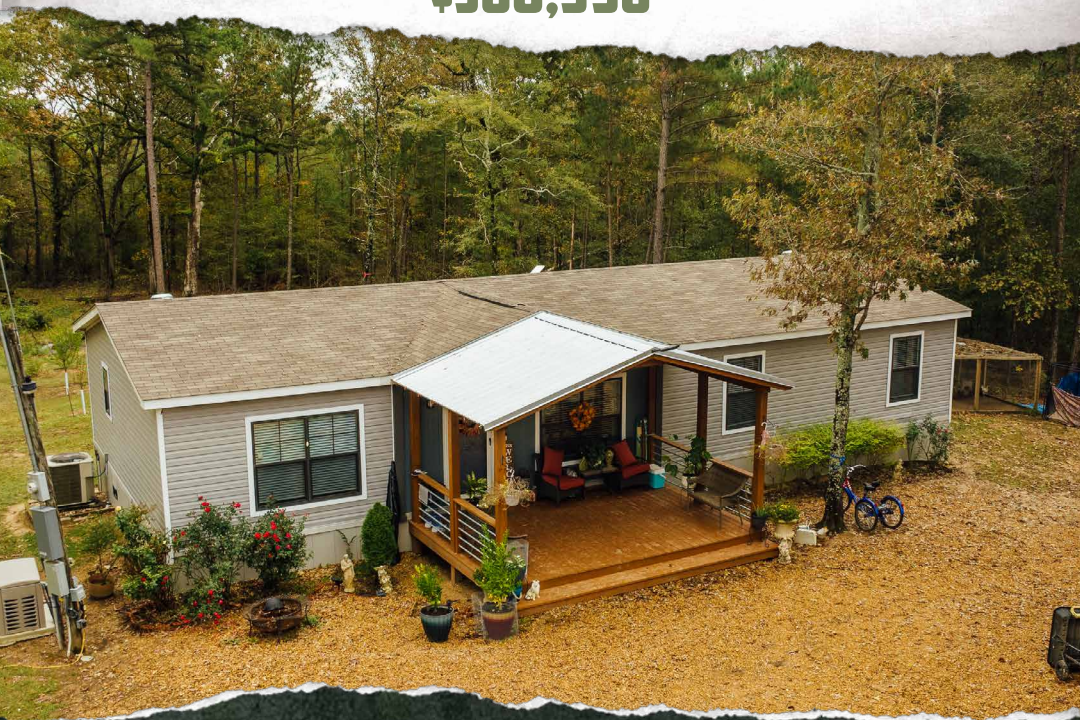




SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

43.11± ACRES WITH A HOME
MADISON COUNTY, MS
\$308,990



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

THE MADISON 43.11

PROPERTY PROFILE

LOCATION:

- 839 Mount Pilgrim Road
Camden, MS 39045
- Madison County
- 20± Miles NE of Madison

COORDINATES:

- 32.7286, -89.8738

PROPERTY INFORMATION:

- 43.11± Acres
- 2019 Isabella Mobile Home
 - 1,580± SqFt
 - 3 Bedrooms/2 Baths
 - Open Living and Kitchen Area
 - Large Island
 - Covered Front & Back Porch
- Multiple Storage Sheds
 - One is Insulated, Heated & Cooled
- Chicken Coop
- Storm Shelter
- 2 Established Wildlife Plots
- Stands in Place

PROPERTY USE:

- Residential
- Recreational
- Hunting

TAX INFORMATION:

- Parcel #1: 104B-10-014-01-03
- Parcel #2: 104B-10-004-00-00
- Taxes: TBD at Closing



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS
EXECUTIVE BROKER, AR
DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

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Information is believed to be accurate but not guaranteed.



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WELCOME TO THE MADISON 43.11

WELCOME TO THE MADISON 43.11, LOCATED JUST 20 MILES NORTHEAST OF MADISON, MISSISSIPPI. This 43.11± acre tract offers the perfect weekend getaway or full-time country home place. The property combines privacy, convenience, and recreation, all within a quick 30-minute drive from the Jackson metro area.

At the centerpiece of the land is a 2019 Isabella mobile home from Clayton Homes, offering 1,580± square feet of living space with three bedrooms and two full bathrooms. Inside, you'll find a roomy living area and kitchen, complemented by a covered front porch and a back deck, ideal for relaxing or entertaining. The home site includes multiple storage sheds, a chicken coop, and a storm shelter, making it both comfortable and functional for everyday use or weekend retreats. Utilities include Entergy Mississippi, City of Canton Water, and septic sewer service, with a gravel driveway leading through a shaded, wooded yard.



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MORE ABOUT THE MADISON 43.11

The back forty was clear-cut in 2025, with new interior roads recently cleared for easy access throughout the property. Two established wildlife plots, a Sportsman Condo, and additional stands are already in place, ready for deer and turkey hunting. With paved frontage on Mt. Pilgrim Road and excellent access, this property offers the ideal blend of recreation, convenience, and rural living.

