

Monroe County - Towery Rd 474 Timber & Turkeys
Towery Rd
Smithville, MS 38870

\$971,700
474± Acres
Monroe County



Monroe County - Towery Rd 474 Timber & Turkeys Smithville, MS / Monroe County

SUMMARY

Address

Towery Rd

City, State Zip

Smithville, MS 38870

County

Monroe County

Type

Recreational Land, Hunting Land, Timberland

Latitude / Longitude

34.038644 / -88.284695

Taxes (Annually)

1359

Acreage

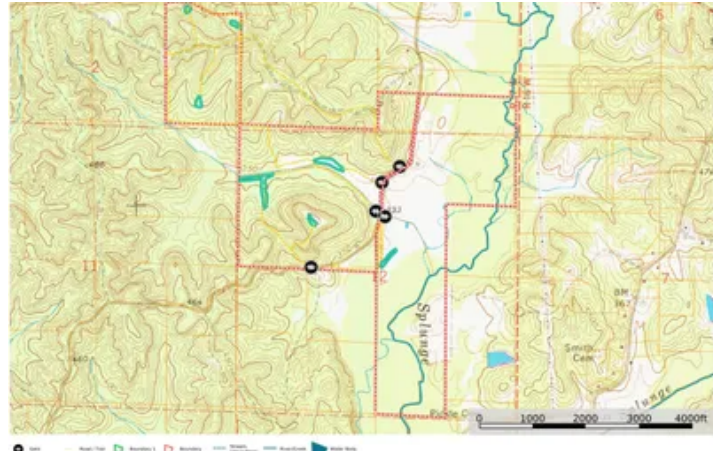
474

Price

\$971,700

Property Website

<https://www.mossy oakproperties.com/property/monroe-county-towery-rd-474-timber-turkeys-monroe-mississippi/44158/>



All Polygons 473.25 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
RuF	Smithdale-Luxeme-Maubila complex, 15 to 35 percent slopes	181.77	38.41	0	12	7e
Bm	Bibb and Mantachie soils	147.84	31.24	0	50	5w
Ma	Mantachie soils	57.83	12.22	0	72	2w
RuE2	Ruston and Cuthbert soils, 12 to 17 percent slopes, eroded (smithdale and sweatman)	33.16	7.01	0	66	6e
OsC2	Ora fine sandy loam, 5 to 6 percent slopes, eroded	22.44	4.74	0	39	3e
PhB	Pheba silt loam, 2 to 5 percent slopes (stough)	9.46	2.0	0	45	3e
OsD2	Cuthbert silt loam, 8 to 12 percent slopes, eroded (sweatman)	8.76	1.86	0	69	6e
Sa	Sandy alluvial land	5.42	1.15	0	-	2w
St	Stough fine sandy loam, 0 to 2 percent slopes	3.39	0.72	0	34	2w
CiC	Cuthbert silt loam, 5 to 8 percent slopes (sweatman)	2.3	0.49	0	75	4e
OsC3	Ora loam, 5 to 6 percent slopes, severely eroded	0.86	0.18	0	36	3e
TOTALS		473.25(*)	100%	-	38.35	5.29

(*) 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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PROPERTY DESCRIPTION

Monroe County 474 Acres – A True Outdoorsman's Dream!

This expansive 474-acre property in Monroe County offers the perfect blend of recreational opportunities and investment potential. With a diverse landscape featuring gently rolling hills, bottomland, and a mixture of mature hardwoods and pines, this property is a rare find in our area.

Highlights include:

- **Exceptional Hunting:** With 7 established food plots and room to create more, this tract provides excellent deer and turkey hunting opportunities. The diverse habitat and strategic layout make this a premier hunting destination.
- **ATV Trails and Interior Roads:** Explore the property with ease thanks to an extensive network of well-maintained trails and interior roads that provide access to every corner of this vast acreage.
- **Water Features:** Enjoy fishing in the stocked pond or relaxing along the creek frontage that runs through the property. The well-designed drainage systems ensure year-round usability.
- **Timber Investment:** Approximately 290 acres consist of 18-year-old natural re-gen hardwoods, along with multiple stands of planted pines at various ages, making this property a solid long-term investment.

