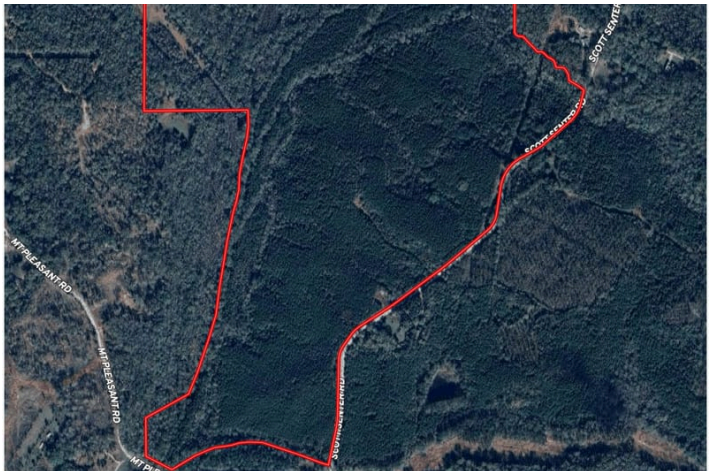
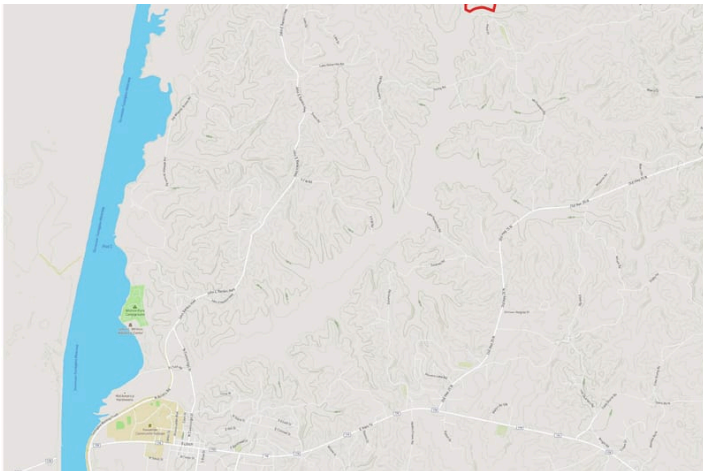
Scott Senter Road 170 Acres – Cummings Creek Frontage, Planted Pine and Utilities north of Fulton, Itawamba County, MS
00 Scott Center Road
Fulton, MS 38843

$459,000
170± Acres
Itawamba County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

Scott Senter Road 170 Acres – Cummings Creek Frontage, Planted Pine and Utilities north of Fulton, Itawamba County, MS
Fulton, MS / Itawamba County

SUMMARY

Address
00 Scott Center Road

City, State Zip
Fulton, MS 38843

County
Itawamba County

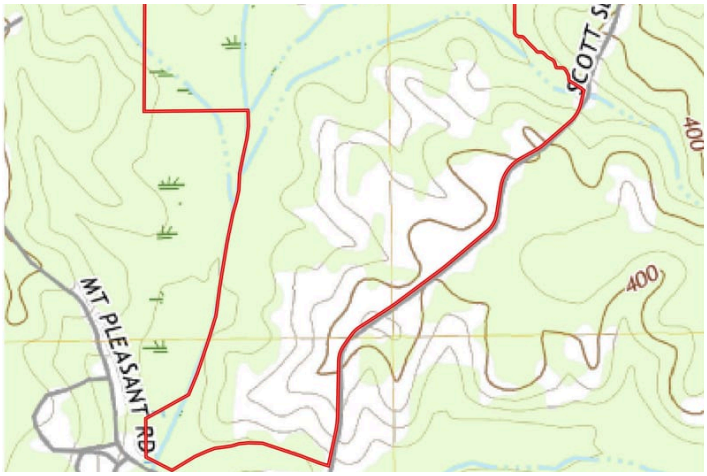
Type
Hunting Land, Recreational Land, Timberland

