



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

80± ACRES WITH A HOME
PRENTISS COUNTY, MS

\$332,000



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

THE PRENTISS 80

PROPERTY PROFILE

LOCATION:

- 23 County Road 2220
Booneville, MS 38829
- Prentiss County
- 11± Miles NW of
Bay Springs Lake
- 14± Miles E of Booneville
- 15± Miles NW of
Tishomingo State Park
- 31± Miles SE of Corinth
- 43± Miles NE of Tupelo

COORDINATES:

- 34.647150, -88.391767

PROPERTY USE:

- Residential
- Hunting & Fishing
- Recreational
- Investment

PROPERTY INFORMATION:

- 80± Total Acres
- 0.5± Acre Pond
- 1,500'± County Road 2229 Frontage
- 1,386± SqFt Home
 - 3 Bedrooms/3 Baths
 - Central Heat & Air
 - 2-Car Garage
- Wesson Branch Creek Frontage
- Multiple Access Points
- Internal Trail System
- Mixed Timber
- Storage Shed
- Food Plots
- Deer & Turkey

TAX INFORMATION:

- Parcel: 140400-18-00200
- 2025 Taxes: \$745.94



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

ANNAH BARNES | LAND & RESIDENTIAL SPECIALIST
C: 662-316-3971 | annah@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 80

WELCOME TO THE PRENTISS 80, LOCATED AT 23 COUNTY ROAD 2220 IN PRENTISS COUNTY, MISSISSIPPI. This 80± acre property outside of Boonville offers the perfect opportunity to create your own private hunting and recreational retreat. Featuring a three-bedroom and three-bathroom home with 1,386± square feet, this property combines comfortable living with excellent outdoor potential while also being conveniently located just 9.8± miles from Bay Springs Lake, giving you quick access to some of the area's best boating, fishing, and outdoor recreation.

Originally built in 1946, the home has seen recent updates, including the addition of a spacious primary suite with a jacuzzi room. The home features central heat and air, a gas log fireplace in the living room, and all appliances will remain with the property. Two bedrooms currently have carpet, while the remaining floors have been taken down to the subfloor, primed, and left ready for the new owners to customize with their preferred flooring choice. Additional improvements include a two-car garage and a storage shed.



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MORE ABOUT THE PRENTISS 80

The land itself is a strong mix of hardwoods and pines with excellent wildlife habitat throughout. Wesson Branch runs nearly through the center of the Prentiss 80, accompanied by two additional small creeks/springs that provide year-round water sources for wildlife. Deer and turkey are abundant in the area, and the property already features an internal trail system along with established food plots. A 0.5± acre pond adds both beauty and functionality to the tract.

With multiple access points, approximately 1,500± feet of road frontage on County Road 2229, and surrounded by large property owners, the Prentiss 80 offers privacy, strong hunting potential, and plenty of opportunity to further develop and manage the property exactly how you want it.

Contact Annah Barnes or Harrison Eaton today to schedule a private showing and experience #TheSmallTownWay.



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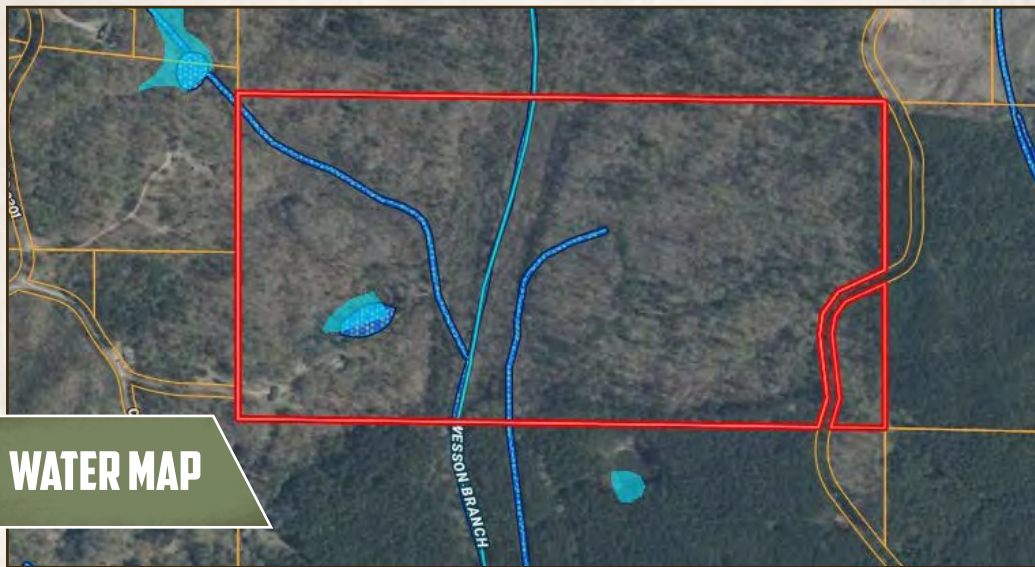
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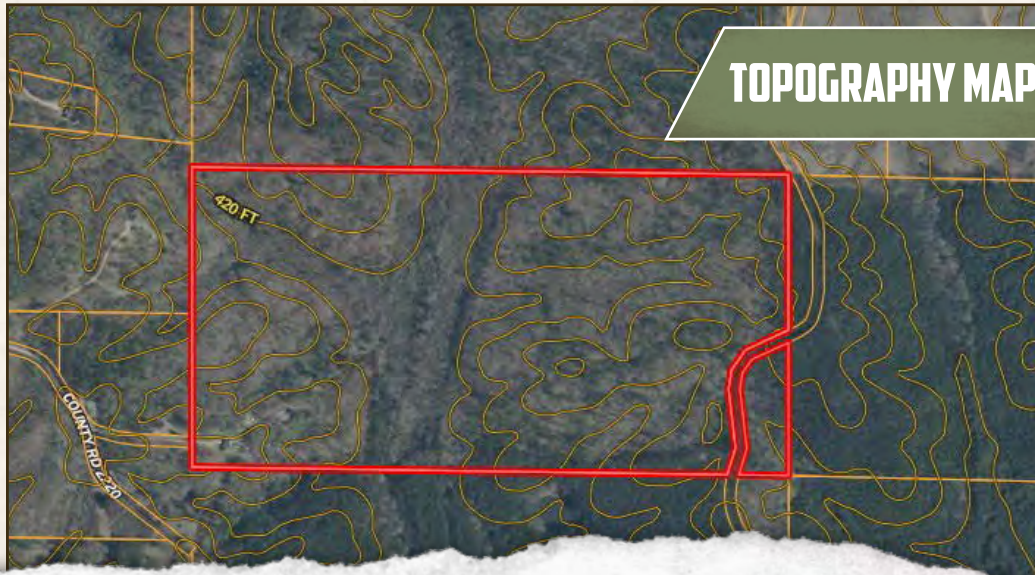
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WATER MAP



