

218.90± Acres in Madison County, MS
\$2,750/Acre



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 769.888.2522

Property Profile

The Madison 218.90

Location:

- Pickens, MS
- Madison County
- Approximately 40 Minutes North of Madison

Coordinates:

- 32.8454, -89.9302

Property Information:

- 218.90± Acres
- Pine Timber Close to Maturity
- Mature Oak Pockets
- Road Frontage on Hwy 17 and Putman Road
- Great Internal Road System
- Wildlife Plots in Place
- Good Deer and Turkey Hunting

Property Use:

- Recreational
- Home/Cabin Site
- Hunting
- Investment

Tax Information: 2022- \$617.18

- Parcel #1: 1241-31-007-00-00
- Parcel #2: 1241-32-003-00-00



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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 your new 218.9± acre recreational timberland investment in Madison County, MS! This tract consists of older pine timber and mature oak pockets. The pine timber has been thinned twice and is awaiting its final cut if you want a quick return. The oak pockets are scattered about with heavier pockets on the west end. Six wildlife plots are in place with a powerline traversing the property from north to south. You could easily set up a handful of box stands and numerous lean-to sets. The deer and turkey hunting should be excellent in this area with property being just over 3 miles from the famous Big Black River. This 218.9± acre tract enjoys a ton of road frontage and access points along both Highway 17 and Putnam Road. The ample road frontage allows for many different hunting scenarios without having to blow out your whole property trying to get to the back. Once you enter the property, the internal road system will lead you almost anywhere you want to ride. If you are looking to build a cabin or home, this area is served by Entergy Mississippi, Inc and Cameron Community Water System, Inc. The location is perfect, being approximately 40 minutes from Madison and just 3.5 miles southeast of Pickens. All in all, this is a great recreational timberland investment not too far from the Jackson Metro Area. If you have been looking for a Madison County property that you can enjoy while watching your timber reach full maturity, give Michael Oswalt a call for your private showing today.



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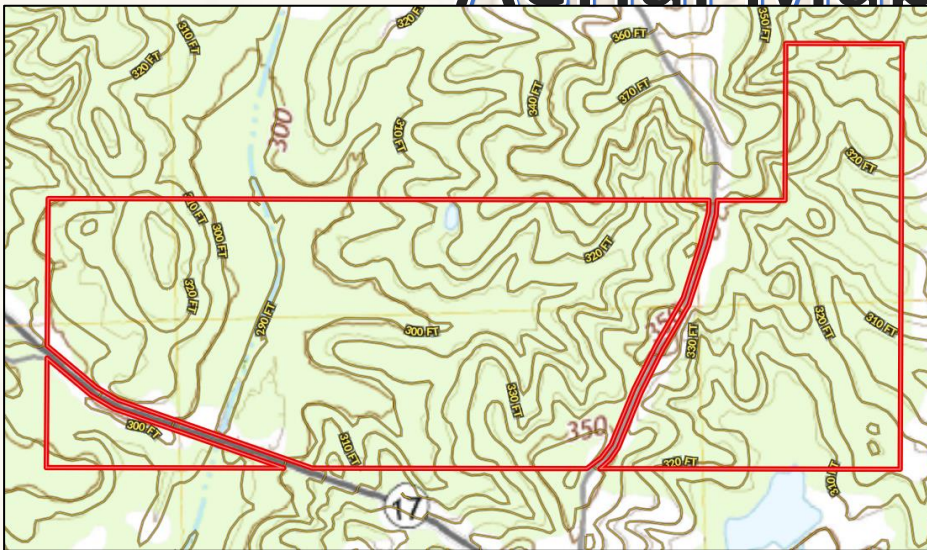
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Land id Link