With endless possibilities for recreation, timber income, and land management, this property is truly one of a kind. Large tracts like this with such diverse features and top-quality hunting are hard to come by. Don't miss your chance to own this remarkable piece of land!

Fred Zepponi III, Broker

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Boundary 218.02 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCPI	CAP
Bm	Bitb and Mantachie soils	146.59	67.23	0	50	5w
Ma	Mantachie soils	34.2	15.69	0	72	2w
CaC2	Ora fine sandy loam, 5 to 8 percent slopes, eroded	17.62	8.08	0	39	3e
Phb	Pheba silt loam, 2 to 5 percent slopes (stough)	9.46	4.34	0	45	3e
CID2	Cuthbert silt loam, 8 to 12 percent slopes, eroded (sweetman)	6.96	3.19	0	69	6e
CIC	Cuthbert silt loam, 5 to 8 percent slopes (sweetman)	2.3	1.05	0	75	4e
Sa	Sandy alluvial land	0.68	0.31	0	-	2w
St	Stough fine sandy loam, 0 to 2 percent slopes	0.21	0.1	0	34	2w
TOTALS		218.02	100%	-	53.04	4.29

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Boundary 184.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCPI	CAP
RaF	Smithdale-Luverne-Maubila complex, 15 to 35 percent slopes	113	61.21	0	12	7e

RaE2	Ruston and Cuthbert soils, 12 to 17 percent slopes, eroded (smithdale and sweetman)	33.16	17.96	0	66	6e
Ma	Mantachie soils	23.63	12.8	0	72	2w
CaC2	Ora fine sandy loam, 5 to 8 percent slopes, eroded	4.82	2.61	0	39	3e
Sa	Sandy alluvial land	4.74	2.57	0	-	2w
St	Stough fine sandy loam, 0 to 2 percent slopes	3.18	1.72	0	34	2w
CID2	Cuthbert silt loam, 8 to 12 percent slopes, eroded (sweetman)	1.82	0.99	0	69	6e
Bm	Bitb and Mantachie soils	0.25	0.14	0	50	5w
TOTALS		184.67	100%	-	30.77	5.85

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Boundary 70.63 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCPI	CAP
RaF	Smithdale-Luverne-Maubila complex, 15 to 35 percent slopes	66.77	97.38	0	12	7e
Bm	Bitb and Mantachie soils	1	1.42	0	50	5w
CaC2	Ora loam, 5 to 8 percent slopes, severely eroded	0.86	1.22	0	36	3e
TOTALS		70.63	100%	-	12.83	6.92

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Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

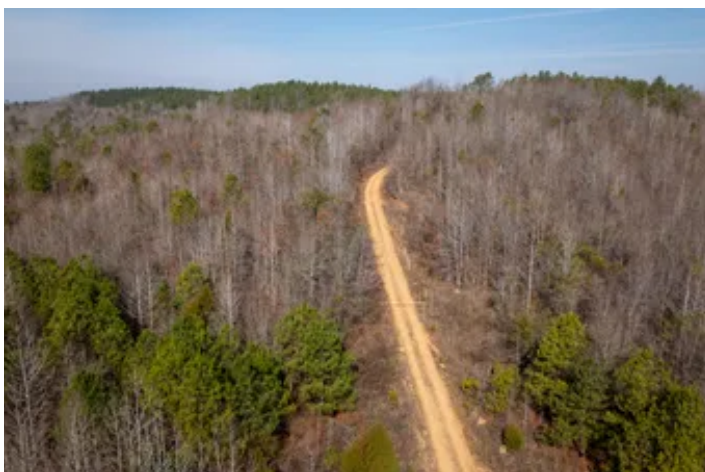
Land, Capability

	1	2	3	4	5	6	7	8
Wild Life	*	*	*	*	*	*	*	*
Forestry	*	*	*	*	*	*	*	*
Limited	*	*	*	*	*	*	*	*
Moderate	*	*	*	*	*	*	*	*
Intense	*	*	*	*	*	*	*	*
Limited	*	*	*	*	*	*	*	*
Moderate	*	*	*	*	*	*	*	*
Intense	*	*	*	*	*	*	*	*
Very Intense	*	*	*	*	*	*	*	*

