

Scott County- 123.43 acres
Highway 13
Morton, MS 39117

\$396,000
123.43± 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

123.43

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

Office: [662-495-1121](tel:662-495-1121)

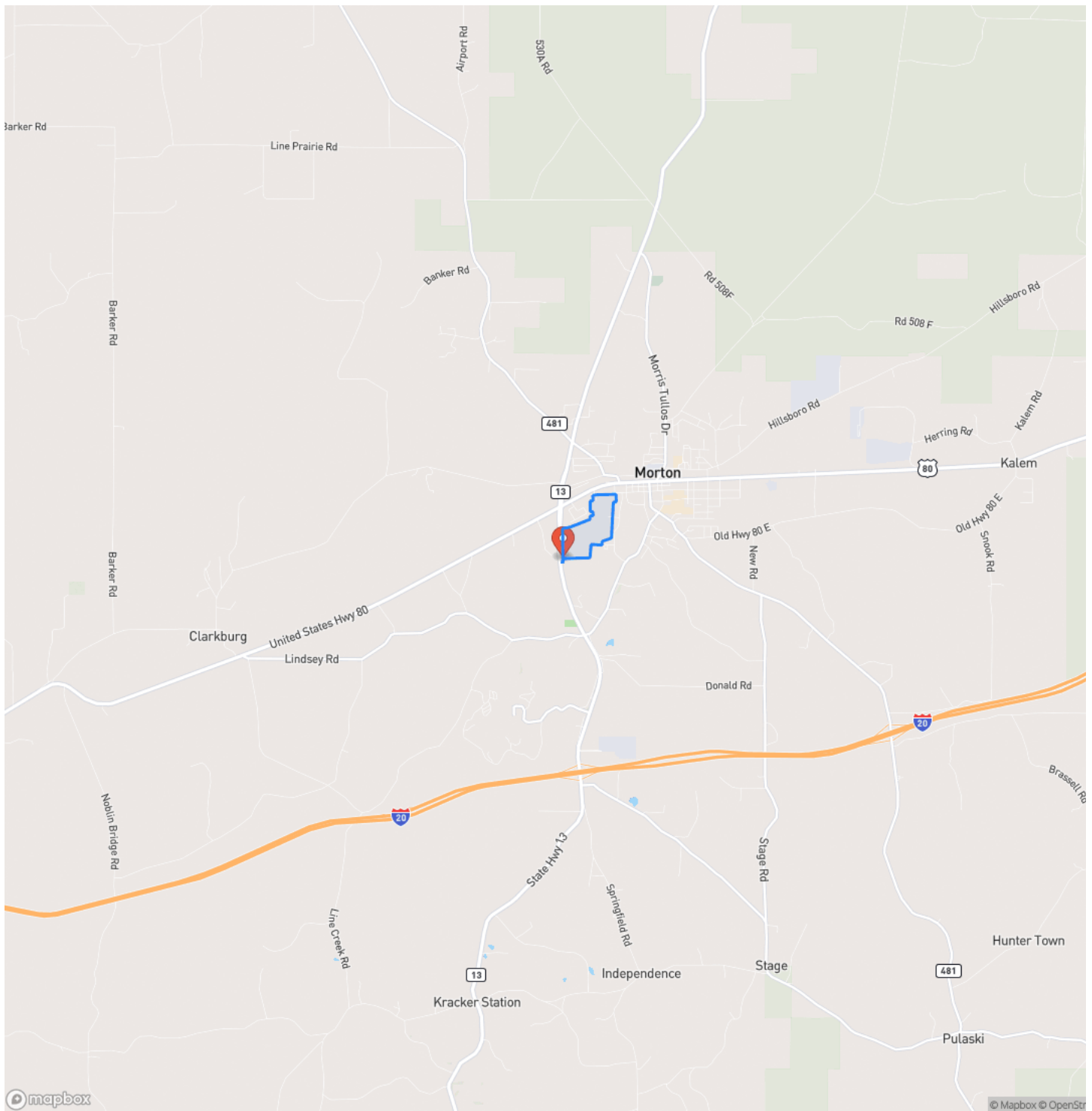
Cell: [769-572-2267](tel:769-572-2267)

