

0 Hwy 4
0 Hwy 4
Ashland, MS 38603

\$206,250
75± Acres
Benton County



0 Hwy 4
Ashland, MS / Benton County

SUMMARY

Address

0 Hwy 4

City, State Zip

Ashland, MS 38603

County

Benton County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

34.761671 / -89.125958

Acreage

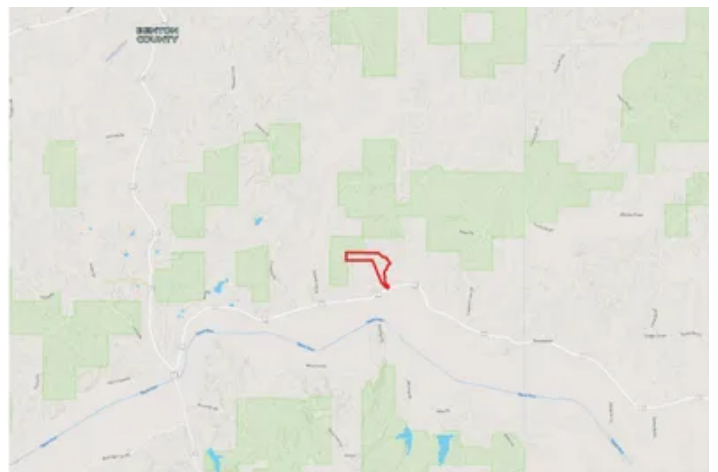
75

Price

\$206,250

Property Website

<https://www.mossyoakproperties.com/property/0-hwy-4-benton-mississippi/114424/>



PROPERTY DESCRIPTION

75± Acres – Benton County, MS – Hwy 4

Looking for a solid recreational and timber tract in North Mississippi? This 75± acre property fronting Hwy 4 in Benton County offers a great mix of investment potential and outdoor opportunity.

Property Highlights:

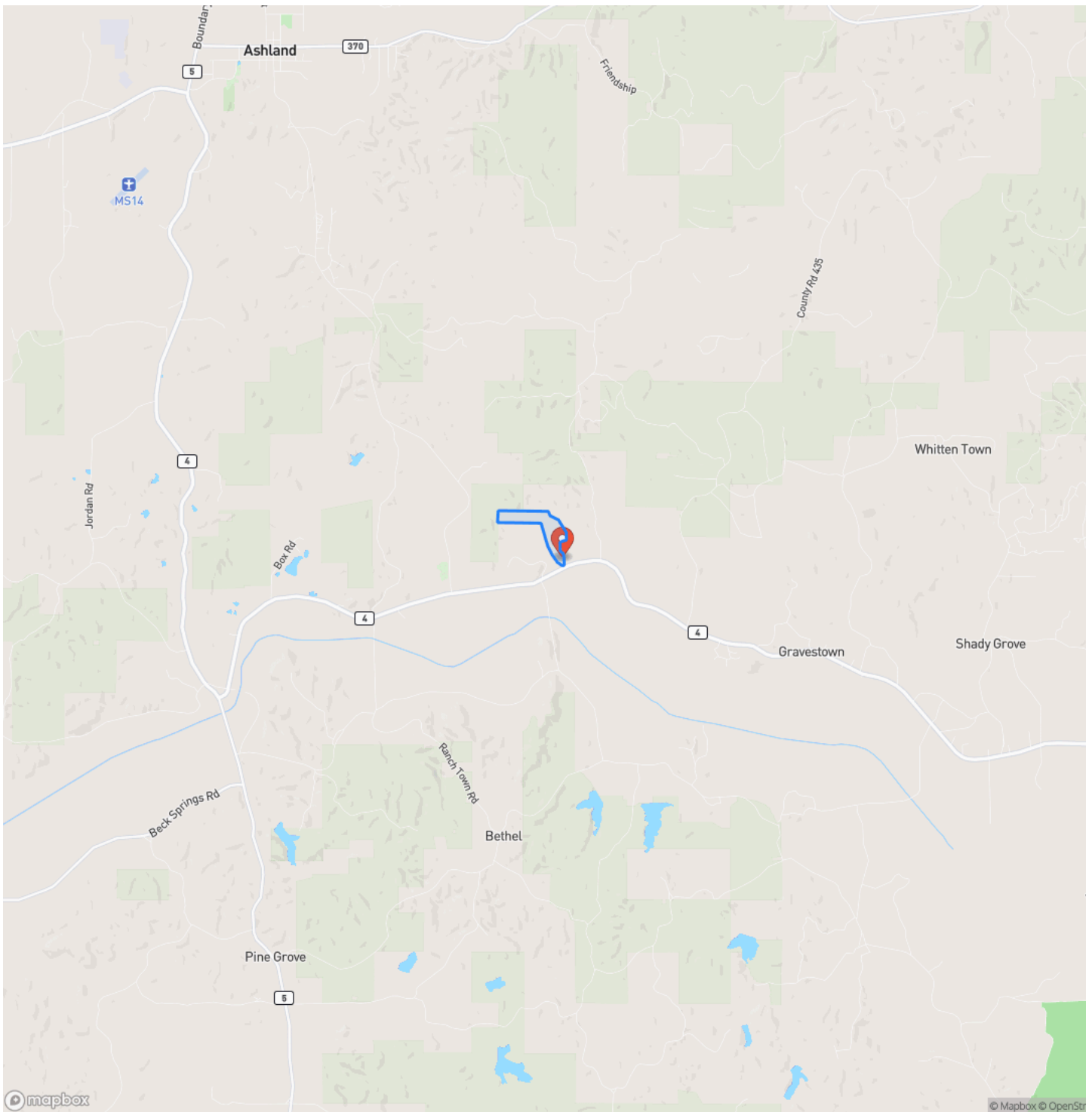
- **Planted Pines** – Established pine plantation offers long-term timber value and future income potential, along with excellent early-successional habitat that wildlife thrive in.
- **Prime Hunting Ground** – Active deer and turkey sign throughout, with the young pine stands providing thick bedding and strutting cover. Small game hunters will also find plenty of opportunity for squirrel, rabbit, and more.
- **Easy Access** – Frontage on Hwy 4 makes the property easy to reach and easy to show, while still offering the seclusion hunters and land investors look for.
- **Location** – Situated in Benton County, in the heart of North Mississippi's productive hunting country, within easy reach of Holly Springs, Ashland, and the greater Memphis area.

