

**38± ACRES**  
**PRENTISS COUNTY, MS**  
**\$99,000**



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

**OFFICE (662) 238-4077**

# THE PRENTISS 38

## PROPERTY PROFILE

### LOCATION:

- County Road 4170  
New Site, MS 38859
- Prentiss County
- 13.5± Miles SW  
of Bay Springs Lake
- 17.8± Miles SE of Booneville
- 18.3± Miles SW of  
Tishomingo State Park
- 21± Miles W of the  
AL State Line
- 31.9± Miles NE of Tupelo

### COORDINATES:

- 34.4945375, -88.4236683

### PROPERTY USE:

- Hunting
- Recreational
- Investment
- Timberland

### PROPERTY INFORMATION:

- 38± Acres
- 130'± of Road Frontage
- Merchantable  
Hardwoods and Pines
- Bordered by Little Brown Creek
- Electricity at the Road
- Deer, Turkey, and Ducks

### TAX INFORMATION:

- Parcel# 120100-02-00700
- 2024 - \$142.95



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**ANNAH BARNES**

*LAND & RESIDENTIAL SPECIALIST*

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O: 662-238-4077

[annah@smalltownproperties.com](mailto:annah@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

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

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE PRENTISS 38

WELCOME TO “OLD WOOD BRIDGE” IN PRENTISS COUNTY, MS! Tucked away near the quiet community of New Site, this 38± acre gem is just a stone’s throw from Wesson Branch to the west while Little Brown Creek makes up the eastern boundary. This place is a true hunter’s paradise—absolutely loaded with deer, ducks, and turkey. Be sure to take a look at the recent trail camera pictures!

The land features a strong stand of merchantable hardwood and pine timber, offering both natural beauty and a quick return on investment. With direct road frontage on County Road 4170 near the southeast corner, access is easy and convenient. This property is perfectly positioned just minutes from Bay Springs Lake, Tishomingo State Park, and the Natchez Trace Parkway.

Whether you are looking for premium hunting ground, a nature retreat, or a smart land investment, Old Wood Bridge checks all the boxes.

**Contact Annah Barnes to schedule a viewing.**



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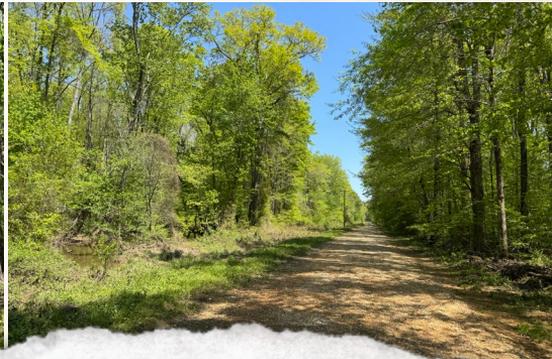
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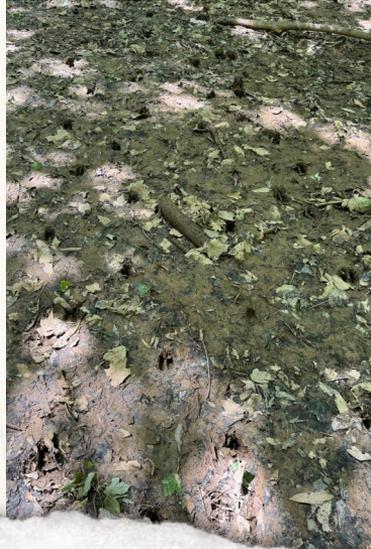
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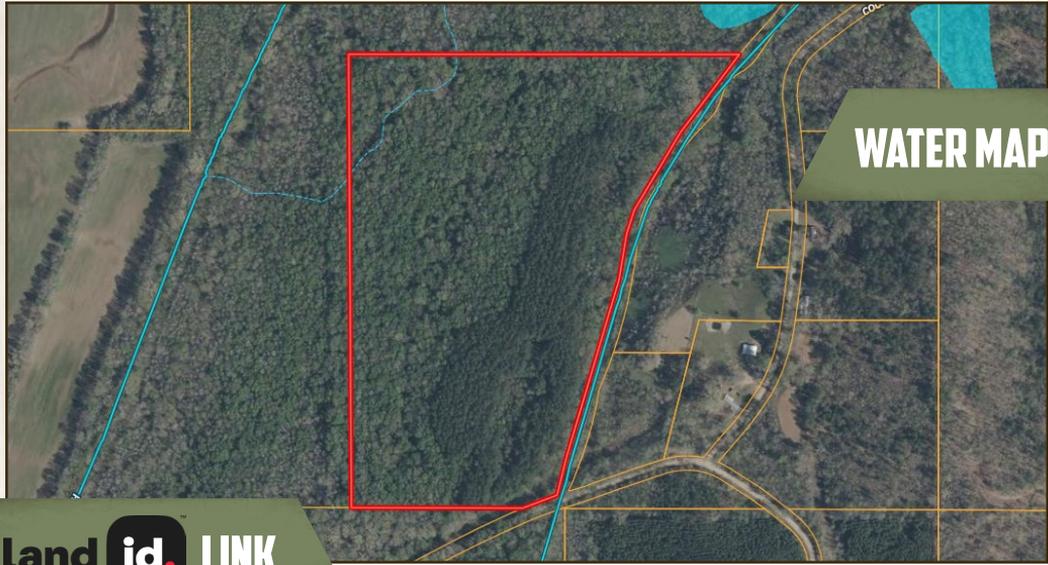
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**WATER MAP**

