

The Gentry

102.72± ACRES
CLARKE COUNTY, MS
\$297,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

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"THE GENTRY"

PROPERTY PROFILE

LOCATION:

- HWY 11 Pachuta, MS 39347
- Clarke County
- 9± Miles SW of Enterprise
- 11± Miles W of Quitman
- 30± Miles SW of Meridian
- 32± Miles NE of Bay Springs
- 34± Miles NE of Laurel

TAX INFORMATION:

- 2024 Taxes:
 - Parcel 103D-32-00-001.00
\$137.64
 - Parcel 103-32-00-004.00
\$93.72
 - Parcel 103A-05-01-001.00
\$168.28
 - Parcel 103A-05-01-001.02
\$124.64
 - Parcel 103A-05-01-001.01
\$122.27

PROPERTY USE:

- Hunting
- Potential Homesite
- Commercial
- Investment

PROPERTY INFORMATION:

- 102.72± Total Surveyed Acres
- 0.95± Miles of HWY 11 Frontage
- Pine/Hardwood Regeneration
- Partial Acreage Cypress Slough
- 2 Established Food Plots
- Deer/Turkey/Small Game
- Interior Trail System

COORDINATES:

- 32.05038, -88.88183



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HUNTER MARLOW

LAND SPECIALIST

REGISTERED FORESTER #2879

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4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO "THE GENTRY"

WELCOME TO "THE GENTRY", WHERE CONVENIENCE MEETS RECREATION. This Clarke County, Mississippi property offers 102.72± acres of abundant and diverse habitat for deer, turkey, and small game hunting.

0.95± miles of frontage on Highway 11 sets this tract up for easy access from multiple points. Two food plots have already been established, and the interior trail system navigates to both with ease. Scrapes and rubs are littered throughout the property, indicating bucks are HERE and ready to be hunted!!



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MORE ABOUT "THE GENTRY"

The portion west of the highway parallels railroad tracks and is made up of a mature pine and hardwood mixture. The impressive 86± acre parcel east of the highway offers multiple potential homesites, making this an incredible opportunity for a residence with developed hunting land. Situated just outside of Pachuta and only 10± minutes away from Enterprise or Quitman, this property is located in the Quitman School District.

The south end of this property provides a unique commercial opportunity, as it is made of a beautiful oak setting and was once the north end of downtown Pachuta. Still holding on to its city sidewalks and rich history, it is ready to be developed into your business's next storefront.

If you are searching for a tract that checks many boxes, "The Gentry" is worth a look.

**Contact Hunter Marlow today for a private showing
and experience #TheSmallTownWay!**



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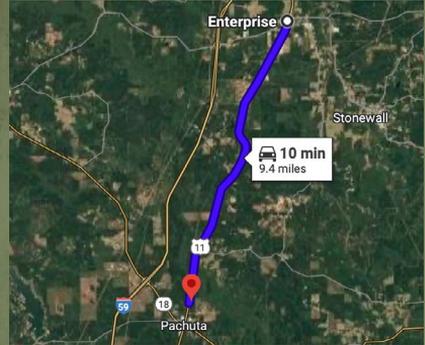
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land id. LINK



Directions from Enterprise, MS: Travel south on US-11/ Gunn Drive for 9.4 miles until you reach the destination.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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