Whether you're looking to build a hunting camp, grow your timber portfolio, or simply own a piece of Mississippi hill country, this 75-acre tract checks the boxes. Properties like this with road frontage and a mix of timber and wildlife habitat don't last long — call today to schedule a showing.

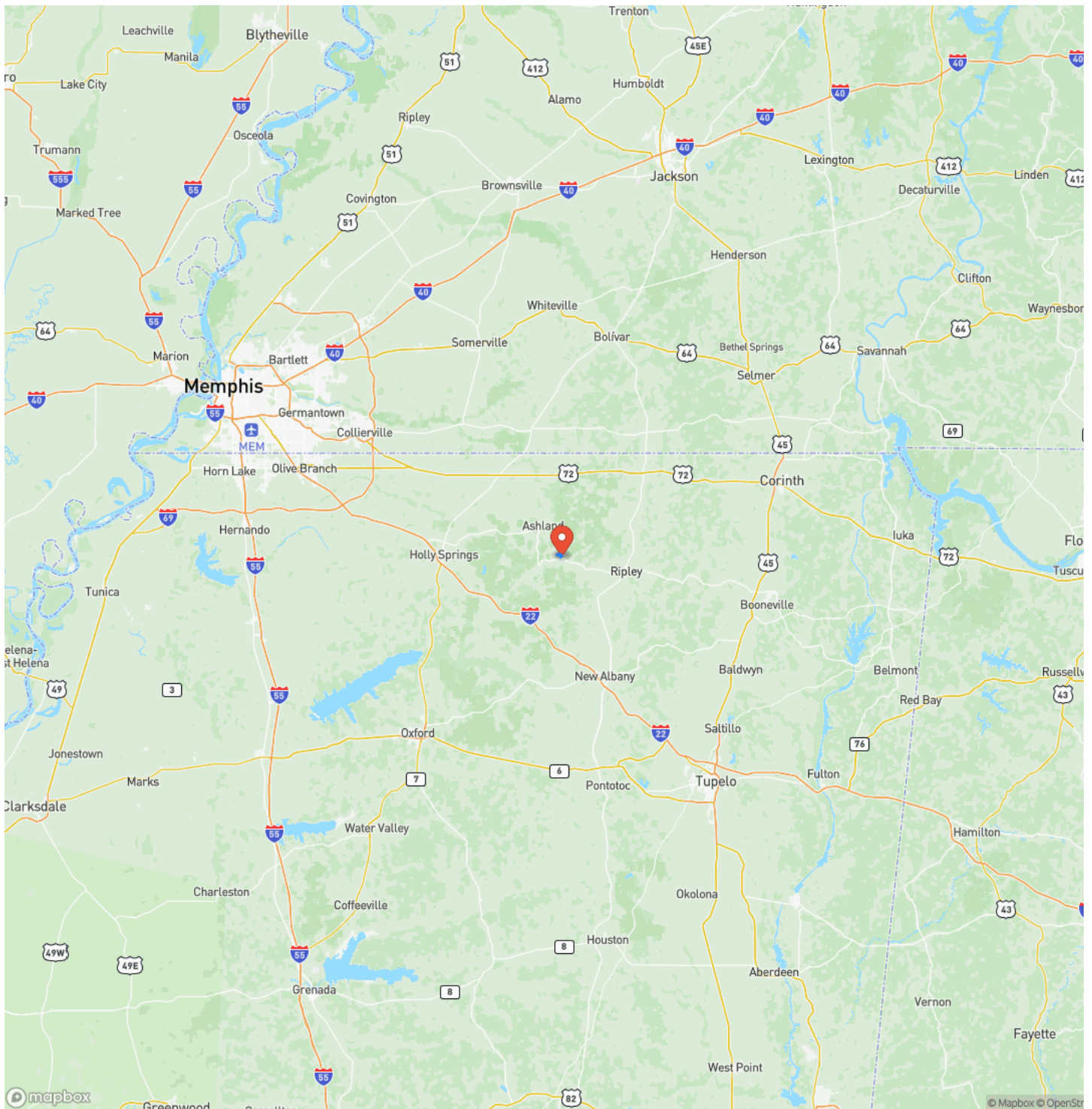
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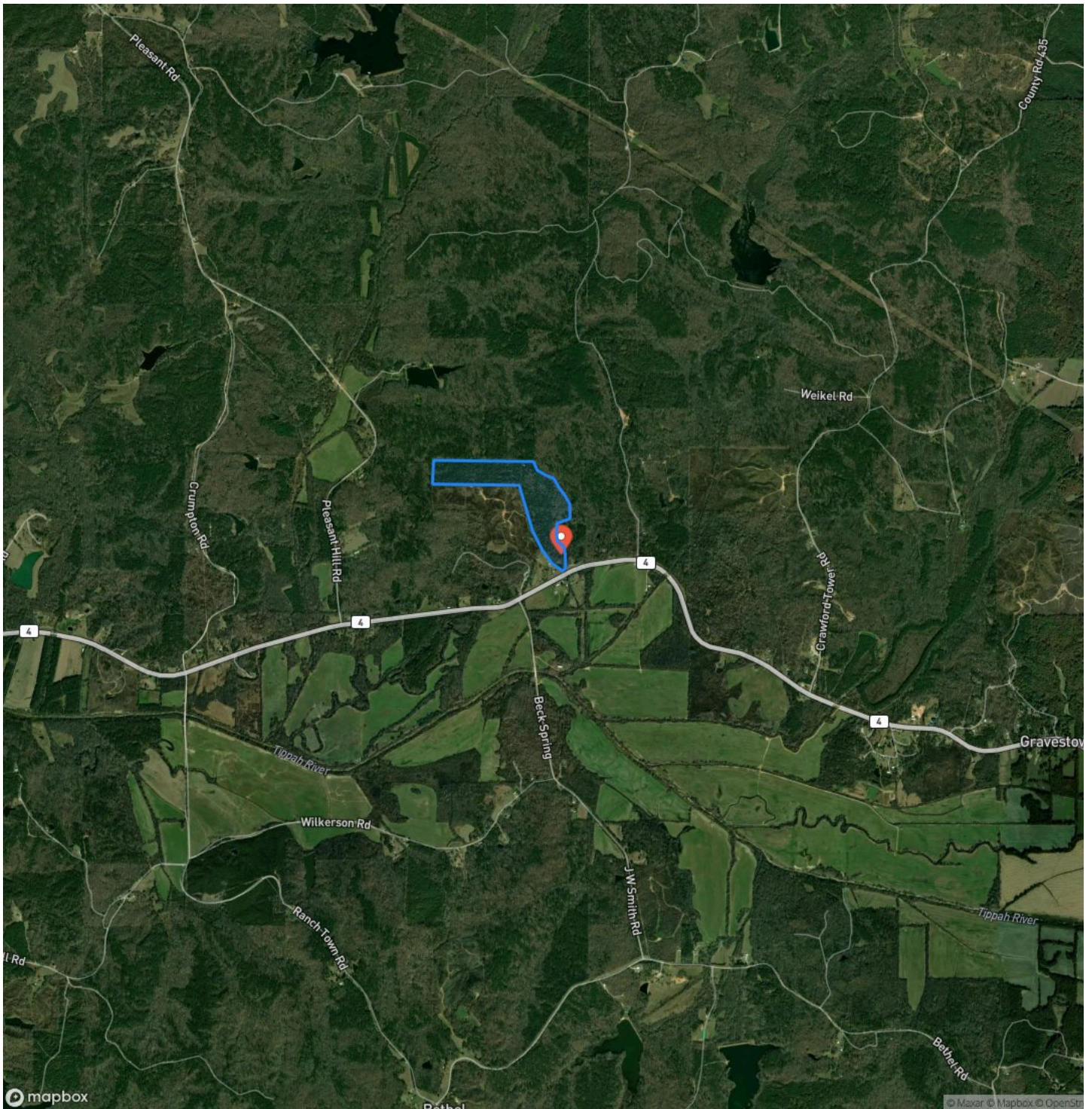
Locator Map



Locator Map



Satellite Map



0 Hwy 4
Ashland, MS / Benton County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

West Point, MS 39773

NOTES

[illegible]

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

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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