

Madison_72_Penn
1187 Sharon Road
Canton, MS 39046

\$409,320
72± Acres
Madison County



Madison_72_Penn
Canton, MS / Madison County

SUMMARY

Address

1187 Sharon Road

City, State Zip

Canton, MS 39046

County

Madison County

Type

Recreational Land, Hunting Land, Timberland, Lakefront,
Undeveloped Land, Farms, Ranches

Latitude / Longitude

32.64951 / -89.936188

Taxes (Annually)

853

Acreage

72

Price

\$409,320

Property Website

https://www.mossyoakproperties.com/property/madison_72_penn-madison-mississippi/48556/

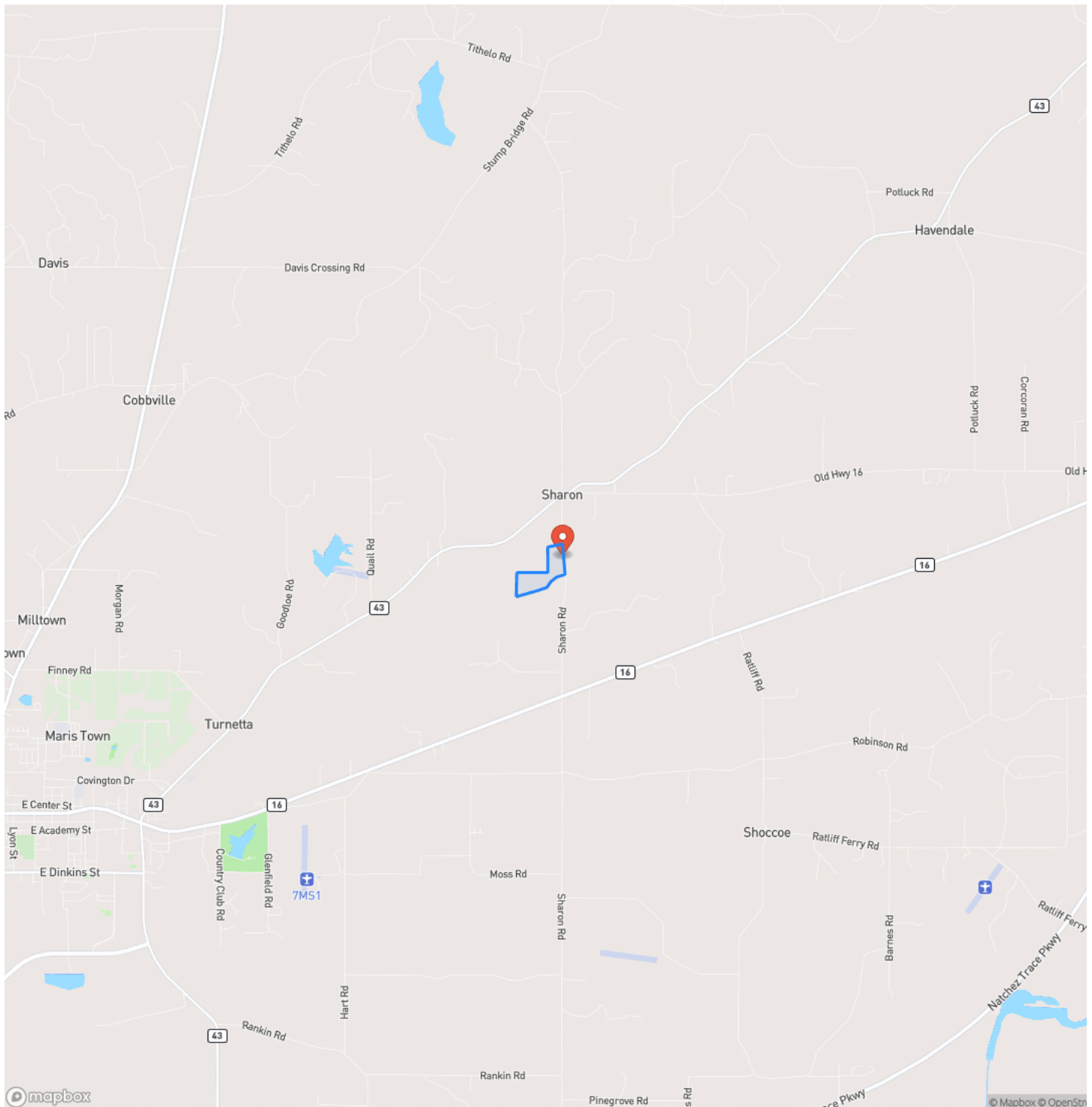