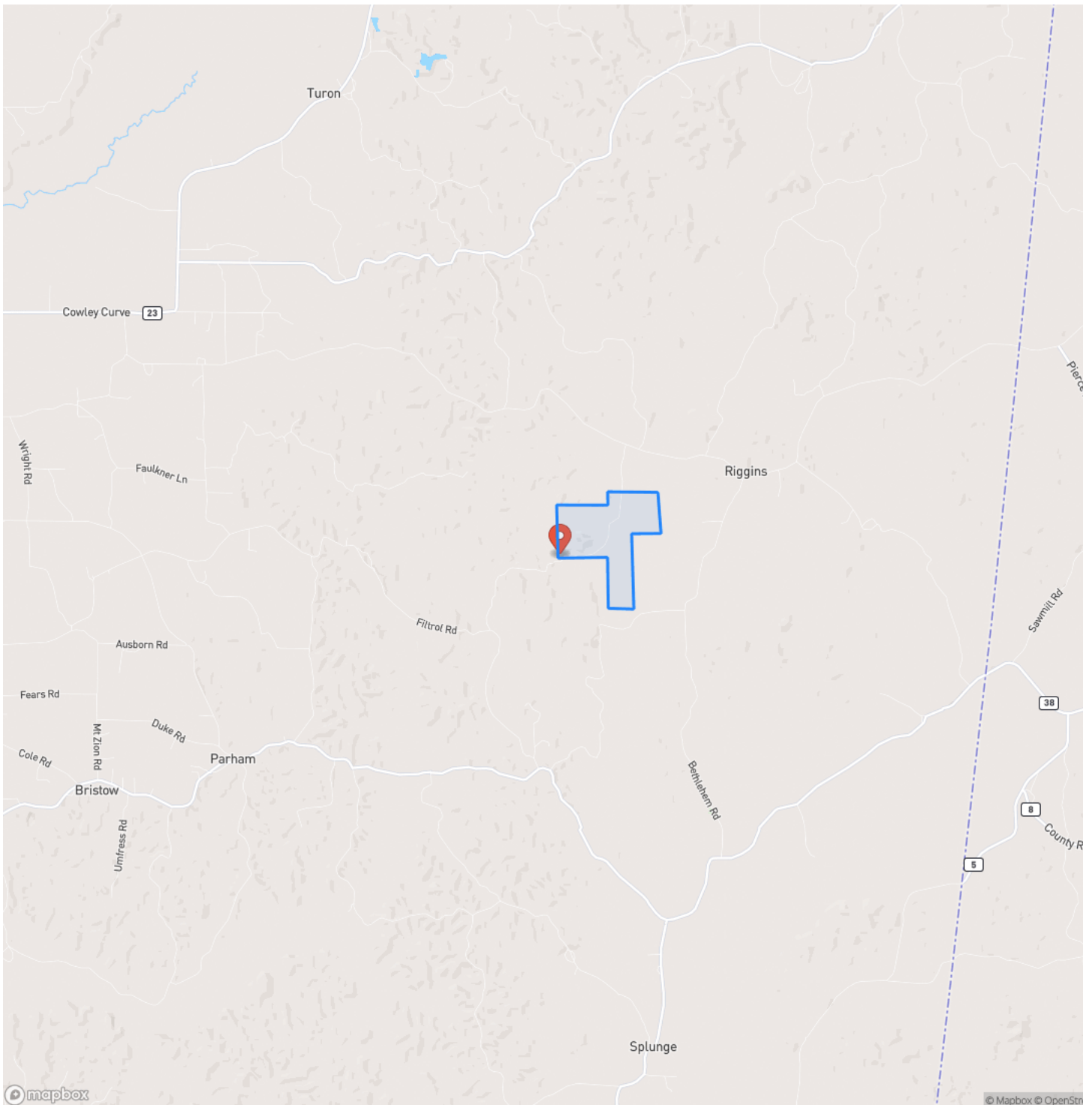
Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