Latitude / Longitude
34.331195 / -88.360443

Acreage
170

Price
$459,000

Property Website
www.mossyoakproperties.com







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

Scott Senter Road 170 Acres – Cummings Creek Frontage, Planted Pine and Utilities north of Fulton, Itawamba County, MS
Fulton, MS / Itawamba County

PROPERTY DESCRIPTION

170 +/- Acres of Hunting and Timber Land with Cummings Creek Frontage, Paved County Road Frontage and Utilities, just north of Fulton - Itawamba County, Mississippi

Quick facts

- Acreage: 170 +/- acres
- Location: Fulton, Itawamba County, Mississippi 38843
- Price: $459,000 ($2,700 per acre)
- Property type: Hunting Land, Recreational Land, Timberland
- Road access: County Road (asphalt surface)
- Land cover: Heavily Wooded
- Water: Creek
- Wildlife: Small Game, Turkey, Whitetail Deer
- Utilities: Electricity Available, Water Available
- Current use: Hunting, Recreational, Timber
- Possible uses: Development, Hunting, Investment, Recreational, Residential, Timber
- Internet: fiber available at the road
- Companion tract: the 266-acre tract across Scott Senter Road is also offered
- Parcel ID: part of 132-0004-001.00 & 128-0033-009.00
- Listing agent: Greg Warren, Mossy Oak Properties Bottomland Real Estate (Golden Triangle, West Point office)

Located just north of Fulton on the west side of Scott Senter Road in Itawamba County, Mississippi, this 170 acre property offers the perfect blend of recreation, investment, and future home potential. With excellent access, diverse habitat, and modern utilities already available, this is a rare opportunity to own a large tract in a highly sought-after part of Northeast Mississippi.

Property Highlights:

- **170 acres in Itawamba County, MS**
- **Extensive Cummings Creek frontage** - providing water, habitat diversity, and scenic beauty
- **East side of Scott Senter Road with paved frontage** for convenient year-round access
- **Utilities in place**: community water, power, and fiber internet
- **Potential home or camp site** ready for your vision
- **Trail system throughout the property** for easy access
- **Multiple food plots established** to attract and hold wildlife
- **Varying ages of planted pine timber** - long-term investment potential
- **Hardwood drains and ditch banks** providing natural travel corridors and mast production
- **Excellent subdivision potential** - due to the topography and extensive road frontage, the property could be divided by an investor and resold in smaller tracts

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Wildlife & Recreation:

This property is a true hunter's paradise, offering diverse habitat and excellent opportunities for:

- **Whitetail deer hunting** - strong populations with trophy potential
- **Wild turkey hunting** - hardwood drains and food plots provide ideal habitat
- **Small game hunting** - rabbits, squirrels, and other game thrive here

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Investment & Timber:

The tract features a mix of planted pines at varying stages of growth along with mature hardwood drains, creating both immediate and long-term timber income. This diversity also enhances the property's wildlife value, providing food, cover, and bedding for game animals. In addition, the road frontage and favorable topography create strong potential for future subdivision and resale in smaller tracts, making it attractive to both recreational buyers and investors.

Why You'll Love It:

Whether you are looking for a private hunting retreat, a recreational getaway, or a long-term land investment, this 170-acre property checks all the boxes. With utilities already in place, extensive Cummings Creek frontage, and abundant outdoor opportunities, it's ready for your vision.

Location: North of Fulton, MS - situated on the east side of Scott Senter Road, close to town yet private and secluded.

Location

The property is in Itawamba County, Mississippi, near Fulton, about 25 miles from Tupelo; about 45 miles from New Albany.

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.

