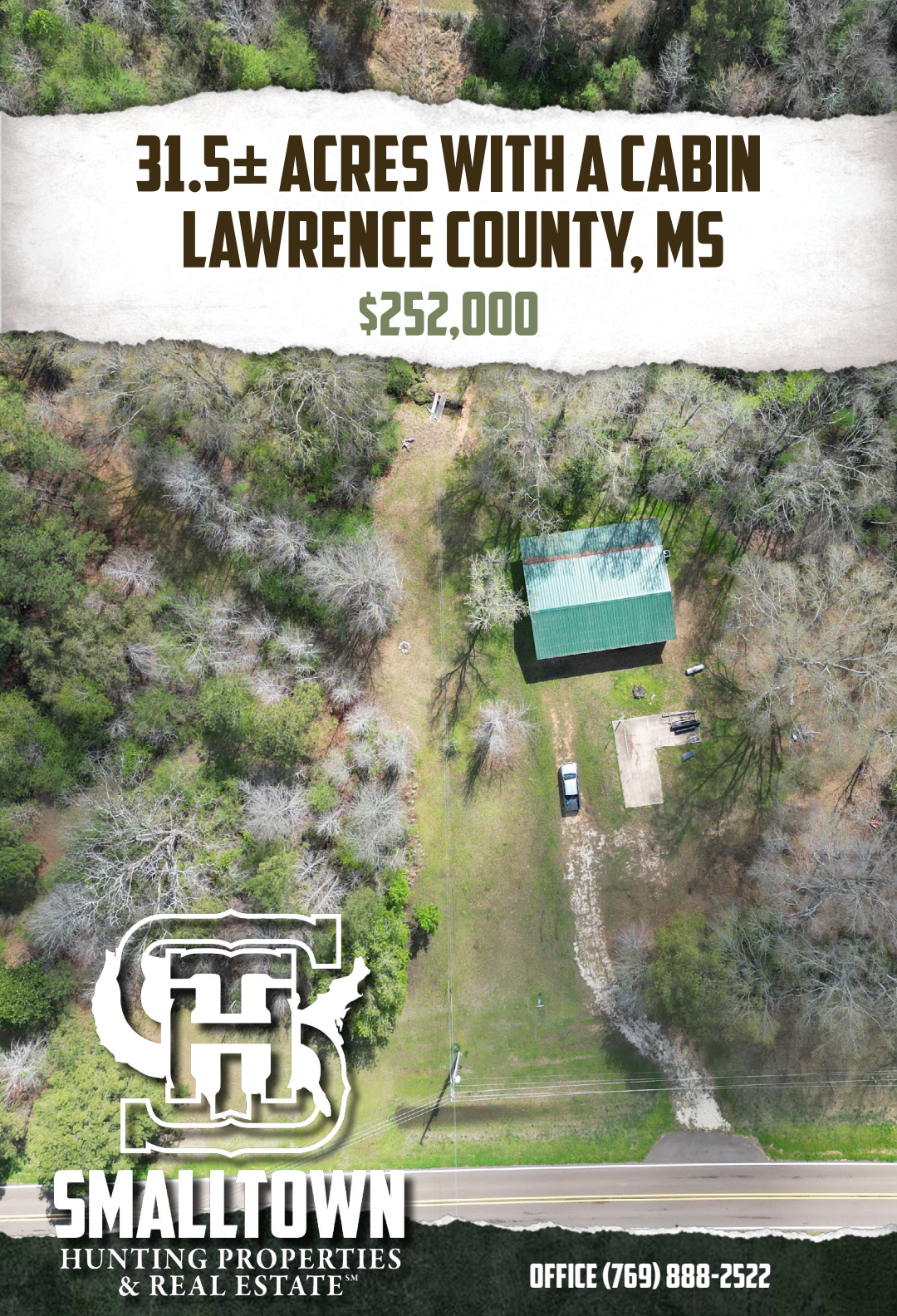


An aerial photograph of a property in Lawrence County, MS. The property features a green-roofed cabin, a white car, and a concrete pad. The surrounding area is a mix of green trees and bare, grey trees, suggesting a wooded or semi-wooded area. The property is bordered by a road at the bottom.