If you're in the market for a Madison County getaway or country living, call Michael Oswalt today to schedule a private showing!



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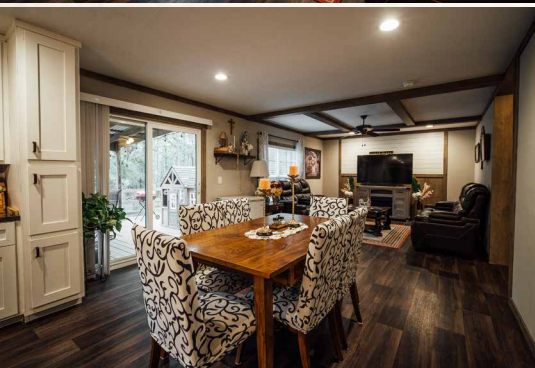
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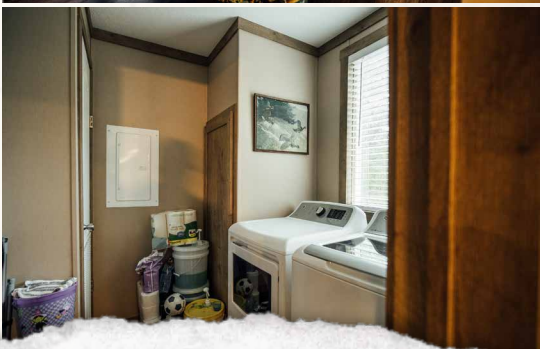
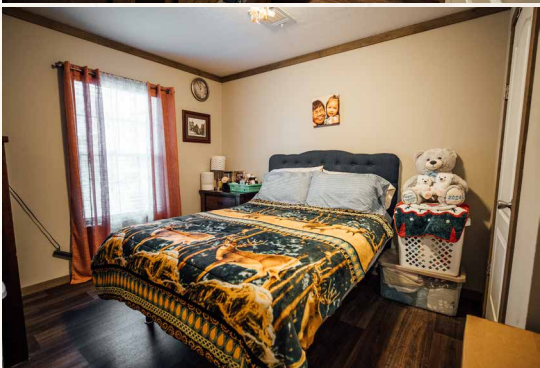
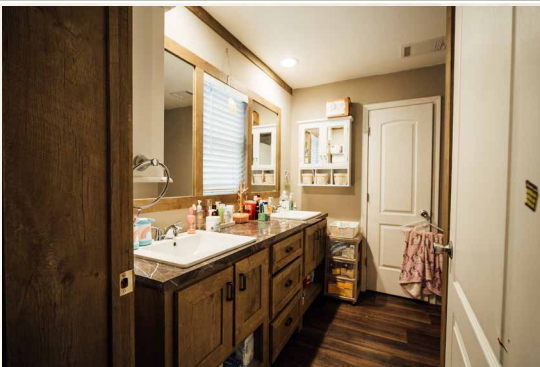
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43.11± ACRES WITH A HOME MADISON COUNTY, MISSISSIPPI



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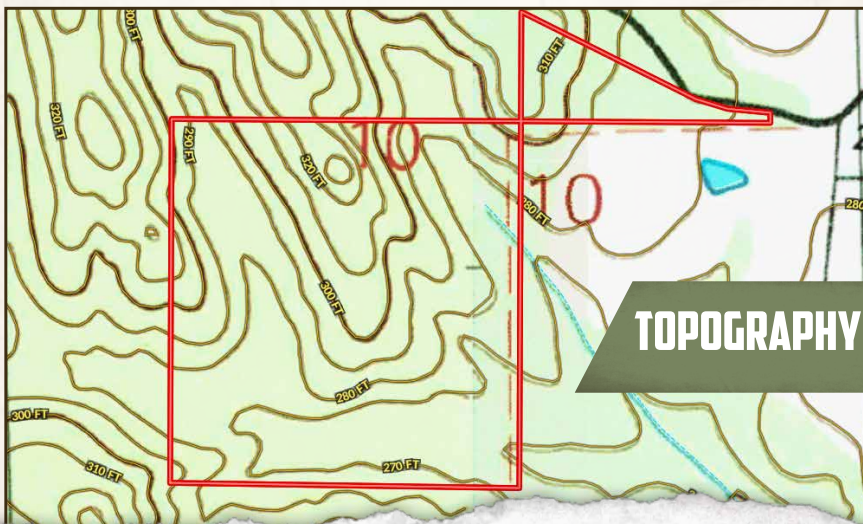
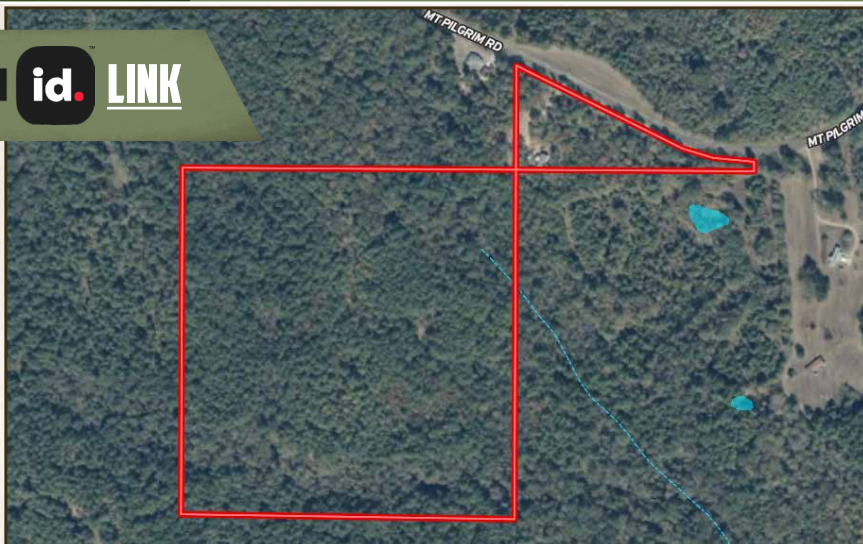
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43.11± ACRES WITH A HOME