PROPERTY DESCRIPTION

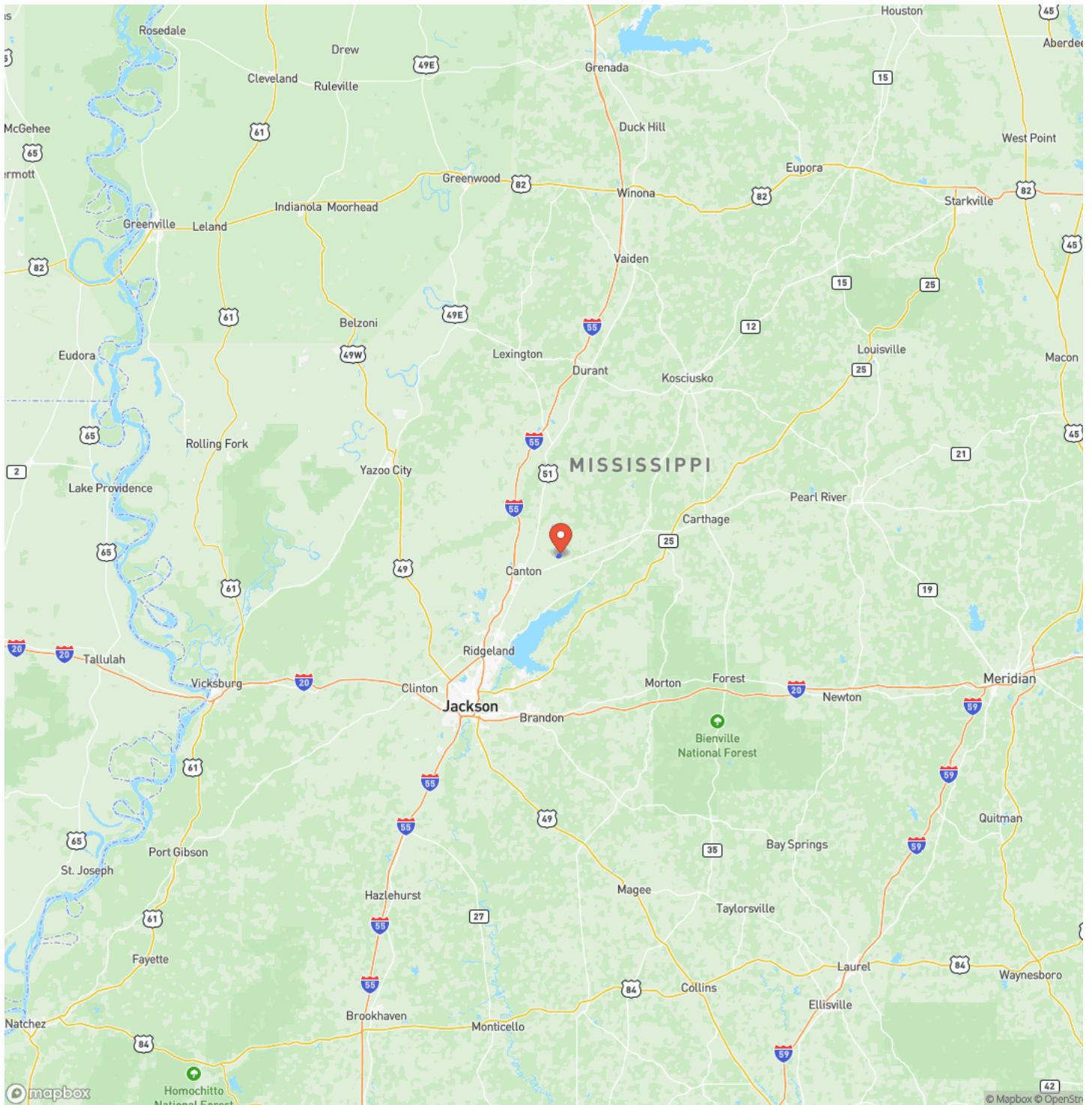
72 +/- acres on Lake Lester in Sharon, Ms. Located approximately 5 miles northeast of Canton, this property is a true sportsman's paradise with excellent deer & turkey hunting. 33+/- acre stocked Lake Lester provides fantastic fishing for bass, brim, and crappie. 39 +/- acres of this tract are pine plantation currently in a CRP contract. With a potential homesite overlooking Lake Lester, the sunsets will be hard to beat! Contact Les Penn at [601-260-5544](tel:601-260-5544) to find out more!



