



# SMALLTOWN

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

**17.53± ACRES**  
**PRENTISS COUNTY, MS**  
**\$60,995**

OFFICE (662) 238-4077 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE PRENTISS 17.53

## PROPERTY PROFILE

### LOCATION:

- County Road 364  
Booneville, MS 38829
- Prentiss County
- 8.9± Miles E of Booneville
- 28.5± Miles SE of Corinth

### COORDINATES:

- 34.671416, -88.428426

### TAX INFORMATION:

- Parcel #100100-02-00300

### PROPERTY USE:

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

### PROPERTY INFORMATION:

- 17.53± Total Acres
- 7.3± Tillable Acres
- 1300'± Road Frontage
- Corner Lot
- Big Brown Creek
- Utilities & Internet Available



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

**ANNAH BARNES**

*LAND & RESIDENTIAL SPECIALIST*

C: 662-316-3971

O: 662-238-4077

[annah@smalltownproperties.com](mailto:annah@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE PRENTISS 17.53

WELCOME TO THE PRENTISS 17.53, LOCATED IN THE HEART OF PRENTISS COUNTY, MISSISSIPPI, JUST 8.9± MILES EAST OF BOONEVILLE AND 28.5± MILES SOUTHEAST OF CORINTH. This 17.53± acre tract offers the perfect blend of history, functionality, and future opportunity.

With approximately 1,300 feet of road frontage along County Road 364 and County Road 1321, this corner lot provides outstanding access and flexibility for multiple entry points. The Prentiss 17.53 features 7.3± acres of productive tillable ground, making it ideal for farming, livestock, or generating supplemental income.



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

**ANNAH BARNES**

*LAND & RESIDENTIAL SPECIALIST*

C: 662-316-3971

O: 662-238-4077

[annah@smalltownproperties.com](mailto:annah@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# MORE ABOUT THE PRENTISS 17.53

Big Brown Creek winds along the property, adding both natural beauty and year-round water for wildlife. The mix of open ground and creek frontage creates a beautiful backdrop for building and enjoying the outdoors while still being conveniently located.

An old home place sits on the property, offering a glimpse of its history and a ready-made location to start fresh. With all utilities available at the road, including electricity, water, fiber internet, and gas, the Prentiss 17.53 is ready for your vision.

Whether you're looking to build a private homestead, establish a family compound, create a small farm, or invest in versatile land with strong road frontage, this Prentiss County property checks all the boxes.

**Contact Annah Barnes today to schedule a private showing or for more information.**



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

**ANNAH BARNES**  
LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

O: 662-238-4077

[annah@smalltownproperties.com](mailto:annah@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

17.53± ACRES PRENTISS COUNTY, MISSISSIPPI



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

**ANNAH BARNES**

LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

O: 662-238-4077

[annah@smalltownproperties.com](mailto:annah@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



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

**ANNAH BARNES**

LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

O: 662-238-4077

[annah@smalltownproperties.com](mailto:annah@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



# SMALLTOWN

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

**ANNAH BARNES**  
*LAND & RESIDENTIAL SPECIALIST*  
C: 662-316-3971  
O: 662-238-4077  
[annah@smalltownproperties.com](mailto:annah@smalltownproperties.com)  
50 CR 401 - Oxford, MS 38655  
[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



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

**ANNAH BARNES**

*LAND & RESIDENTIAL SPECIALIST*

C: 662-316-3971

O: 662-238-4077

[annah@smalltownproperties.com](mailto:annah@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

[smalltownproperties.com](http://smalltownproperties.com)

