



20± ACRES
SCOTT COUNTY, MS
\$73,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 760-0005 | WWW.SMALLTOWNPROPERTIES.COM

THE SCOTT 20

PROPERTY PROFILE

LOCATION:

- Pettey/Old Hillsboro Road
Forest, MS 39074
- Scott County
- 11.9± Miles N of Forest

COORDINATES:

- 32.526444, -89.472472

PROPERTY INFORMATION:

- 20± Acres
- County Road Frontage
- Cutover
- Scattered Large Oak Trees
- Rolling Terrain
- Power & Water Available

PROPERTY USE:

- Potential Home Site
- Deer & Turkey Hunting

TAX INFORMATION:

- Part of Parcel
#1-185-21-000-00-01300



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DENNIS WEST

EAST MISSISSIPPI MANAGING BROKER

ALABAMA QUALIFYING BROKER

LOUISIANA ASSOCIATE BROKER

C: 601-248-4396 | O: 769-760-0005

dennis@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301

smalltownproperties.com

WELCOME TO THE SCOTT 20

WELCOME TO THE SCOTT 20, LOCATED ON PETTEY ROAD, JUST NORTH OF FOREST, MISSISSIPPI. The 20± acre Scott County property offers an outstanding opportunity for recreation or a future homesite in the country. The timber was recently cut, but you'll still find scattered large hardwoods throughout the property, giving it character and potential for future growth. With utilities available at the road, the property is well-suited for building a home or camp. Whether you're looking for a small recreational getaway or a quiet place to settle down, the Scott 20 provides an affordable option in a convenient location.

Contact Dennis West today to schedule a personal tour and experience #TheSmallTownWay!



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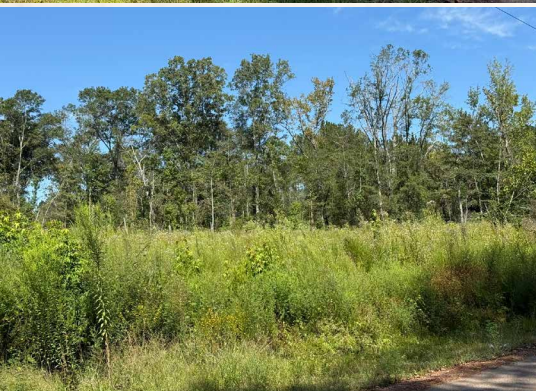
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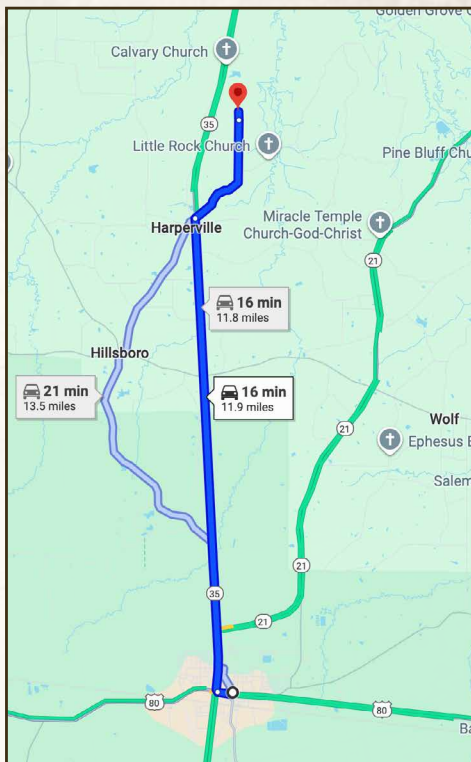
SCOTT COUNTY, MISSISSIPPI

land id. **LINK**

TRACT 3 +/-20 ACRES

TOPOGRAPHY MAP

TRACT 3 +/-20 ACRES



Directions From Forest, MS:
Travel 9.1 miles north on MS-35N/
Woodland Drive. Turn right on Old
Hillsboro Road and continue 2.3
miles. Continue on Pettey Road and the
destination will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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