**land id.** LINK



**TOPOGRAPHY MAP**



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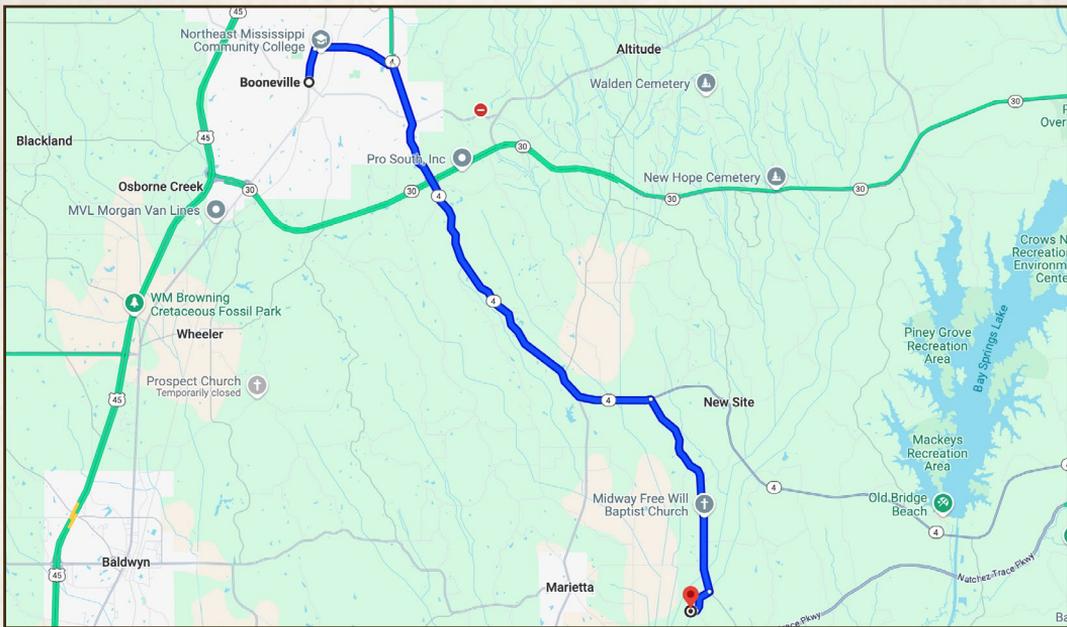
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**Directions From Booneville, MS:** Travel MS-4 E/E Chambers Drive. Turn right onto Co Rd 4101 and continue 4.5 miles. Turn right onto Co Rd 4170 and proceed 0.5 miles. Continue straight to the property on the right.

**Directions From US-45 N in Tupelo, MS:** Take the exit onto I-22/US-78 W toward Memphis. In 1.2 miles take exit 85 for the Natchez Trace Parkway. In 0.4 miles turn right onto Natchez Trace Pkwy and proceed 24.2 miles. Make a sharp right turn and in 0.1 miles turn right at the 1st cross street onto Co Rd 4101. Travel 1.7 miles and turn left onto Co Rd 4170. Proceed 0.5 miles and continue straight to the property on the right.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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