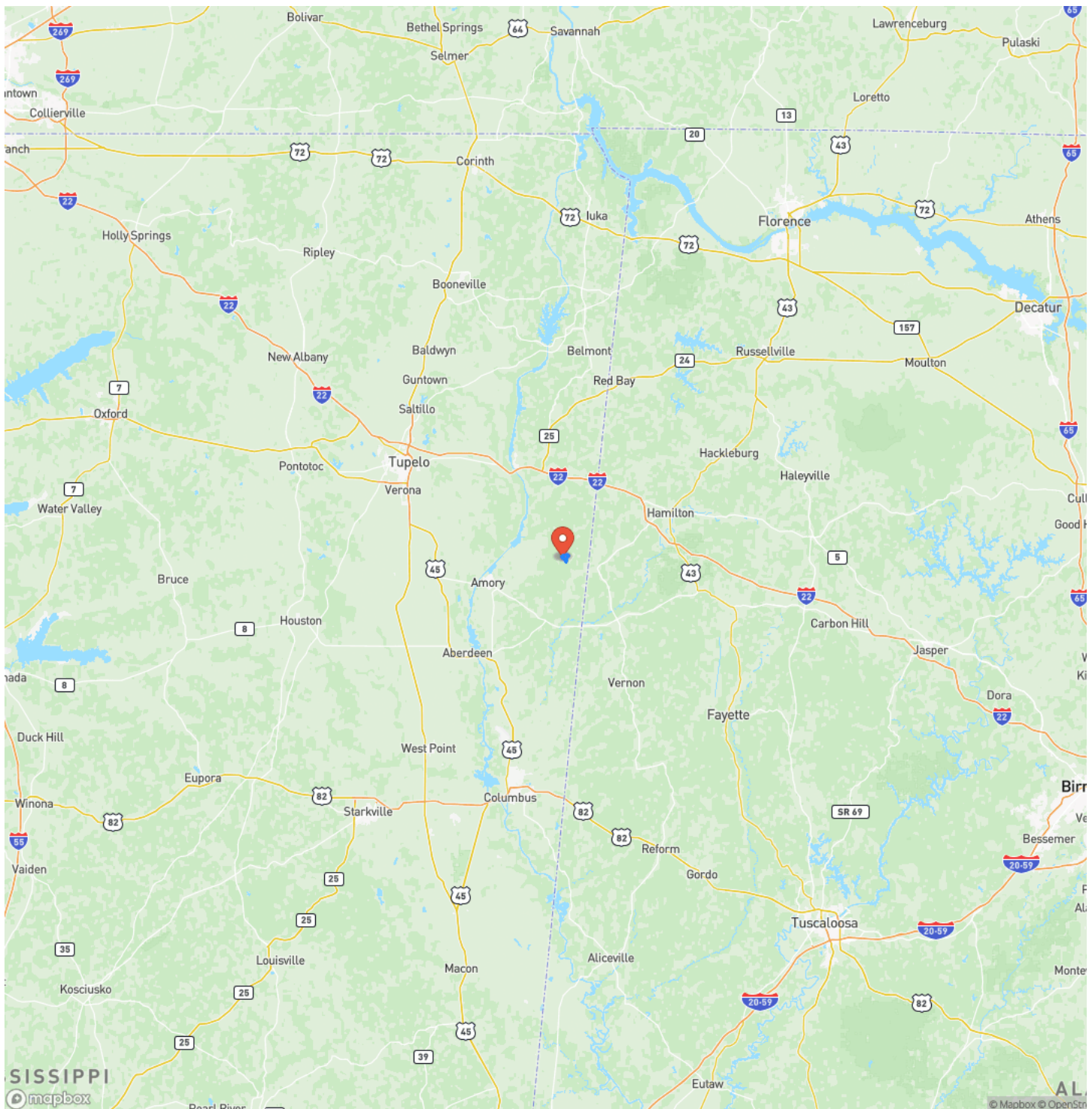
(s) soil limitations within the rooting zone (w) excess of water