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

17.53± ACRES

PRENTISS COUNTY, MISSISSIPPI



## WATER FEATURES MAP



## TOPOGRAPHY MAP



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

**ANNAH BARNES**

LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

O: 662-238-4077

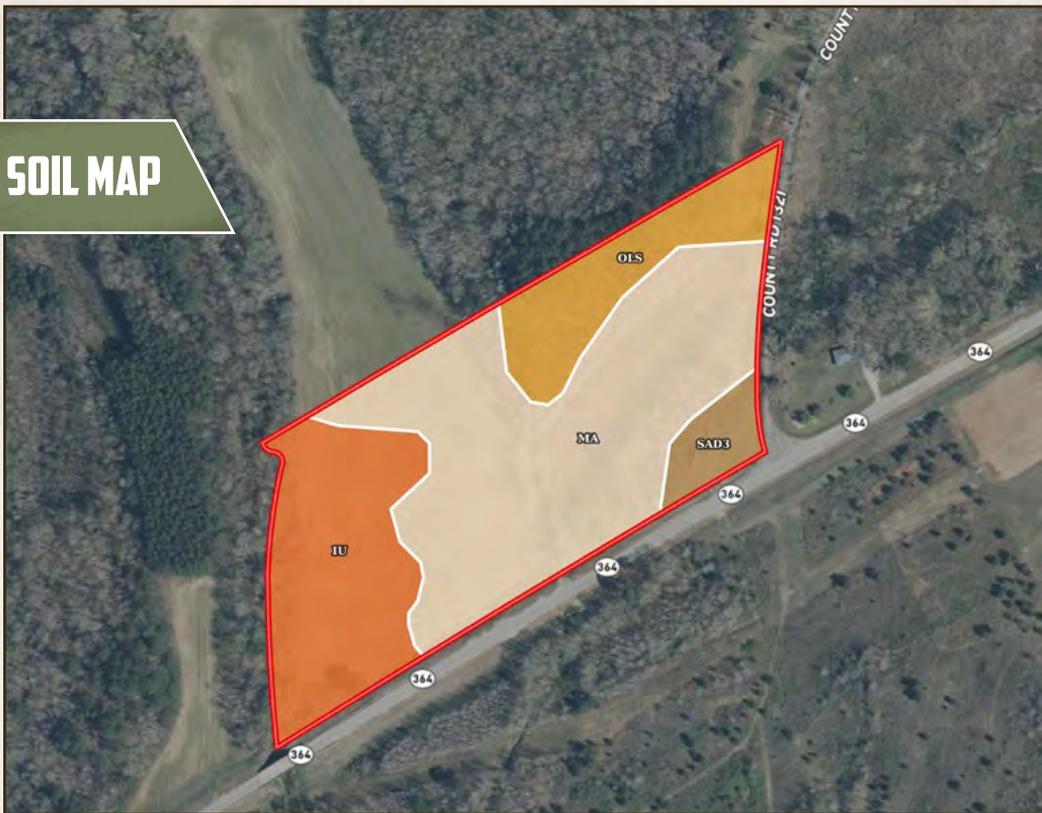
[annah@smalltownproperties.com](mailto:annah@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

## SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ma	Mantachie fine sandy loam, 0 to 2 percent slopes, occasionally flooded	9.48	54.08	0	73	2w
Iu	Iuka fine sandy loam, 0 to 2 percent slopes, occasionally flooded	4.61	26.3	0	59	2w
OLS	Okeelala, Luverne, and Smithdale soils, 5 to 45 percent slopes	2.58	14.72	0	16	7e
SaD3	Savannah fine sandy loam, 8 to 12 percent slopes, severely eroded	0.87	4.96	0	44	6e
TOTALS		17.54	100%	-	59.53	2.93



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

**ANNAH BARNES**

LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

O: 662-238-4077

[annah@smalltownproperties.com](mailto:annah@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

17.53± ACRES

PRENTISS COUNTY, MISSISSIPPI

land **id.** LINK



Directions From Booneville, MS:  
Travel on East Church Street for 2.7 miles. Continue onto Old Highway 30 and proceed for 1.2 miles. Turn left onto County Road 364, and after 4.3 miles, the destination will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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

**ANNAH BARNES**

LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

O: 662-238-4077

[annah@smalltownproperties.com](mailto:annah@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.