31.5± ACRES WITH A CABIN LAWRENCE COUNTY, MS

\$252,000



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE LAWRENCE 31.5

PROPERTY PROFILE

LOCATION:

- 1521 MS-43
Silver Creek, MS 39663
- Lawrence County
- 11± Miles SE of Monticello
- 33± Miles SE of Brookhaven
- 63± Miles NE of
Franklinton, LA
- 102± Miles NE of
Hammond, LA

COORDINATES:

- 31.47261, -89.7831

TAX INFORMATION:

- 2024 - \$577.92

PROPERTY USE:

- Recreational
- Residential
- Hunting

PROPERTY INFORMATION:

- 31.5± Acres
- Young Planted Pines
- 2 Bedroom/2 Bath Cabin
- Tractor Shed
- Ample Road Frontage
- Internal & External Trails
- Wildlife Plots
- Hardwood Drain



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LAND SPECIALIST

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braden@smalltownproperties.com

4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE LAWRENCE 31.5

LOCATED JUST SOUTH OF SILVER CREEK, MISSISSIPPI, THIS 31.5± ACRE HUNTING PROPERTY IS A GREAT OPPORTUNITY FOR OUTDOOR ENTHUSIASTS AND HUNTERS ALIKE. The Lawrence County property features a well-maintained cabin offering two bedrooms and two baths, perfect for weekend hunts or extended stays. For storage or equipment needs, there is a tractor shed. With road frontage on both Hwy 43 and Coyle King Lane, accessibility is never an issue. The land primarily consists of young planted pines, providing excellent cover for deer in conjunction with two established food plots; you will be sure to hold deer all season. A hardwood drain runs through the property, adding diversity to the terrain and a natural funnel for deer.

Whether you're looking to enjoy the cabin and relax for the weekend or develop the land into a prime hunting tract, the Lawrence 31.5 is worth considering! Bring the family and enjoy the outdoors!

Call Braden Smith today to schedule your private tour.



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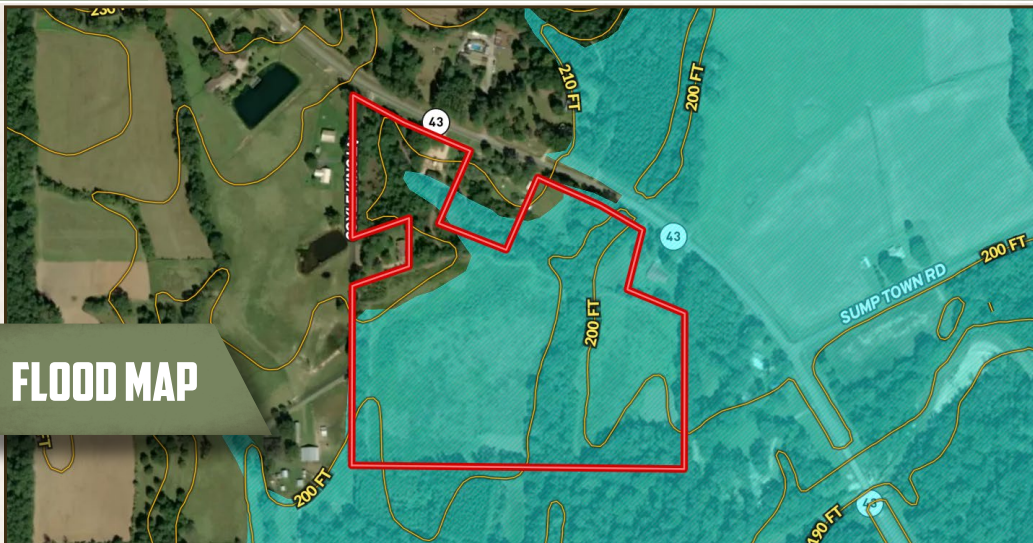
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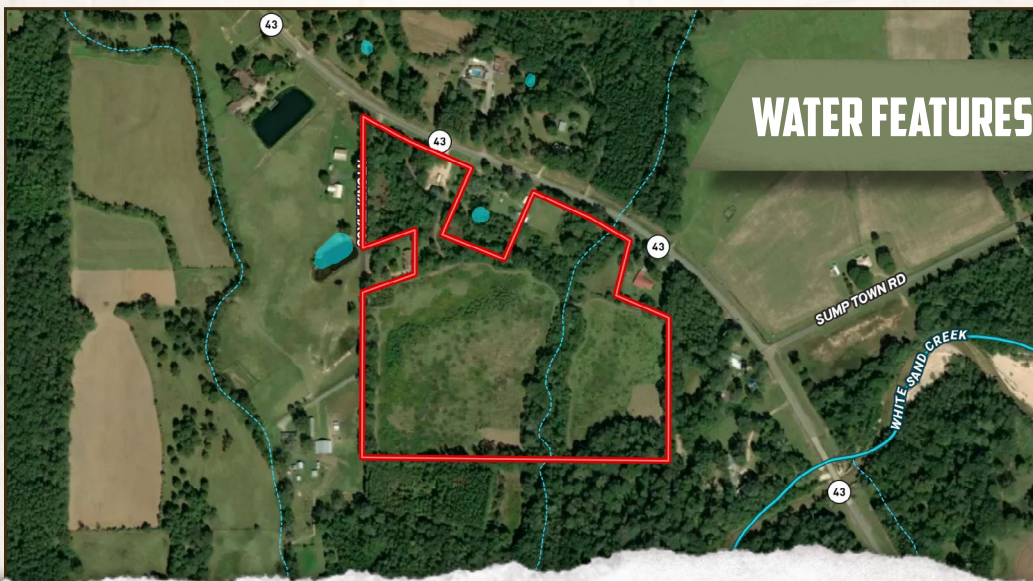
31.5± ACRES

