

80.8 Acres- Leake County
80.8 Acres
Carthage, MS 39051

\$210,080
80.8± Acres
Leake County



80.8 Acres- Leake County
Carthage, MS / Leake County

SUMMARY

Address

80.8 Acres

City, State Zip

Carthage, MS 39051

County

Leake County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

32.825509 / -89.495321

Taxes (Annually)

\$257

Acreage

80.8

Price

\$210,080

Property Website

<https://www.mossyoakproperties.com/property/80-8-acres-leake-county/leake/mississippi/94033/>



80.8 Acres- Leake County Carthage, MS / Leake County

PROPERTY DESCRIPTION

80.8± Acres – Recreational Tract With Endless Potential Leake County, MS | 5 Miles North of Carthage | 1 Mile Off Hwy 25

This 80.8± acre property is the perfect blank slate for anyone looking to create their own hunting and recreational getaway. Located just **5 miles north of Carthage** and **1 mile off Highway 25**, it offers privacy, convenience, and plenty of room to build your vision.

Property Highlights

- **37± acres** of mature hardwood/pine
- **28± acres** of younger natural regeneration
- **15.5± acres** of mixed 14–17-year-old stands
- **Over 2,000 feet of Cobbs Creek frontage**
- **669 feet of road frontage** on Hopoca Road
- **32+/- acres in the FEMA floodzone**

Great Wildlife & Habitat

Cobbs Creek, rolling topography, and diverse timber create an excellent mix of bedding, cover, water, and natural food sources. Deer and turkey use the creek as a travel corridor, and the terrain offers natural stand sites, funnels, and plenty of spots for future food plots.

Build It Your Way

The property is **completely undeveloped**, giving you the freedom to add:

- Internal road system
- Food plots and shooting lanes
- Campsite or cabin site
- Recreation areas for riding, camping, and more

Power is available through the neighboring property, and community water is also available.

Why You'll Love It

This tract offers the rare opportunity to start with a clean slate and design your own layout in a great location close to Carthage. Whether you want a hunting place, a future homesite, or a private retreat, this property is ready to be shaped however you see fit.

Will Waits, Certified Land Specialist

Licensed in MS

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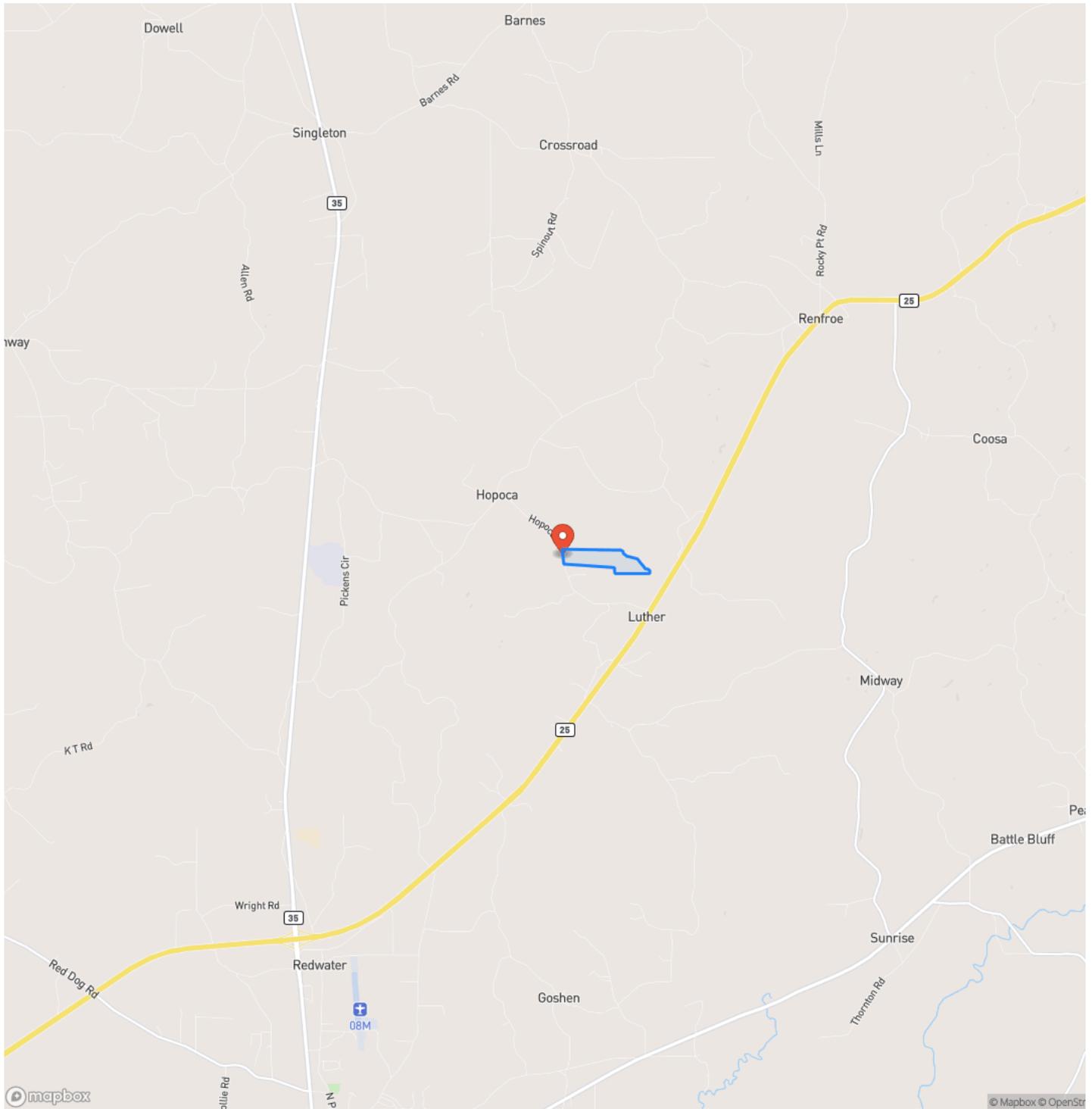
Email: wwaits@mossyoakproperties.com



