Hwy 4 – 75 Acres of Planted Pine and Deer Hunting Land with Highway Frontage near Ashland, Benton County, MS
0 Hwy 4
Ashland, MS 38603

$206,250
75± Acres
Benton County







SUMMARY

Address
0 Hwy 4

City, State Zip
Ashland, MS 38603

County
Benton County

Type
Hunting Land, Recreational Land, Timberland

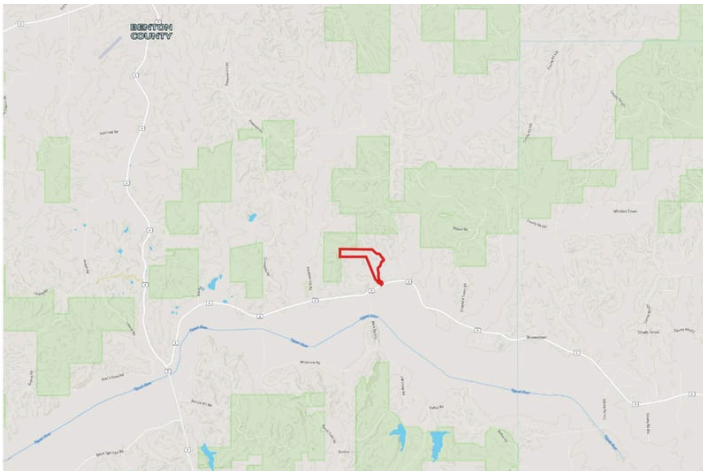
Latitude / Longitude
34.761396 / -89.126142

Acreage
75

Price
$206,250

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

75 +/- Acres of Planted Pine Timber and Hunting Land with Frontage on Highway 4 - Benton County, Mississippi

Quick facts

- Acreage: 75 +/- acres
- Location: Ashland, Benton County, Mississippi 38603
- Price: $206,250 ($2,750 per acre)
- Property type: Hunting Land, Recreational Land, Timberland
- Road access: Highway, State Road (paved surface)
- Land cover: Wooded
- Wildlife: Small Game, Turkey, Whitetail Deer
- Current use: Hunting, Timber
- Possible uses: Hunting, Investment, Recreational, Residential, Timber
- Parcel ID: 1-0790-06-000-005.04
- Listing agent: Greg Warren, Mossy Oak Properties Bottomland Real Estate (Golden Triangle, West Point office)

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.

Location

The property is in Benton County, Mississippi, near Ashland, about 25 miles from New Albany; about 40 miles from Oxford; about 70 miles from Memphis.

Offered by Mossy Oak Properties Bottomland Real Estate

Listed by Greg Warren with Mossy Oak Properties Bottomland Real Estate, a Mississippi land brokerage with offices in West Point (Golden Triangle), Madison (Central Mississippi) and Clarksdale (Delta). The brokerage specializes in hunting land, timberland, farms, recreational tracts and rural homes across Mississippi. Showings are by appointment with the listing agent.

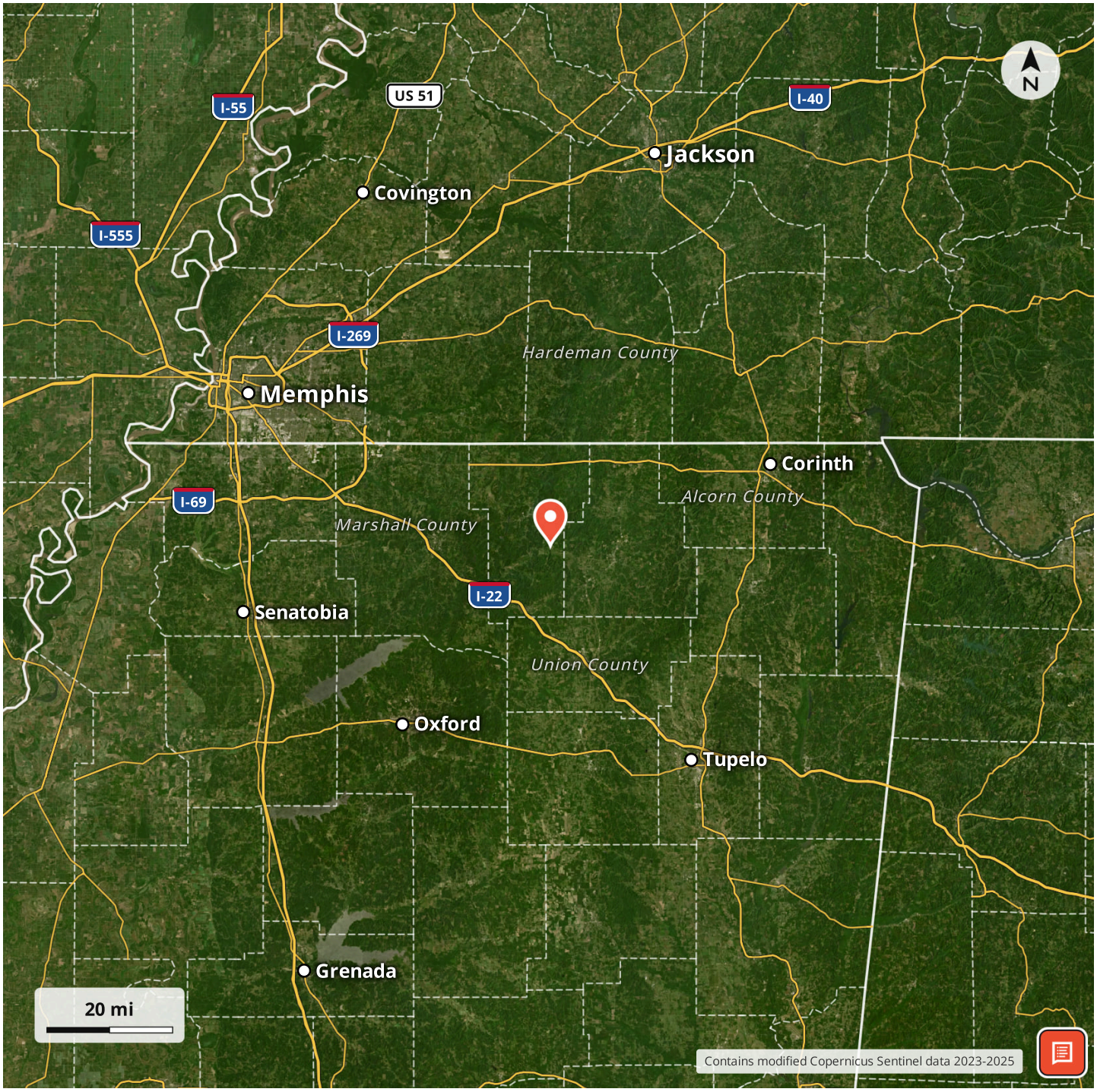
Acreage, boundaries, distances and timber figures are approximate and should be verified by the buyer. Offered subject to prior sale, price change or withdrawal.