Aerial Map



Topo Map



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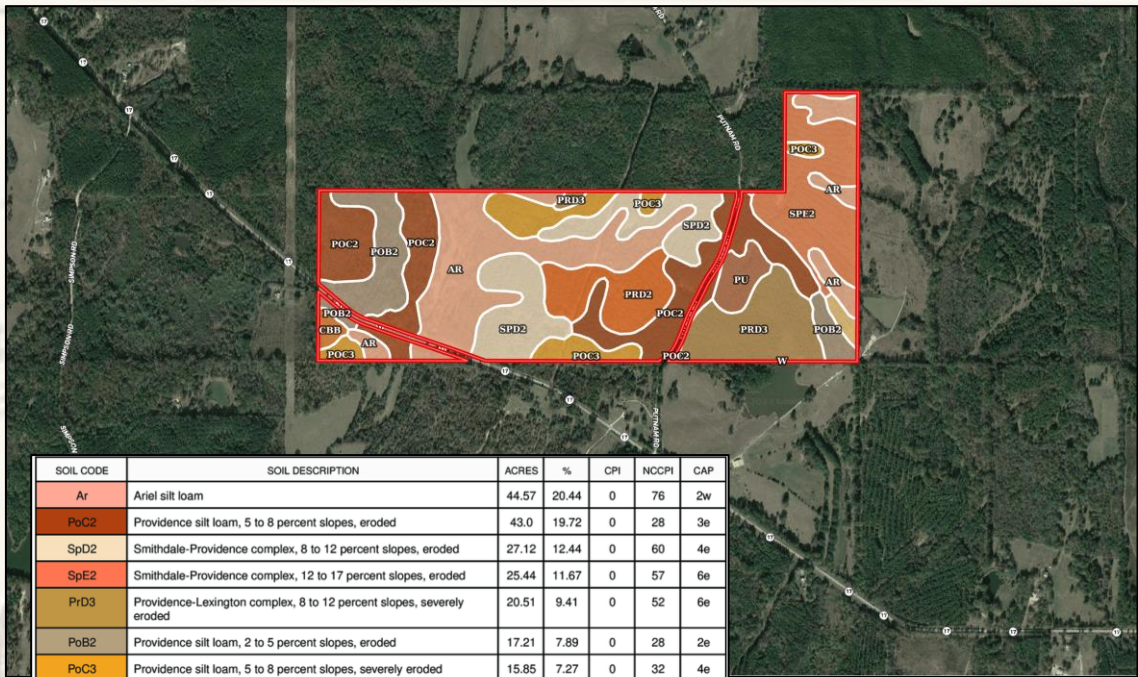
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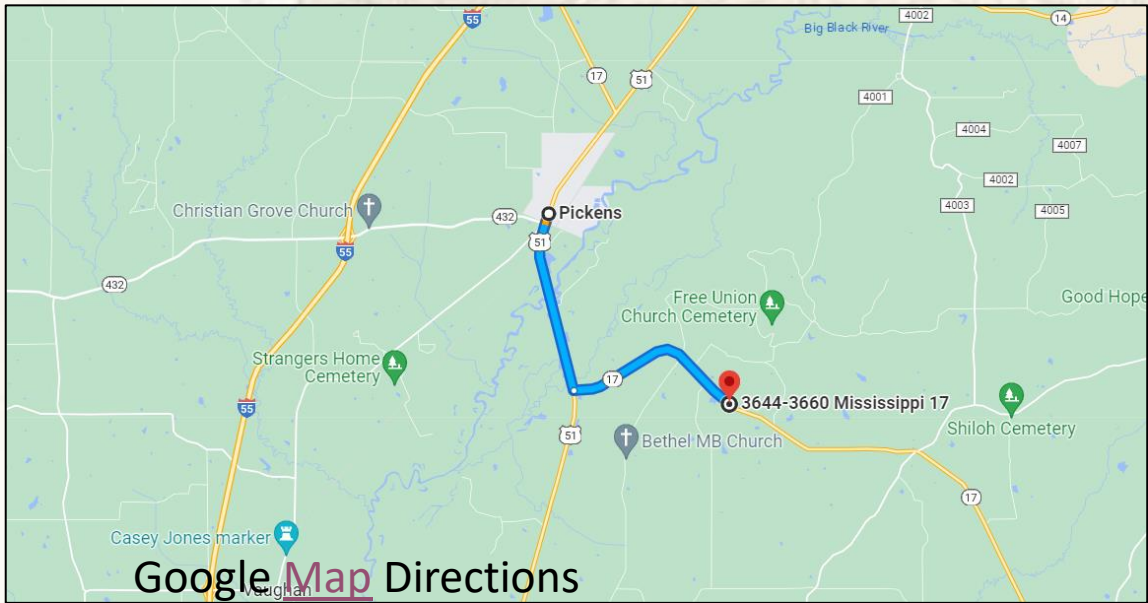
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ar	Ariel silt loam	44.57	20.44	0	76	2w
PoC2	Providence silt loam, 5 to 8 percent slopes, eroded	43.0	19.72	0	28	3e
SpD2	Smithdale-Providence complex, 8 to 12 percent slopes, eroded	27.12	12.44	0	60	4e
SpE2	Smithdale-Providence complex, 12 to 17 percent slopes, eroded	25.44	11.67	0	57	6e
PrD3	Providence-Lexington complex, 8 to 12 percent slopes, severely eroded	20.51	9.41	0	52	6e
PoB2	Providence silt loam, 2 to 5 percent slopes, eroded	17.21	7.89	0	28	2e
PoC3	Providence silt loam, 5 to 8 percent slopes, severely eroded	15.85	7.27	0	32	4e
PrD2	Providence-Lexington complex, 8 to 12 percent slopes, eroded	15.24	6.99	0	55	4e
Pu	Providence-Udorthents complex, gullied	5.57	2.55	0	13	4e
CbB	Calloway silt loam, 1 to 3 percent slopes	1.83	0.84	0	59	2e
TpD3	Tippah silt loam, 5 to 10 percent slopes, severely eroded	1.72	0.79	0	62	4e
W	Water	0.01	0.0	0	-	-
TOTALS		218.07(*)	100%	-	49.75	3.64

Soil Map



Google Map Directions



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