MADISON COUNTY, MISSISSIPPI

land id. LINK



TOPOGRAPHY MAP



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43.11± ACRES WITH A HOME**MADISON COUNTY, MISSISSIPPI**

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SR	Smithdale-Providence association, hilly	26.31	57.38	0	57	7e
Ar	Ariel silt loam	15.37	33.52	0	76	2w
SpD3	Smithdale-Providence complex, 8 to 12 percent slopes, severely eroded	2.43	5.3	0	57	6e
PoC2	Providence silt loam, 5 to 8 percent slopes, eroded	1.66	3.62	0	28	3e
PoB2	Providence silt loam, 2 to 5 percent slopes, eroded	0.09	0.2	0	28	2e
TOTALS		45.86(	100%	-	62.27	5.12



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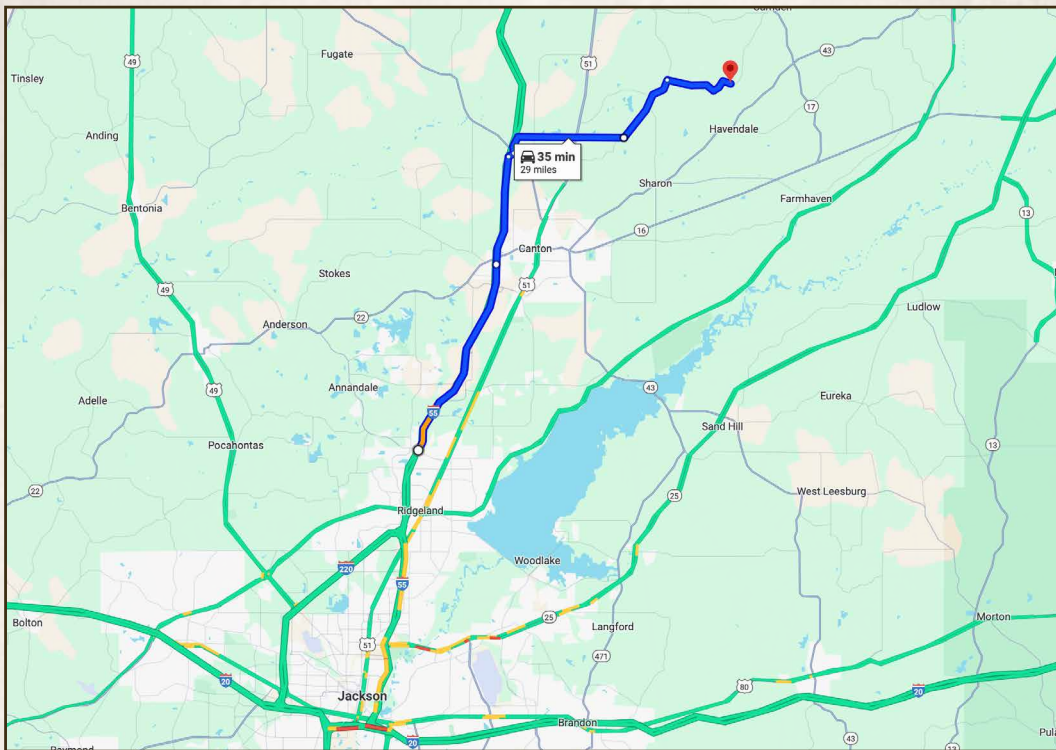
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43.11± ACRES WITH A HOME

MADISON COUNTY, MISSISSIPPI



Directions From the Intersection of I-55 and Hwy 463 in Madison, MS: Travel 15.4 miles northeast on I-55N to exit #124. Merge onto MS-16 E and continue 0.3 miles. Turn left on Davis Crossing Road and proceed 6 miles. Turn left on Stump Bridge Road and travel 3.6 miles. Turn right on Mount Pilgrim Road and continue 3.5 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS



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