LAWRENCE COUNTY, MISSISSIPPI

FLOOD MAP



WATER FEATURES



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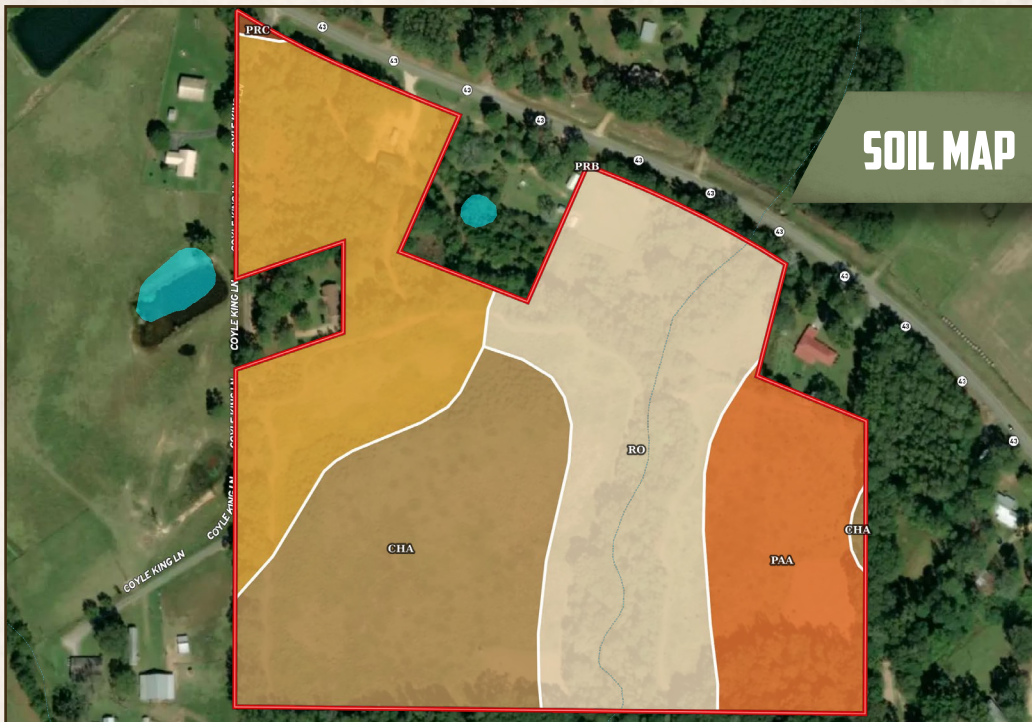
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SOIL MAP



Boundary 31.69 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ro	Rosebloom silt loam, frequently flooded	9.82	30.99	0	67	5w
ChA	Cahaba sandy loam, 0 to 2 percent slopes, occasionally flooded	8.75	27.61	0	68	1
PrB	Providence silt loam, 2 to 5 percent slopes	8.09	25.53	0	49	2e
PaA	Paden silt loam, 0 to 2 percent slopes	4.96	15.65	0	46	2w
PrC	Providence silt loam, 5 to 8 percent slopes	0.07	0.22	0	47	3e
TOTALS		31.69(*)	100%	-	59.35	2.66

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



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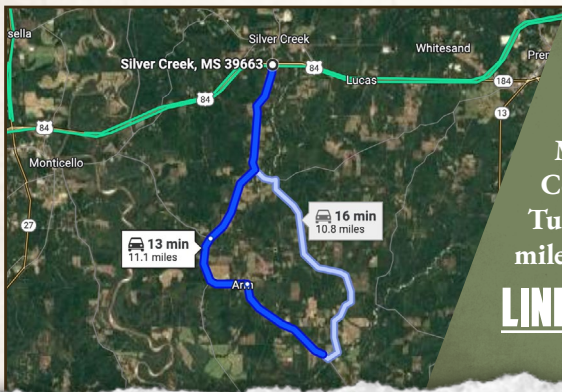
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31.5± ACRES

LAWRENCE COUNTY, MISSISSIPPI



Directions From the Intersection of MS Hwy 84 and MS Hwy 43 in Silver Creek, MS: Travel 5.6 miles south on MS-43A towards L C Adams Lane. Continue onto MS-43 N for 2.4 miles. Turn right to stay on MS-43 N and in 3.1 miles, the destination will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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