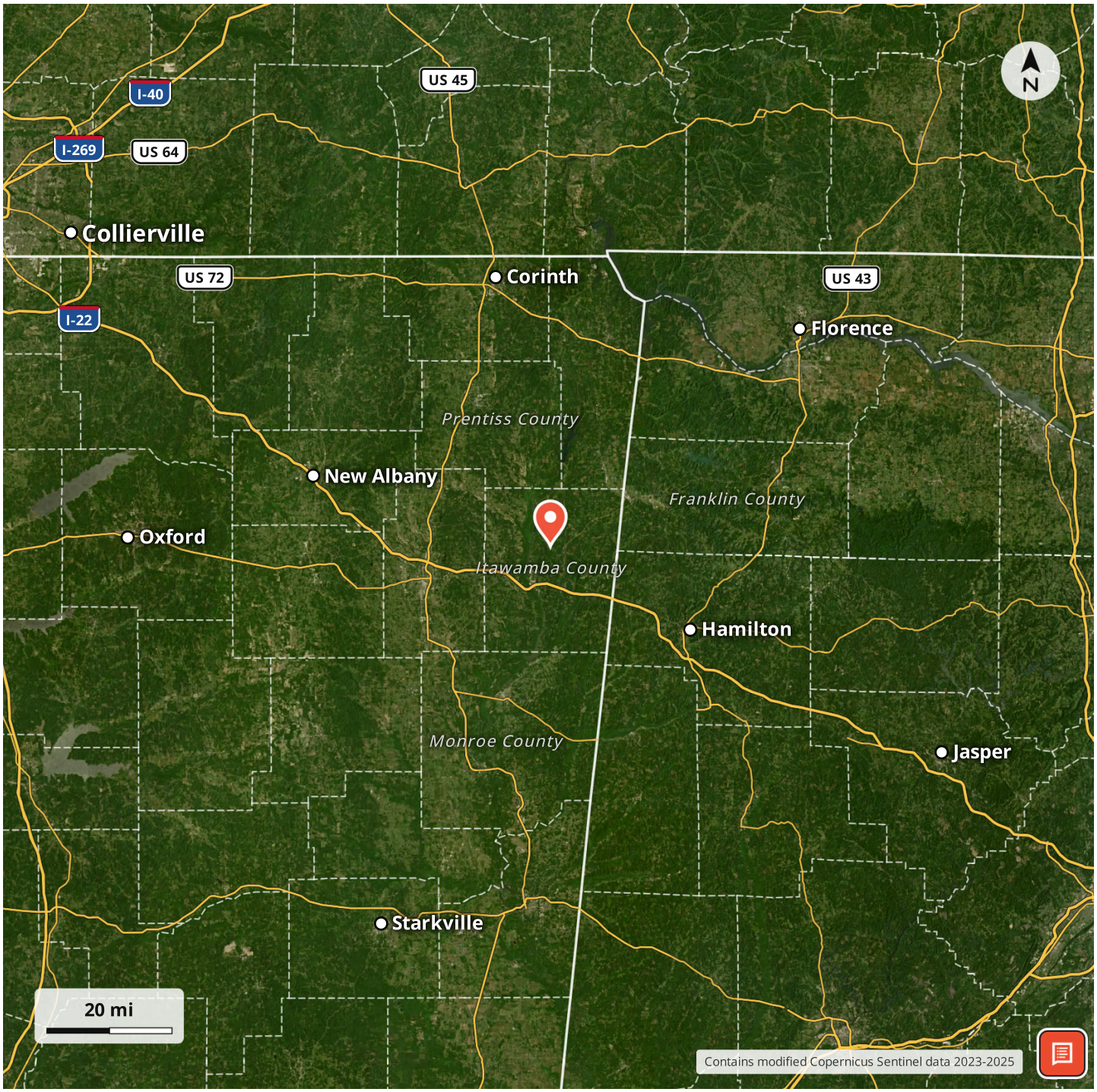
Acreage, boundaries, distances and timber figures are approximate and should be verified by the buyer. Offered subject to prior sale, price change or withdrawal.







