

20± ACRES
KEMPER COUNTY, MS
\$53,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE KEMPER 20

PROPERTY PROFILE

LOCATION:

- Bodka Valley Road
Scooba, MS 39358
- Kemper County
- Access via Deeded Easement
- 30± Miles NE of Meridian
- 60± Miles SE of Starkville

COORDINATES:

- 32.7784, -88.434

TAX INFORMATION:

- \$73.83 (2024)

PROPERTY USE:

- Hunting
- Recreational
- Investment

PROPERTY INFORMATION:

- 20± Acres
- Mixed Timber
- Live Flowing Creek
- Established Boundary Lines
- Deer & Turkey



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HUNTER MARLOW

LAND SPECIALIST

REGISTERED FORESTER #2879

C: 601-701-3088

O: 769-888-2522

hmarlow@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE KEMPER 20

HAVE YOU BEEN LOOKING FOR A SMALL ACREAGE TRACT THAT OFFERS EVERYTHING A BIG TRACT DOES? The Kemper 20, located just outside of Scooba, Mississippi, locally known as the “Flatwoods,” offers the perfect opportunity to own that small 20± acre property that produces year after year.

This Kemper County property has a mix of mature pine and mast-producing hardwoods, a creek, and established property lines bordering the tract. Whether you want an immediate return on your investment with a timber harvest or to install internal roads and a food plot, the Kemper 20 can be tailored to your vision and be sure to produce bucks and gobblers every year!

If you have been searching for just the **RIGHT** property to hunt on and enjoy with your family, take advantage of this opportunity to own 20± acres in the Flatwoods of Kemper County.

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



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Directions From Scooba, MS:
Travel on US-45 for 3.1 miles.
Turn left onto Bodka Valley Road,
and in 1.5 miles, the destination
will be on the left.

**LINK TO GOOGLE
MAP DIRECTIONS**



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