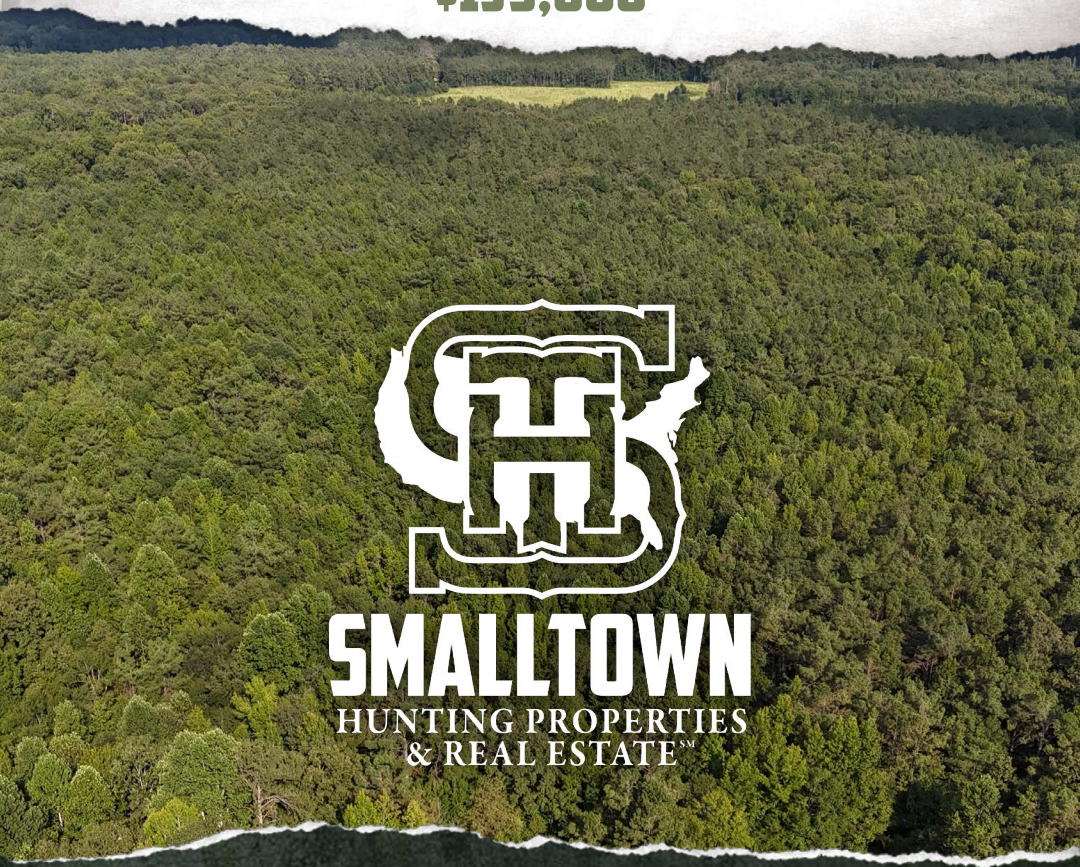
48± ACRES
PRENTISS COUNTY, MS

$139,000



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HUNTING PROPERTIES
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OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE PRENTISS 48

PROPERTY PROFILE

LOCATION:

- 30 County Road 1495
  Burnsville, MS 38833
- Prentiss County
- 16.4± Miles N of Bay Springs Lake
- 18.2± Miles NE of Booneville
- 18.6± Miles NW of the
  Tishomingo State Park
- 22.1± Miles SE of Corinth
- 23.5± Miles SW of Pickwick Lake
- 48.9± Miles NE of Tupelo

PROPERTY USE:

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

PROPERTY INFORMATION:

- 48± Acres
- Pond
- Vacant Cabin
- 3 Ladder Stands
- Great Pine Timber
- Hardwood Bottoms
- Internal Road System
- Multiple Small Food Plots
- Deer/Turkey/Small Game
- County Road Frontage

TAX INFORMATION:

- Parcel ID #: 130500-15-00100
- 2025 Taxes: $515.70

COORDINATES:

- 34.7389, -88.33365

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HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

HARRISON EATON | LAND SPECIALIST
C: 662-401-9472 | harrison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE PRENTISS 48

INTRODUCING THE PRENTISS 48 IN BURNSVILLE, MISSISSIPPI. This 48± acre tract in Prentiss County offers an excellent opportunity for anyone looking for a versatile recreational property with outstanding hunting potential. Featuring a healthy mix of pine timber and hardwood bottoms, this property provides ideal habitat for wildlife and supports strong deer numbers, while turkeys frequently travel throughout, as well.

