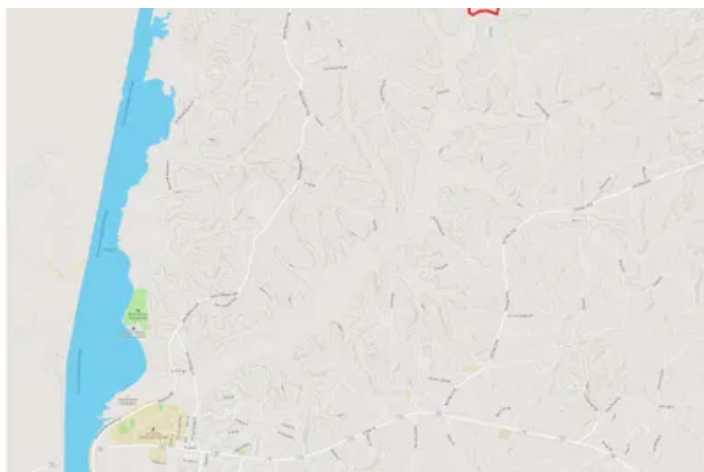


Itawamba County - Scott Senter Road 170 Acres
00 Scott Center Road
Fulton, MS 38843

\$459,000
170± Acres
Itawamba County



Itawamba County - Scott Senter Road 170 Acres
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

34.273993 / -88.409213

Acreage

170

Price

\$459,000

Property Website

<https://www.mossyoakproperties.com/property/itawamba-county-scott-senter-road-170-acres-itawamba-mississippi/88339/>



Itawamba County - Scott Senter Road 170 Acres

Fulton, MS / Itawamba County

PROPERTY DESCRIPTION

Itawamba County 170 – Prime Hunting & Recreational Tract with Cummings Creek Frontage

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
-

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
-

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.

Itawamba County - Scott Senter Road 170 Acres
Fulton, MS / Itawamba County



Locator Map



Locator Map



Satellite Map



**Itawamba County - Scott Senter Road 170 Acres
Fulton, MS / Itawamba County**

LISTING REPRESENTATIVE

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NOTES

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

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



<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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