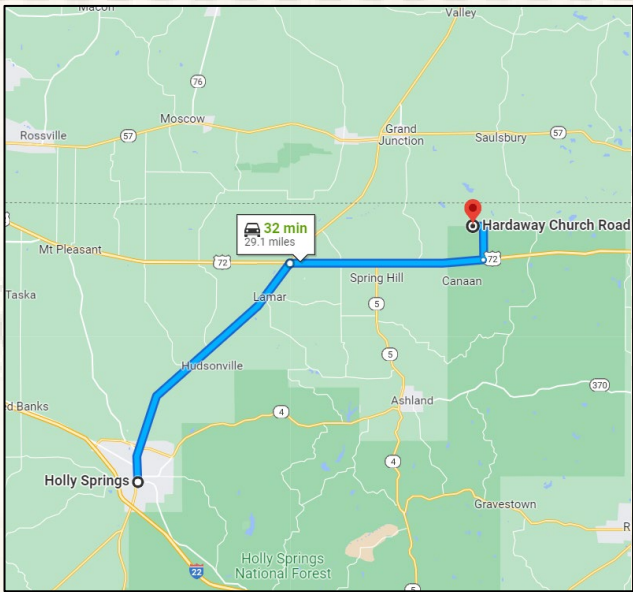
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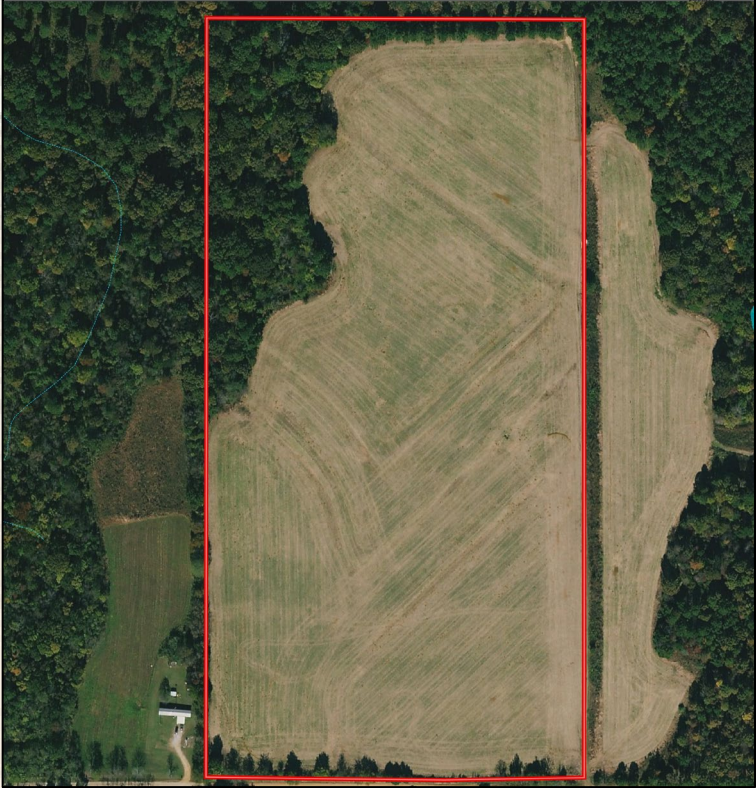
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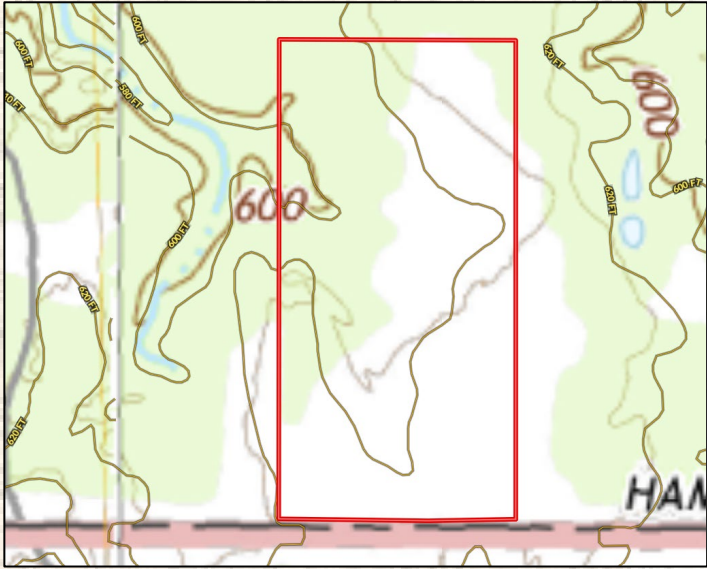
Google [Maps](#) Directions



MapRight Link



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NOCPI	CAP
PrB2	Providence silt loam, 2 to 5 percent slopes, eroded	13.8	40.05	0	38	2e
PrD2	Providence silt loam, 8 to 12 percent slopes, moderately eroded	12.53	36.36	0	35	4e
PrC2	Providence silt loam, 5 to 8 percent slopes, moderately eroded	5.06	14.68	0	36	3e
UdF3	Udorthents-Lexington complex, 5 to 25 percent slopes, severely eroded	3.08	8.94	0	67	7e
TOTALS		34.47	100%	-	39.22	3.32



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