Additional features include a pond, multiple small food plots, an internal road system, and three ladder stands that will remain with the property. A vacant cabin, with no dollar value assigned, offers the potential for a hunting camp, storage area, or future renovation.

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MORE ABOUT THE PRENTISS 48

One of the property's biggest advantages is its location. Just minutes from the Divide Section Wildlife Management Area, which offers approximately 15,300 acres of public hunting along the Tombigbee Waterway, the Prentiss 48 provides access to exceptional hunting and fishing opportunities. The property is also conveniently located near Tishomingo State Park, Bay Springs Lake, and Pickwick Lake, making it the perfect central hub for the serious hunter and angler.

With road frontage along County Road 1495 and a potential homesite already in place, this property offers the ideal combination of recreation and future potential.

Contact Hunter Robison or Harrison Eaton today to schedule a private showing and experience #TheSmallTownWay.

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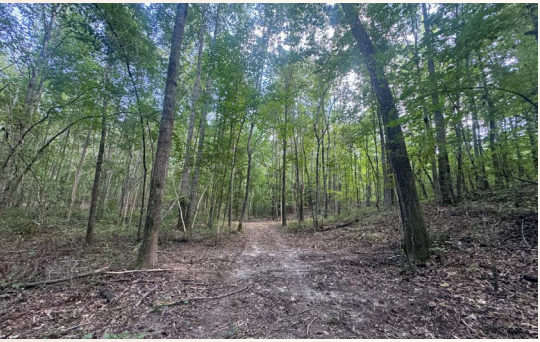

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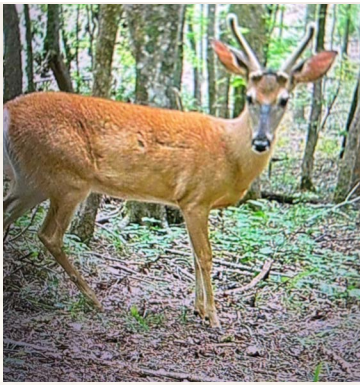
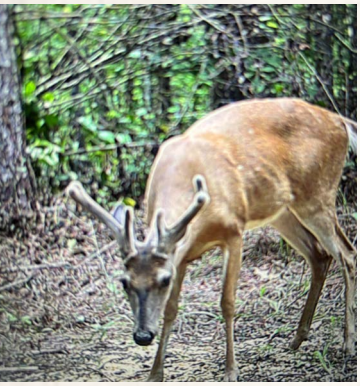
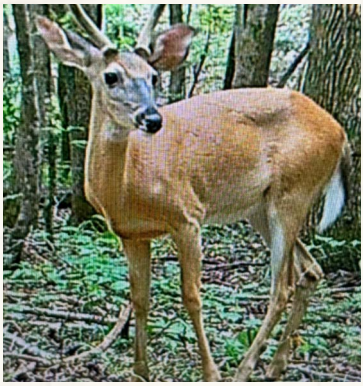