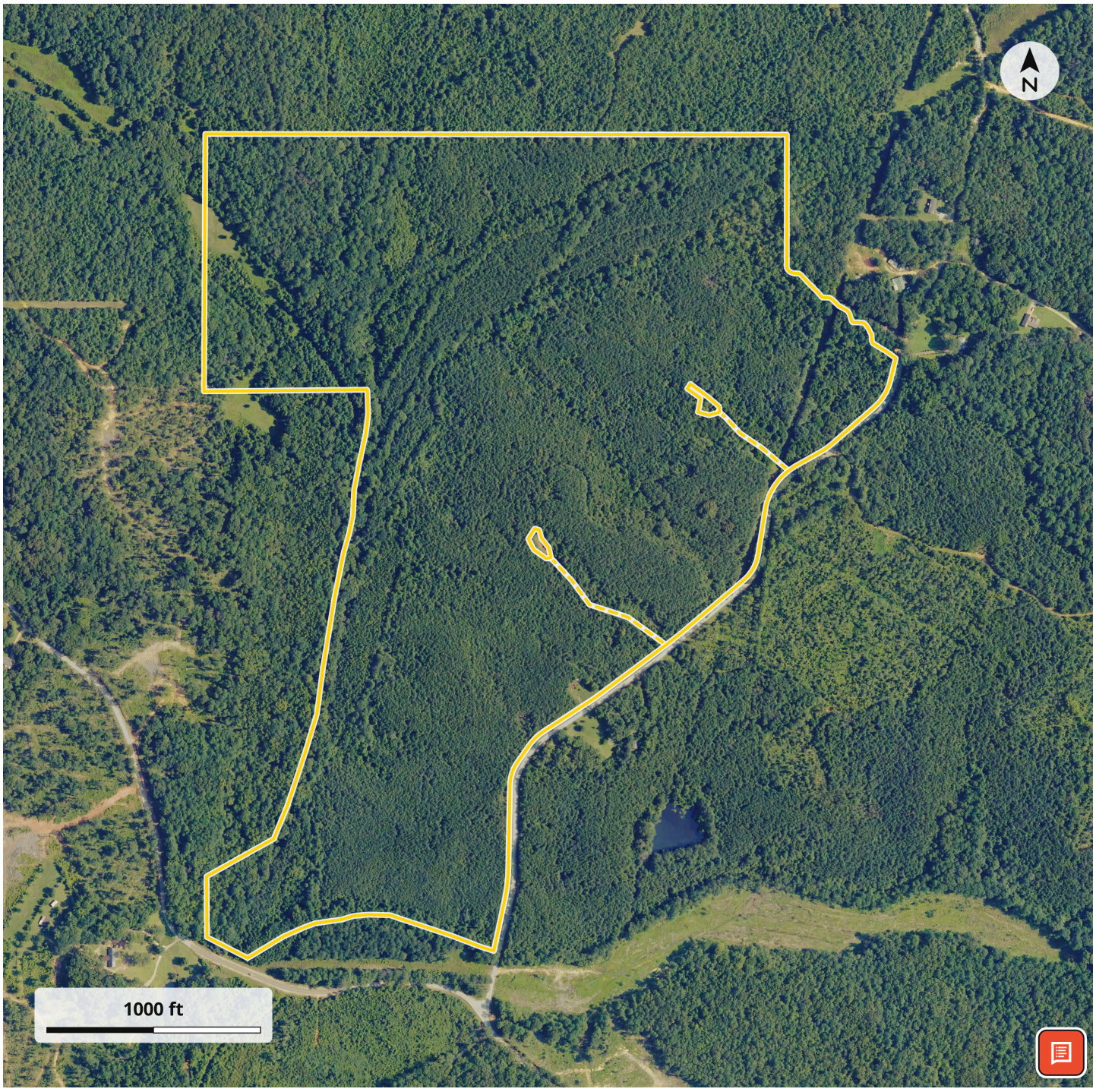

Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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(662) 488-5779

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(662) 495-1121

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gwarren@mossyoakproperties.com

Address
5795 Highway 45 Alt S

City / State / Zip
West Point, MS 39773

NOTES

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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.

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