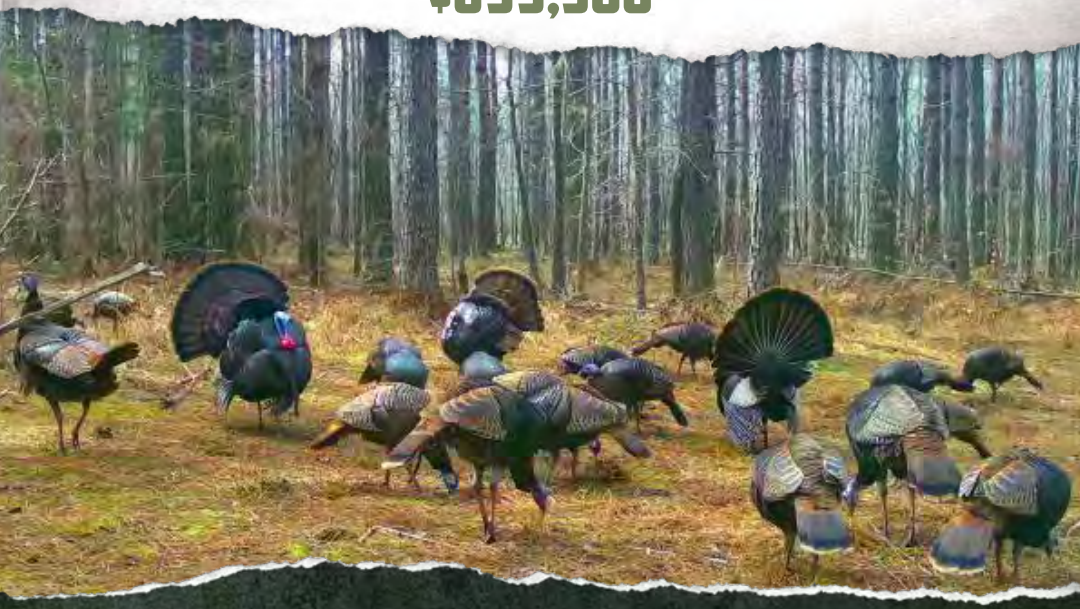
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

262.37± ACRES
BENTON COUNTY, MS

$699,900



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE BENTON 262.37

PROPERTY PROFILE

LOCATION:

- Pleasant Hill Road
  Ashland, MS 38603
- Benton County
- 3.9± Miles SE of Ashland
- 41.8± Miles SE of Collierville, TN

COORDINATES:

- 34.7821, -89.1567

PROPERTY USE:

- Potential Home/Cabin Site
- Investment
- Hunting
- Recreational

PROPERTY INFORMATION:

- 262.37± Acres
- Pleasant Hill Road Frontage
- Wildlife Plots in Place
- Hardwood/Pine Mix
- Loaded with Turkeys
- Yellow Rabbit Creek Frontage
- Power and Water
  Available at the Road

TAX INFORMATION:

- Parcel # 1-0780-36-000-014.02
- 2024 Taxes: $979

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MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

ANNAH BARNES | LAND & RESIDENTIAL SPECIALIST
C: 662-316-3971 | annah@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

WELCOME TO THE BENTON 262.37

WELCOME TO THE BENTON 262.37, LOCATED JUST FOUR MILES SOUTHEAST OF ASHLAND IN NORTH MISSISSIPPI. This property is one of the best turkey hunting tracts we've ever had the pleasure to work on. The 262.37± acre Benton County farm is made up of an excellent pine/hardwood mix with rolling topography, the perfect diversity for holding wildlife. According to historical imagery, portions of the timber were harvested in the late 80's or early 90's.

There is an extensive road system in place, including a main road to the back (eastern boundary) with smaller roads breaking off along the way and leading to almost anywhere you would want to go on this tract. As you ride, you will find five bow plots strategically placed throughout and two big-rifle hunting food plots along the eastern boundary. The big rifle plots total 8± acres, making a great area for a year-round food source for the wildlife.

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MORE ABOUT THE BENTON 262.37

The turkeys are crazy thick in this area, and the deer numbers are in good shape, too. There are five box stands in place, perfect for hunting with the kids or grandkids. An equipment shed is located along the main road near the center of the property. The beautiful Yellow Rabbit Creek traverses the southeast corner of this tract, creating an excellent, year-round water source and natural travel corridor for the wildlife.

If you are looking to build a home or cabin, Tippah EPA is the electrical provider in this area, and Shady Grove Dev. Association Inc. are the utility providers in the area. The gated entrance is located along the east side of the paved Pleasant Hill Road for easy access. The location is convenient, being just so close to Ashland, MS, and roughly 37 miles southeast of Collierville, TN.

If you have been on the search for a solid recreational timberland tract (turkey specifically) in North Mississippi, give Annah Barnes or Michael Oswalt a call today to schedule a private tour of the Benton 262.37!

