

20± ACRES
LEAKE COUNTY, MS
\$60,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE LEAKE 20

PROPERTY PROFILE

LOCATION:

- 572 Harristown Road
Carthage, MS 39051
- Leake County
- 4.9± Miles from Thomastown
- 12.5± Miles from Carthage
- 19.5± Miles from Kosciusko

COORDINATES:

- 32.87309, -89.61961

PROPERTY USE:

- Recreational
- Hunting
- Timber Investment

PROPERTY INFORMATION:

- 20± Acres
- Pine Timber
- Oak Timber
- Overgrown Fields
- Pond
- Currently No Deeded Access

TAX INFORMATION:

2023 - \$83.65

- Parcel #022190009



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DEWAYNE ATKINSON

LAND SPECIALIST

C: 601-832-3075

O: 769-888-2522

dewayne@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE LEAKE 20

SMALL TRACT, BIG DREAMS: EXPLORE THE LEAKE 20. Discover this 20± acre tract with a big feel, tucked in beside the Yockanookany River in the heart of Sanders Crossing Swamp. Leake County, MS is renowned for its abundant wildlife and trophy deer. This place offers many the chance to own their own recreational land.

Historically used for farming from the '60s to '80s and later converted to hay fields until the early 2000s, the overgrown fields now provide a thicket for wildlife and an opportunity to invest in timber. An old pond, once used for livestock, still exists at the center of the property. You will find mature pines and oak timber spread throughout. *Disclaimer: This property currently has no deeded access.*

If you're seeking a small tract with endless opportunities and excellent wildlife, give Dewayne Atkinson a call today to schedule a private showing of the Leake 20.



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land id. LINK



Directions From Thomastown, MS: Travel northeast on MS-43 N toward MS-429 S for 69 feet. Turn right at the 1st cross street onto MS-429 S and proceed for 1.9 miles. Turn left onto Pleasant Grove Road and travel 2.0 miles. Turn left onto Clayton Road and continue for 0.5 mile. Turn left onto Harristown Road and in 0.4 miles continue straight to the dead end.

LINK TO GOOGLE MAP DIRECTIONS



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