Email: wwaits@mossyoakproperties.com

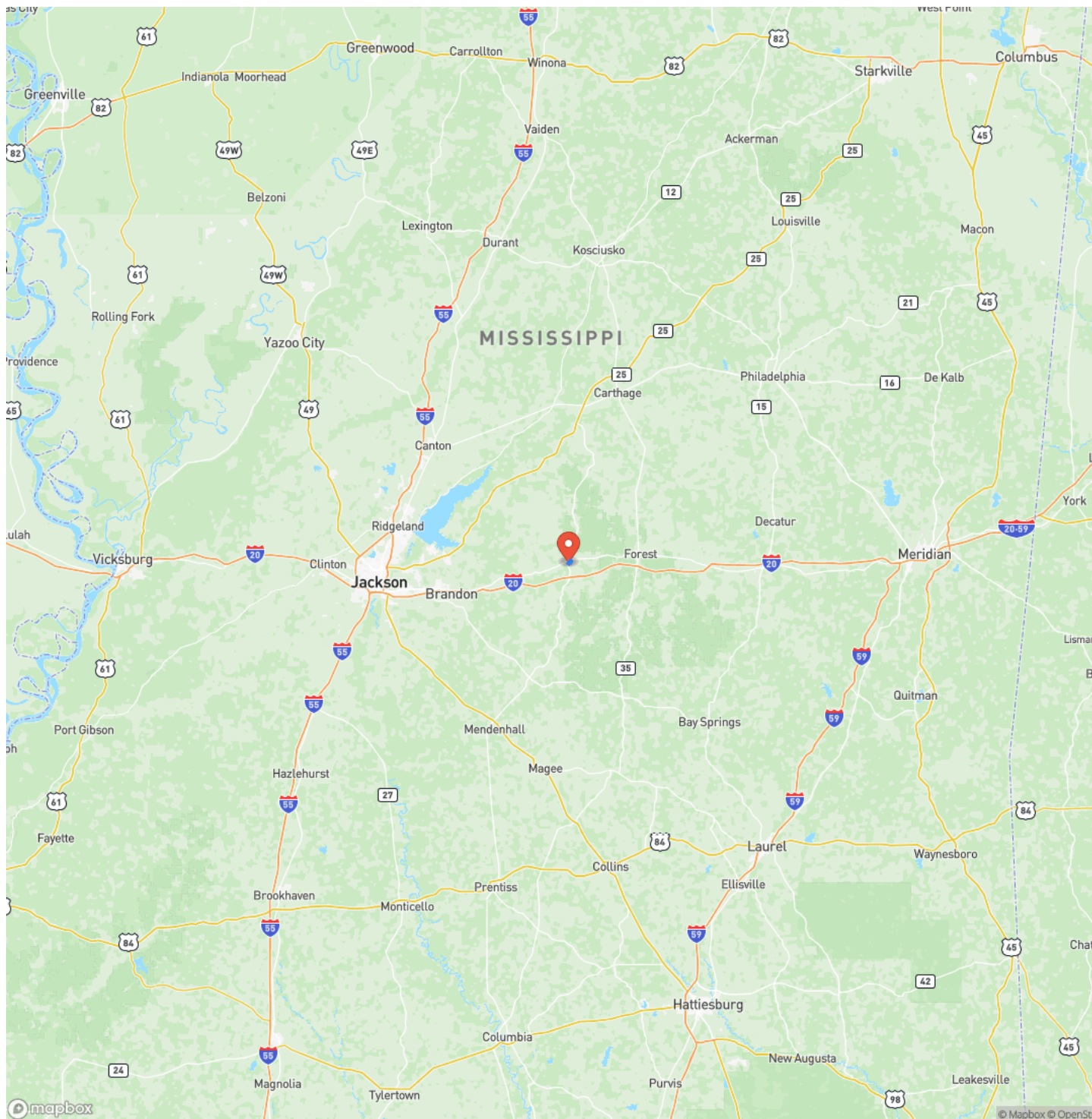
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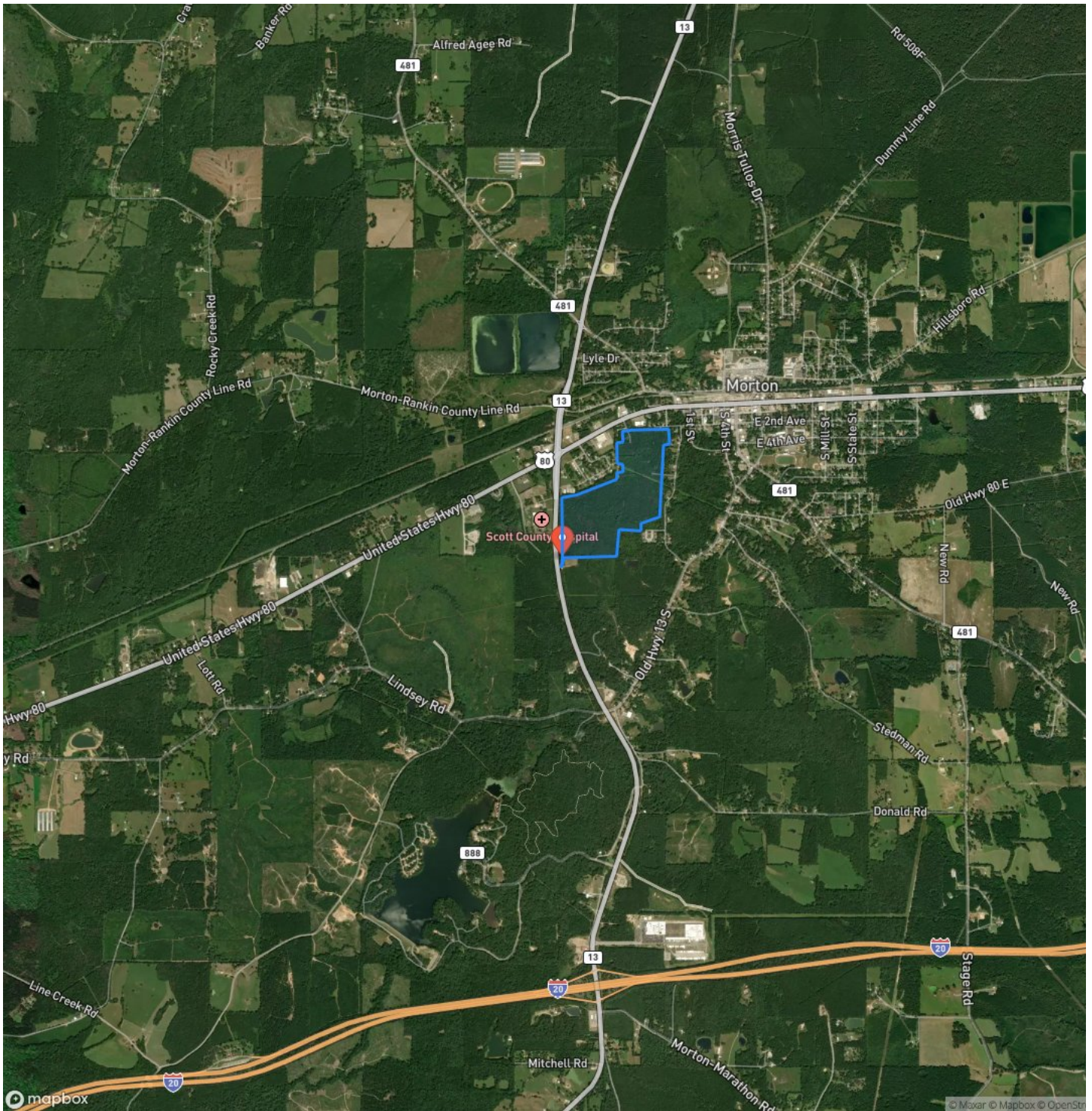
Locator Map



Locator Map



Satellite Map



Scott County- 123.43 acres
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LISTING REPRESENTATIVE

For more information contact:



Representative

Will Waits

Mobile

(769) 572-2267

Office

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Email

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Address

108 Lone Wolf Dr.

City / State / Zip

Madison, MS 39051

NOTES



This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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

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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West Point, MS 39773

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