

Scott County- 123.43 acres
Highway 13
Morton, MS 39117

\$396,000
123.430± Acres
Scott County



Scott County- 123.43 acres
Morton, MS / Scott County

SUMMARY

Address

Highway 13

City, State Zip

Morton, MS 39117

County

Scott County

Type

Hunting Land, Timberland, Recreational Land, Undeveloped Land,
Lot, Commercial

Latitude / Longitude

32.341357 / -89.670735

Taxes (Annually)

840

Acreage

123.430

Price

\$396,000

Property Website

<https://www.mossyoakproperties.com/property/scott-county-123-43-acres-scott-mississippi/89080/>



PROPERTY DESCRIPTION

123.43± Acres in Morton, MS - Prime Timber & Development Potential

This 123.43-acre property in the city limits of Morton offers an excellent mix of investment and recreational benefits. Located just 2 miles from Interstate 20 and featuring 1,858 feet of frontage on Highway 13, the property has outstanding visibility and accessibility.

- **Timber Value:** The tract is stocked with 18-20 year old loblolly pines, ready for their first thinning-an immediate timber investment opportunity.
- **Wildlife Habitat:** Rolling topography (40-50 feet of variation), multiple creeks, and a small pond create great conditions for deer, turkey, and upland bird species.
- **Utilities:** Full access to power, water, and underground AT&T cable.
- **Zoning:** Most of the property is zoned A-1 (Agricultural), while parcels fronting Highway 13 are zoned C-3 (Highway Commercial), offering development flexibility.
- **Land Features:** A powerline runs through the property, ideal for future food plots or internal roads.

Whether you're looking for a strong **timber investment**, recreational hunting land, or a prime **development tract with commercial frontage**, this property checks all the boxes.

Will Waits

Certified Land Specialist

Licensed in MS

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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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MORE INFO ONLINE:

<https://www.mossyoakproperties.com/>

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<https://www.mossyoakproperties.com/>

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Mossy Oak Properties Bottomland Real Estate

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