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262.37 ± ACRES BENTON COUNTY, MISSISSIPPI

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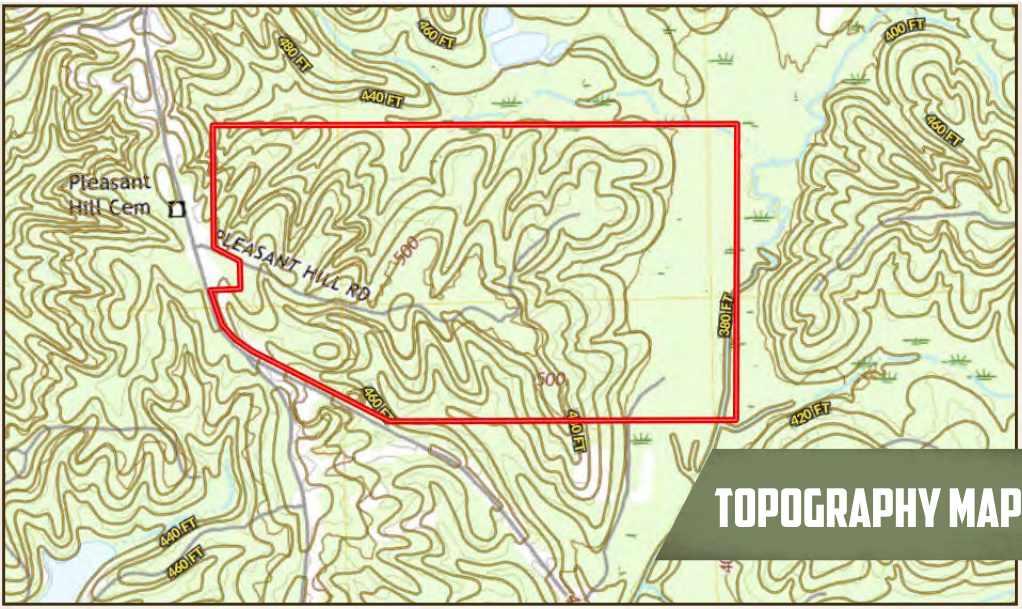

TOPOGRAPHY MAP

FLOOD MAP

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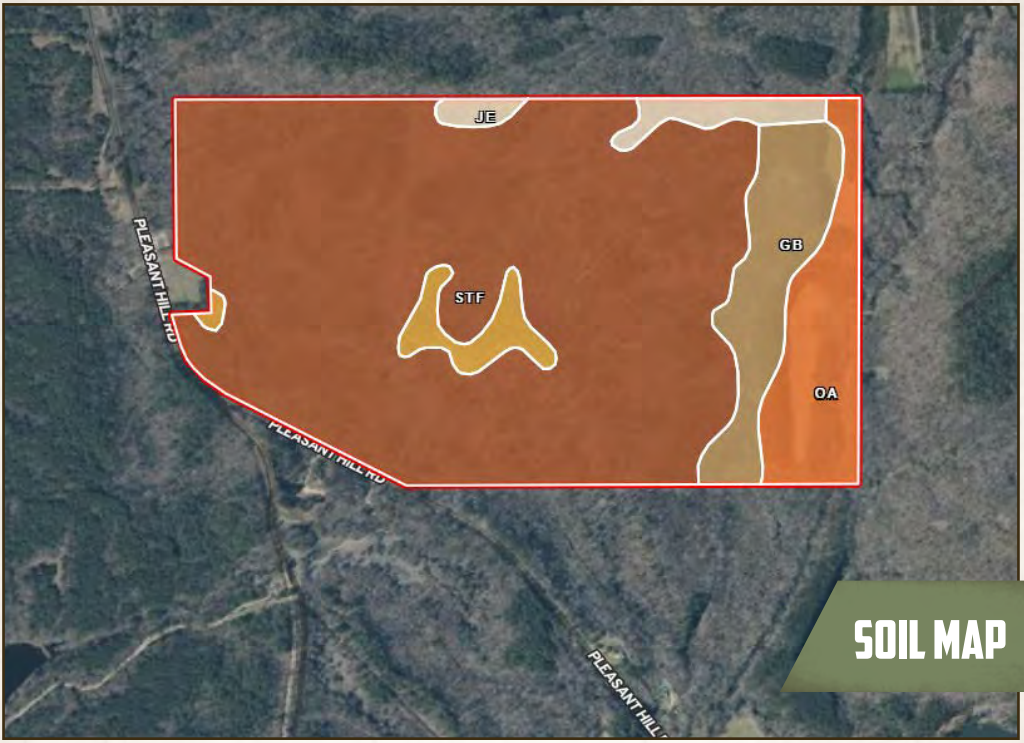

SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
STF	Smithdale and Toinette soils, 20 to 45 percent slopes	198.2	75.63	0	15	7e
Oa	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded, north	24.32	9.28	0	74	2w
Gb	Gillsburg silt loam	23.92	9.13	0	50	2w
PrB2	Providence silt loam, 2 to 5 percent slopes, eroded	7.84	2.99	0	38	2e
Je	Jena and Ochlockonee soils	7.8	2.98	0	78	2w
TOTALS		262.08(*)	100%	-	26.23	5.78

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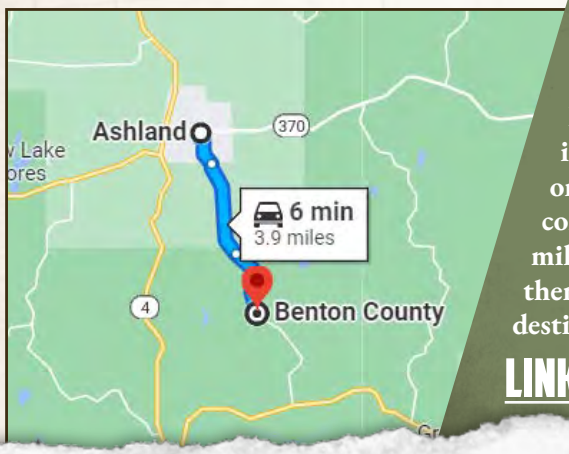

Directions From Main Street in Ashland, MS: Travel south on Hamilton Road/S Main Street. Turn left onto Ridge Avenue and then an immediate right at the 1st cross street onto Court Street. Proceed 0.6 miles and continue onto Pleasant Hill Road for 1.9 miles. Continue onto Pleasant Road and then merge onto Pleasant Hill Road to the destination on the left.

LINK TO GOOGLE MAP DIRECTIONS

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