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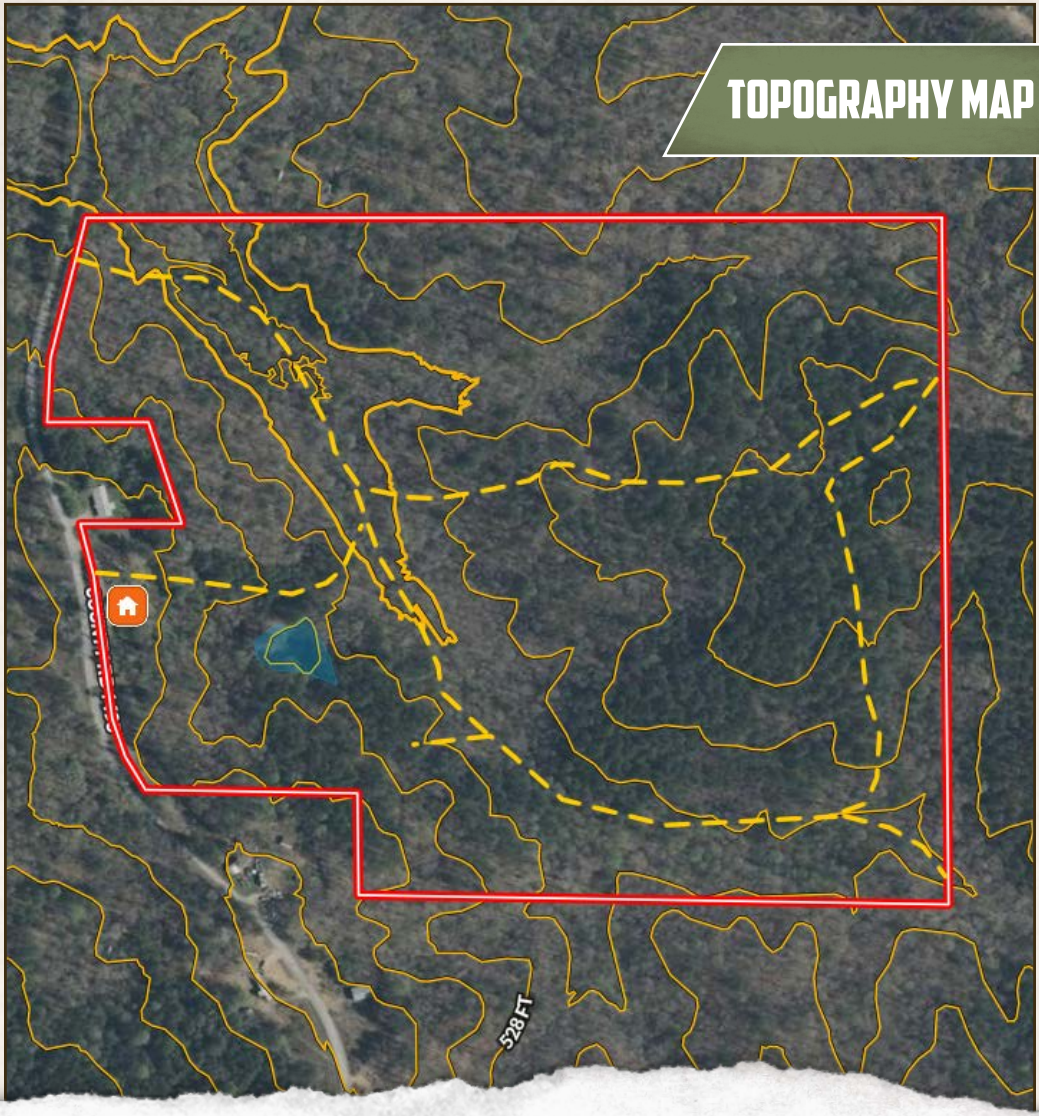
TOPOGRAPHY MAP



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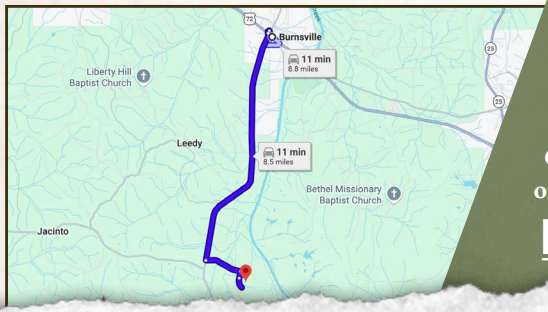
land id. LINK



Directions from Burnsville, MS: Travel south on MS-365 for 7 miles. Turn left onto Mt. Gilead Road and continue for 1 mile. Turn right onto County Road 135 and proceed for 0.2 miles. Continue onto County Road 1495, and the property will be on the left in 0.3 miles.

LINK TO GOOGLE MAP DIRECTIONS

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