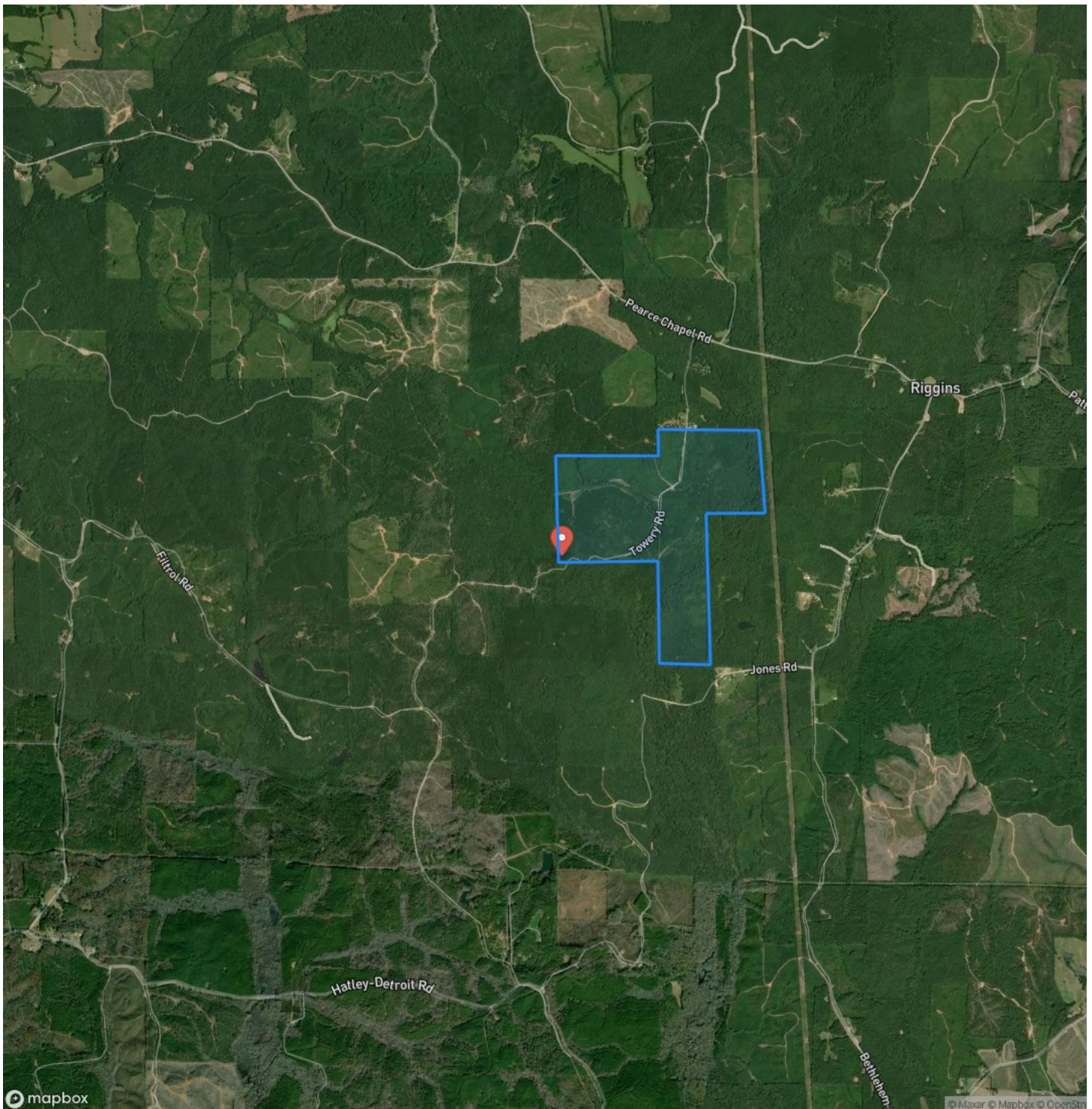
Locator Map



Locator Map



Satellite Map



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