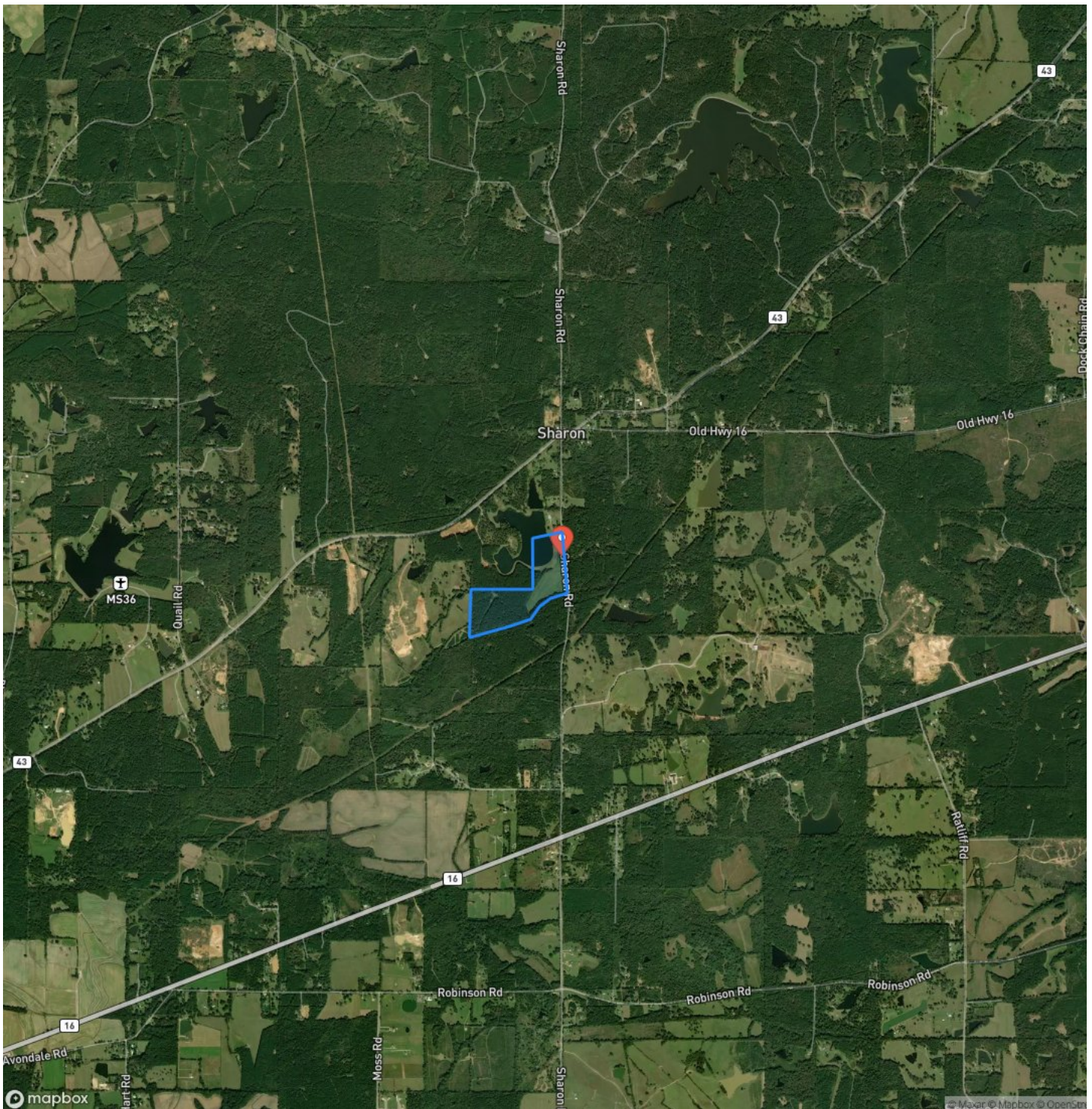
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Les Penn

Mobile

(601) 260-5544

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City / State / Zip

Madison, MS 39051

NOTES



MORE INFO ONLINE:

MossyOakProperties.com

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Mossy Oak Properties Bottomland Real Estate

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