



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**410.8± ACRES**  
**MADISON COUNTY, MS**  
**\$1,024,946**



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# THE MADISON 410.8

## PROPERTY PROFILE

### LOCATION:

- Off Couparle Road
- Camden, MS 39045
- Madison County
- 5± Miles N of Camden
- 8± Miles E of Pickens
- 45± Miles NE of Jackson

### PROPERTY INFORMATION:

- 410.8± Acres
- Mixed Timber
- Rolling Hills
- Wildlife Plots
- Internal Road System
- Seasonal Creeks

### COORDINATES:

- 32.8624, -89.8176

### PROPERTY USE:

- Recreational
- Deer & Turkey Hunting
- Investment

### TAX INFORMATION:

- 2025 Taxes: \$973.51
- Parcel 1: 125D-19-004-00-00
- Parcel 2: 125D-19-003-00-00
- Parcel 3: 125D-19-005-00-00
- Parcel 4: 125I-30-012-00-00
- Parcel 5: 125I-30-002-01-00
- Parcel 6: 125I-30-003-00-00



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

**ADAM HESTER, ALC** | ASSOCIATE BROKER  
C: 601-506-5058 | adam@smalltownproperties.com

# WELCOME TO THE MADISON 410.8

**WELCOME TO THE MADISON 410.8, LOCATED JUST 5.5 MILES NORTH OF CAMDEN, MISSISSIPPI.** This 410.8± acre recreational timberland tract in Madison County offers a diverse landscape, excellent hunting opportunities, and a well-established trail system, all within an hour's drive of Madison. If you've been searching for a sizable recreational tract with upside in Central Mississippi, the Madison 410.8 deserves a look.

The property features a solid mix of timber types, including approximately 82 acres of merchantable timber, 242± acres of 8-year-old planted pine, 17± acres of SMZ hardwoods, and 60± acres of recent cutover. This diversity creates excellent wildlife habitat and allows for staggered timber income potential in the years ahead.



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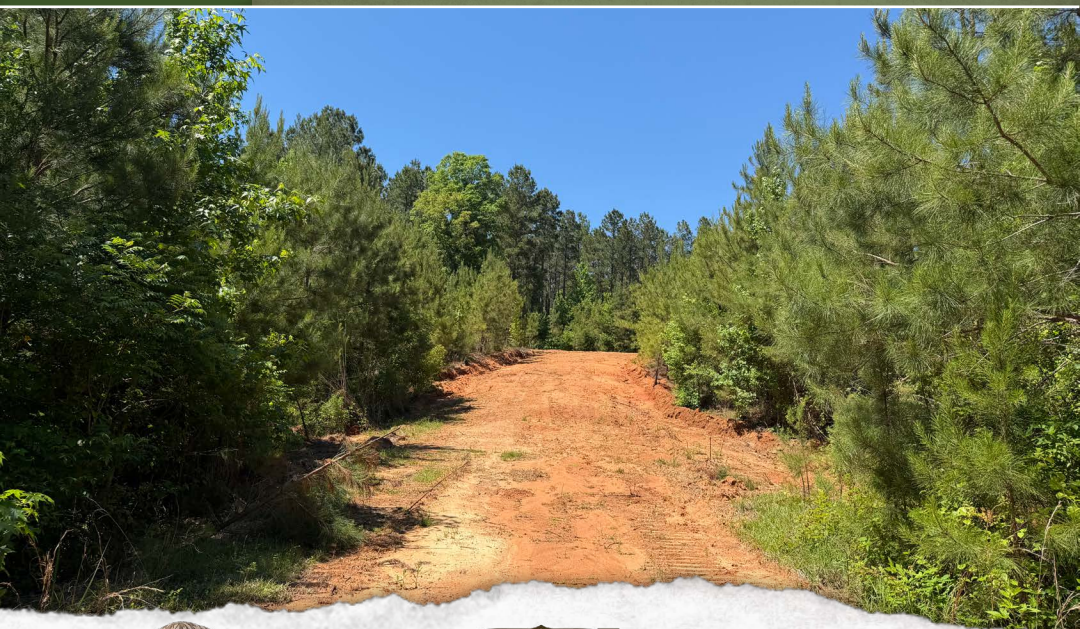
*Information is believed to be accurate but not guaranteed.*

# MORE ABOUT THE MADISON 410.8

Wildlife numbers are great in this area, with strong populations of deer and turkey. Several established wildlife plots are already in place, and there are numerous opportunities to expand and customize additional food plots to fit your vision. The varying stages of timber further enhance its appeal for wildlife management.