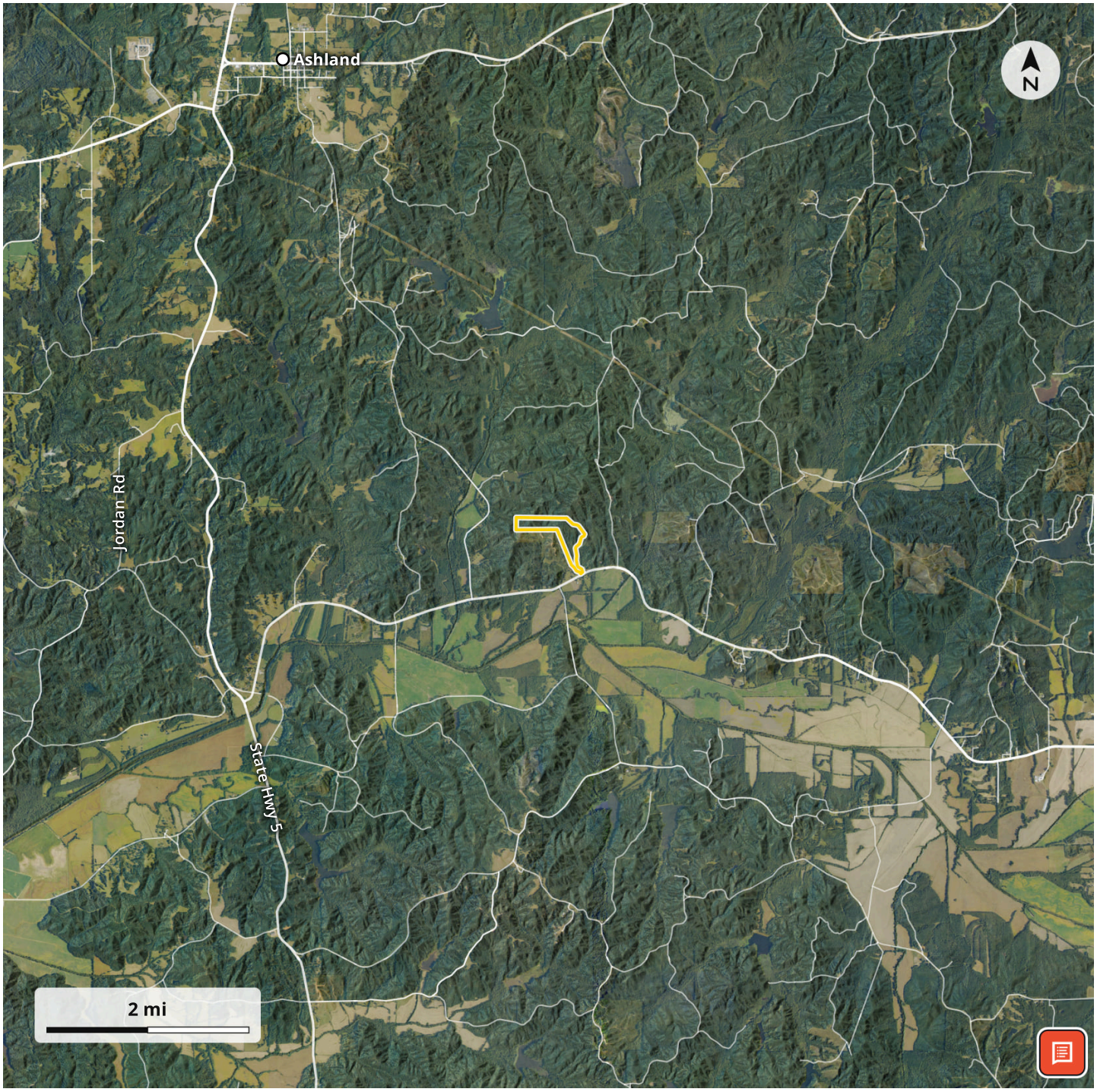




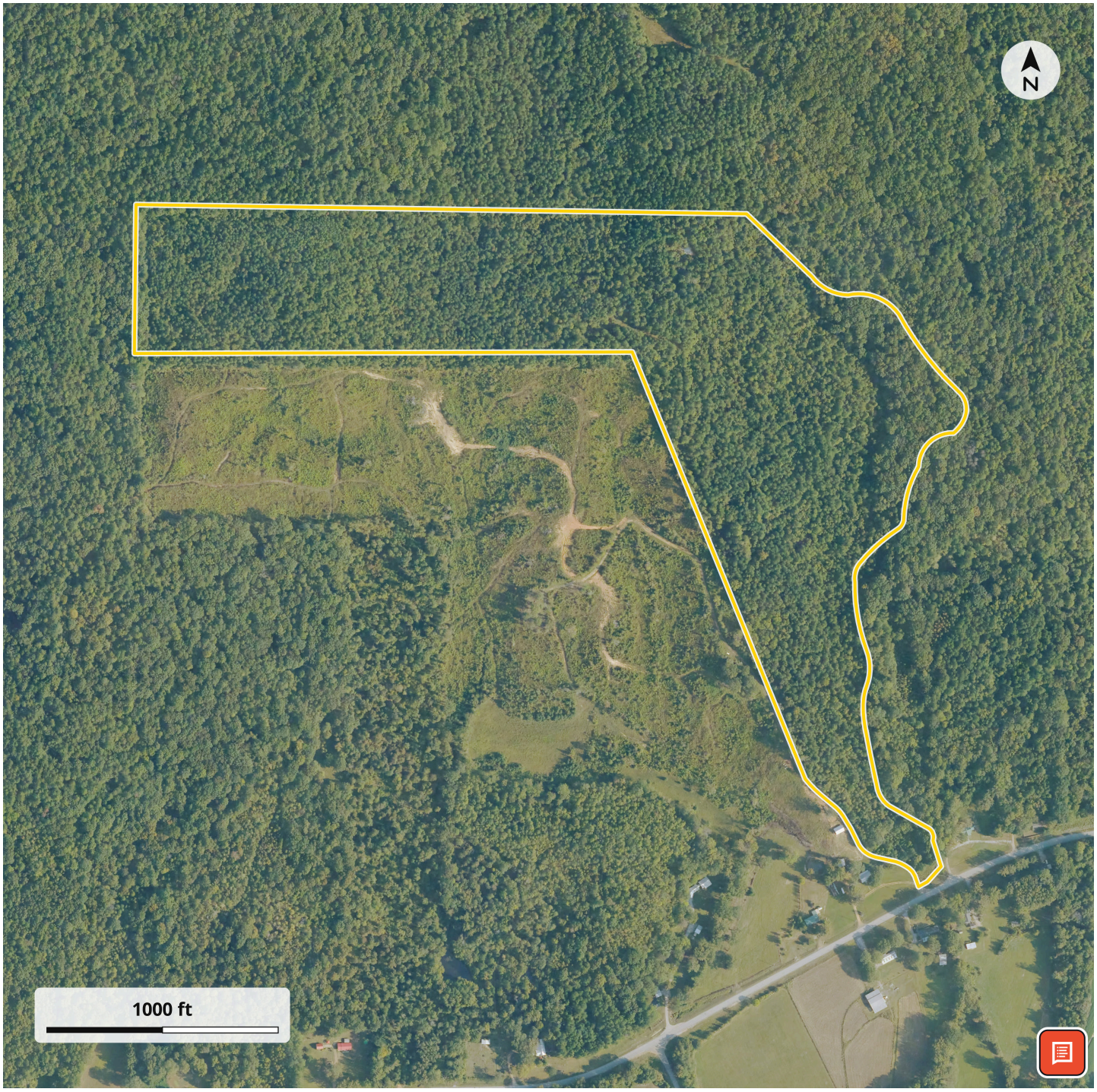

Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Greg Warren

Mobile
(662) 488-5779

Office
(662) 495-1121

Email
gwarren@mossyoakproperties.com

Address
5795 Highway 45 Alt S

City / State / Zip
West Point, MS 39773

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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
5795 Highway 45 Alt S
West Point, MS 39773
(662) 495-1121
https://www.mossyoakproperties.com/