TOPOGRAPHY MAP



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SOIL MAP



| | | | | | | |
|--------|---|----------|-------|---|-------|------|
| SNR | Smithdale, Luverne, and Ruston fine sandy loams, 2 to 45 percent slopes | 52.62 | 66.18 | 0 | 29 | 7e |
| Ma | Mantachie fine sandy loam, 0 to 2 percent slopes, occasionally flooded | 15.36 | 19.32 | 0 | 73 | 2w |
| Kv | Kirkville fine sandy loam, 0 to 2 percent slopes, occasionally flooded | 11 | 13.83 | 0 | 76 | 2w |
| Bb | Bibb sandy loam, frequently flooded | 0.54 | 0.68 | 0 | 41 | 5w |
| TOTALS | | 79.52(%) | 100% | - | 44.09 | 5.33 |



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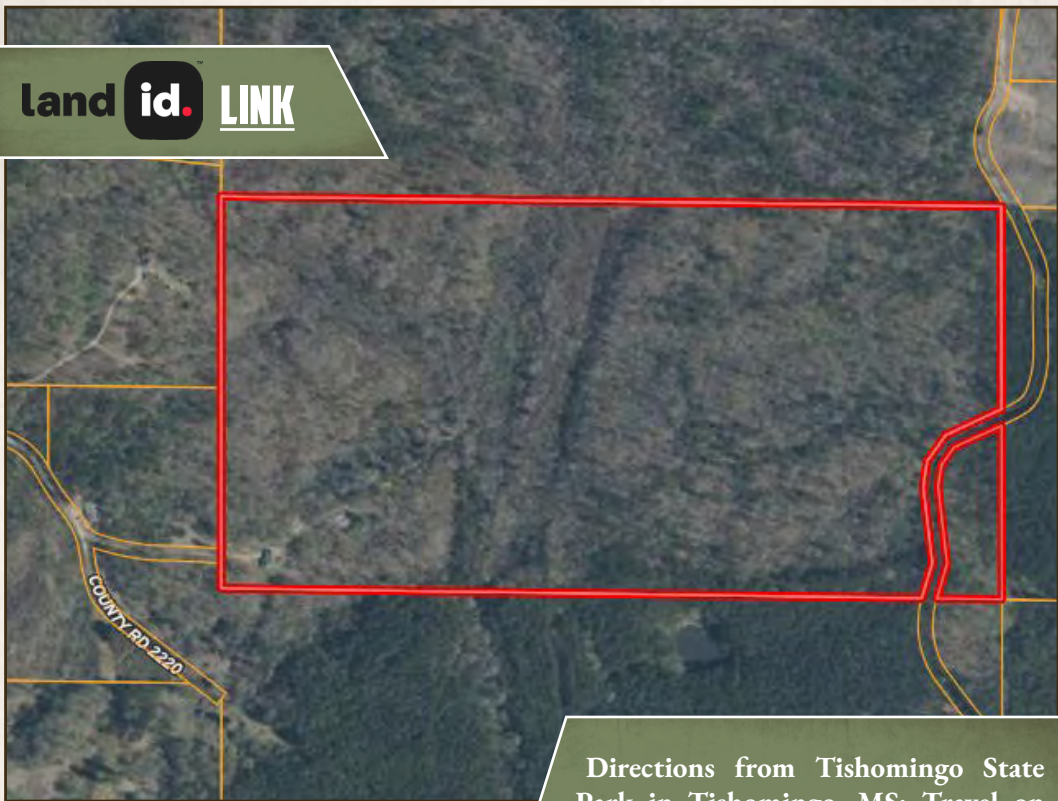
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land id. LINK



Directions from Tishomingo State Park in Tishomingo, MS: Travel on MS-25 N for 2.7 miles. Turn left onto MS-30 W and continue for 9.9 miles. Turn right onto County Road 2201, proceed for 1.9 miles, and then turn right onto County Road 2220. The property will be at the end of the road in 0.2 miles.

LINK TO GOOGLE MAP DIRECTIONS



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