

**142± Acres in Benton County, MS**  
**\$496,290**



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

Office 769-888-2522

# Property Profile

## The Benton 142

### Location:

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

### Coordinates:

- 34.9785, -89.1201

### Property Information:

- 142± Acres
- Hamer Road Frontage
- Beautiful Home/Cabin Sites
- Wildlife Plots in Place
- Mature Timber
- Farmland
- Excellent Deer & Turkey Hunting Opportunities

### Property Use:

- Home/Cabin Development
- Investment
- Hunting
- Recreational

### Tax Information: Will Be Calculated at Closing

- Parcel #: Part of 1-0980-20-000-006.02
- Parcel #2: 1-0980-20-000-006.03
- Parcel #3: 1-0980-20-000-007.01



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**MICHAEL OSWALT**

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Information is believed to be accurate but not guaranteed.

Welcome to the Benton 142, a perfect makeup of tillable ground, thickets, and big timber! Build a home/cabin, use as a recreational getaway, purchase as an investment, or go for all three on this 142± acre tract in Benton County, MS. As you arrive at one of the two gated entrances along Hamer Road, you will immediately notice the tillable ground (approximately 36 acres at \$60/ac rent) and timber. The tillable areas would be excellent places to build or simply leave for the diversity. The mature timber is just what the turkeys need and it's also aesthetically pleasing. You will find four wildlife plots in place (not including the ag ground); one being equipped with a shooting house and lean-to-stand. This area has great deer numbers, and the turkeys are thick too (see photos). There are multiple large landowners in the vicinity contributing easier wildlife management practices. A seasonal creek traverses the property from north to south adding desired diversity to this perfect recreational tract. If you're looking to potentially build, City of Holly Springs Electric is about 1,000 feet 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. If you have been looking for an exceptional recreational tract in North Mississippi, come check this out.