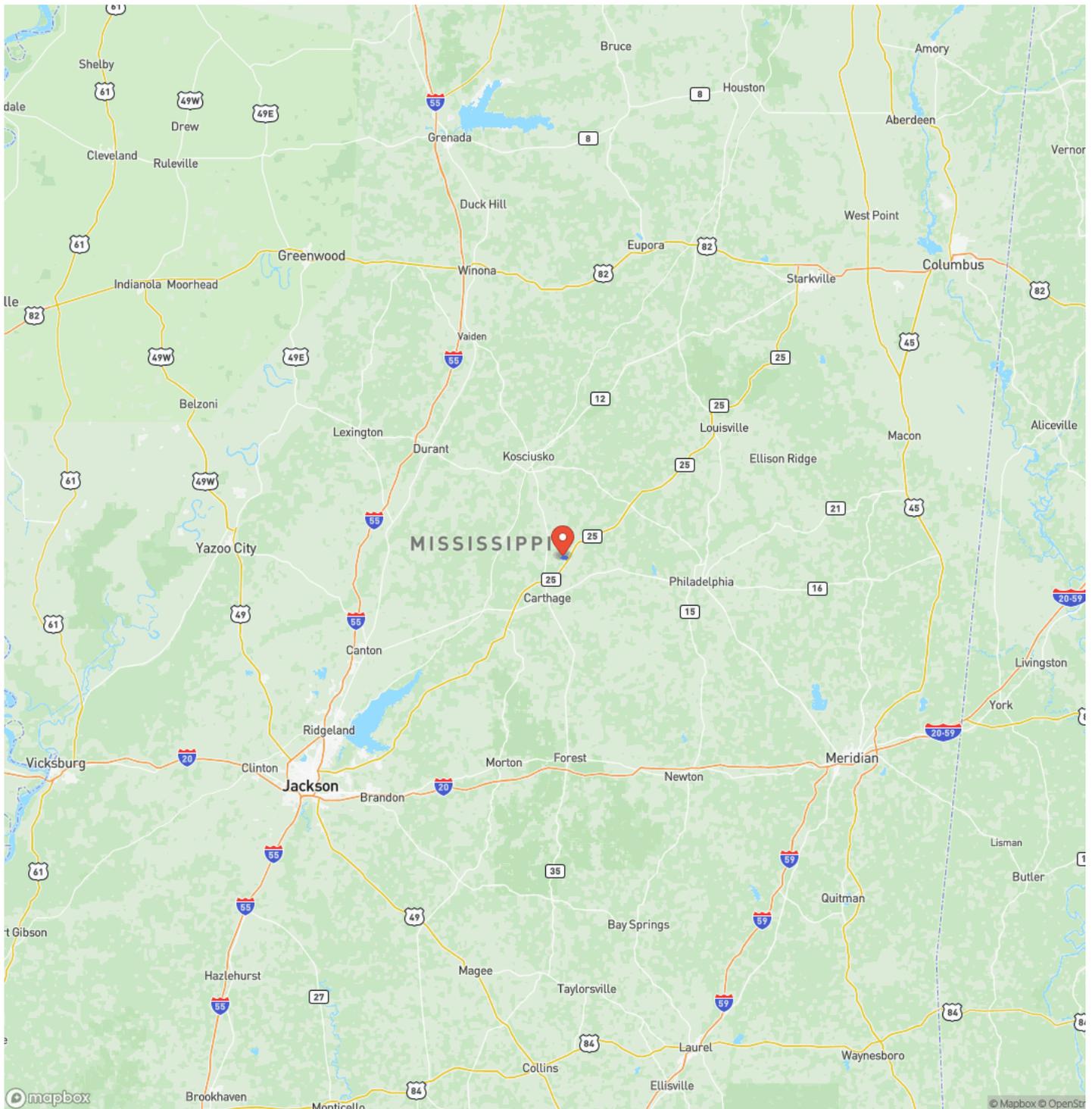
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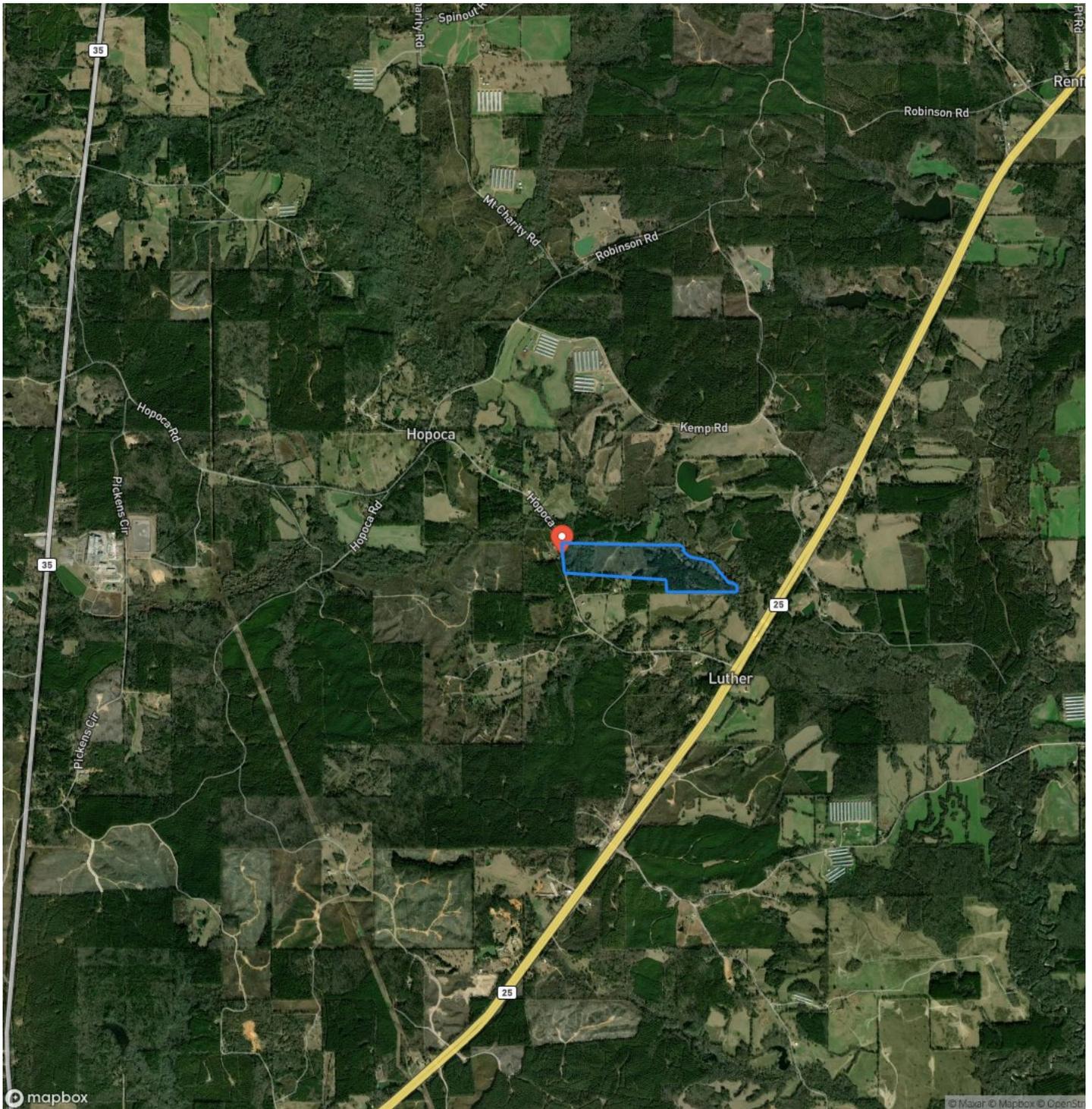
Locator Map



Locator Map



Satellite Map



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