Seasonal creeks run through the tract, providing natural water sources and travel corridors for wildlife. An internal trail system offers access throughout, making it easy to navigate for hunting or recreational use. While utilities are not currently on-site, power is located less than half a mile away, and water would need to be supplied by a well. The property is conveniently located just eight miles east of Pickens and approximately 45 miles northeast of Jackson.

**If you've been looking for a recreational timberland investment in Central Mississippi, contact Michael Oswalt or Adam Hester today to schedule your private tour of the Madison 410.8.**



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MADISON COUNTY, MISSISSIPPI

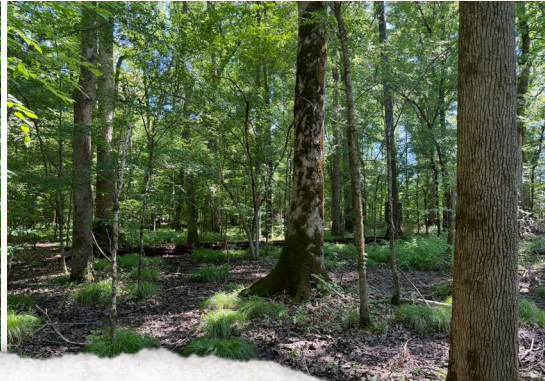
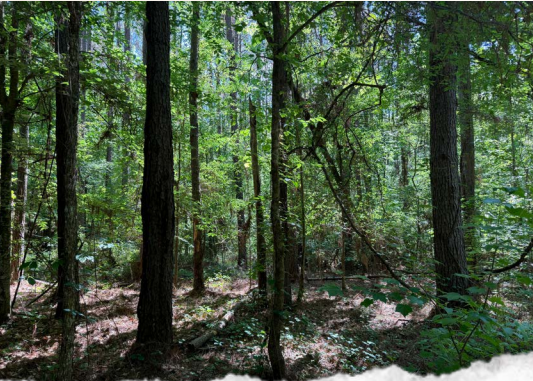


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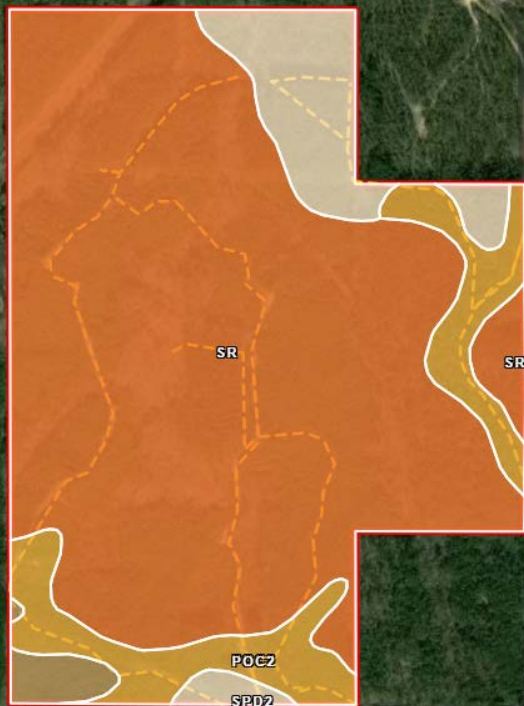
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SR	Smithdale-Providence association, hilly	309.06	77.56	0	57	7e
PoC2	Providence silt loam, 5 to 8 percent slopes, eroded	46.79	11.74	0	28	3e
SpD2	Smithdale-Providence complex, 8 to 12 percent slopes, eroded	36.02	9.04	0	60	4e
SpE2	Smithdale-Providence complex, 12 to 17 percent slopes, eroded	6.59	1.65	0	57	6e
TOTALS		398.46(*)	100%	-	53.87	6.24

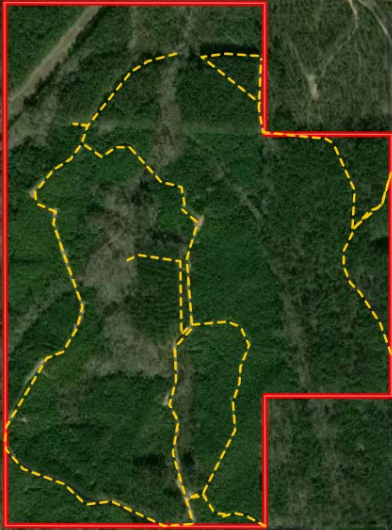


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Directions from Camden, MS:  
Travel 0.6 miles on MS-17 N. Turn right on Mansell Road and travel 5.3 miles. Continue straight on Mt Pilgrim Road and travel 0.1 miles. Take a sharp left on Couparle Road and proceed 0.4 miles. Turn right and the property is located on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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