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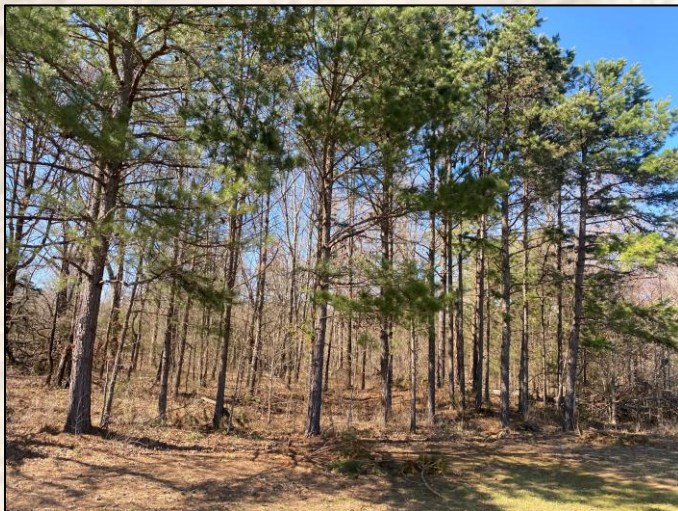
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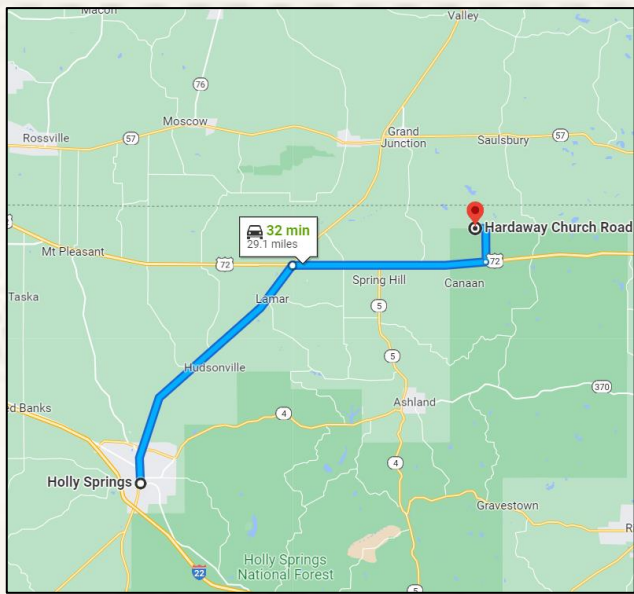
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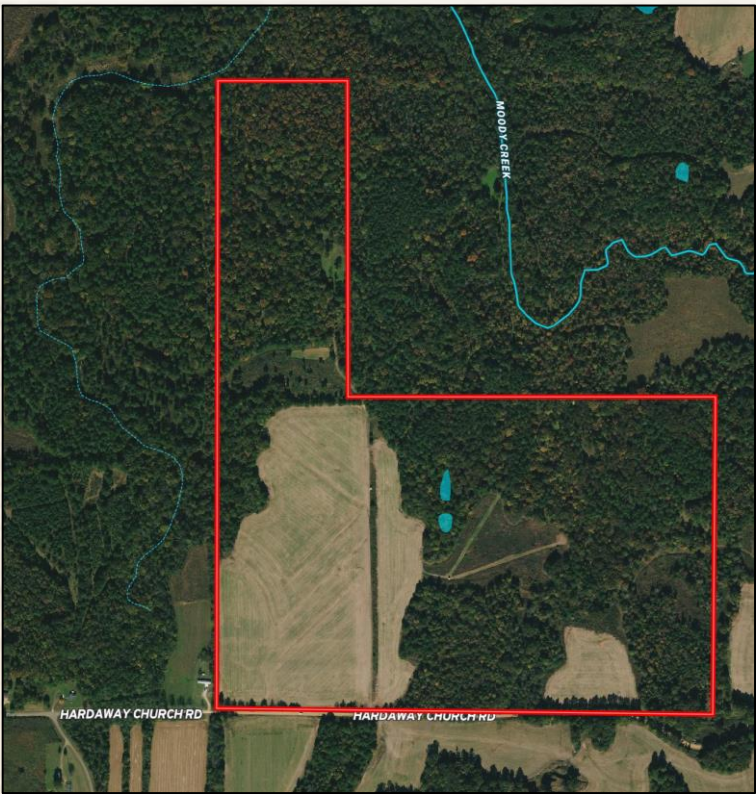
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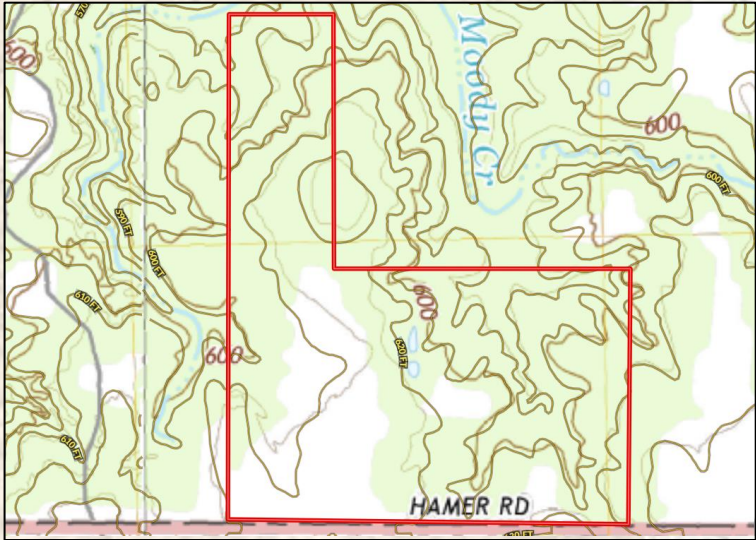
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Google [Maps](#) Directions



[MapRight Link](#)



| SOIL CODE | SOIL DESCRIPTION                                                      | ACRES      | %     | CPI | NCCPI | CAP  |
|-----------|-----------------------------------------------------------------------|------------|-------|-----|-------|------|
| UdF3      | Udorthents-Lexington complex, 5 to 25 percent slopes, severely eroded | 54.67      | 38.53 | 0   | 67    | 7e   |
| PRC2      | Providence silt loam, 5 to 8 percent slopes, moderately eroded        | 34.86      | 24.57 | 0   | 36    | 3e   |
| SdF2      | Smithdale-Lexington complex, 12 to 17 percent slopes, eroded          | 21.23      | 14.96 | 0   | 67    | 6e   |
| PRD2      | Providence silt loam, 8 to 12 percent slopes, moderately eroded       | 17.33      | 12.21 | 0   | 35    | 4e   |
| PRB2      | Providence silt loam, 2 to 5 percent slopes, eroded                   | 13.8       | 9.73  | 0   | 38    | 2e   |
| TOTALS    |                                                                       | 141.8 (9") | 100%  | -   | 52.65 | 5.01 |



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