



# SMALLTOWN

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

**125± ACRES WITH A TINY HOME**  
**LEAKE COUNTY, MS**

**\$365,000**



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# THE LEAKE 125

# PROPERTY PROFILE

## LOCATION:

- Off Hwy 16  
Carthage, MS 39051
- Access via Deeded Easement
- Within the City Limits
- Leake County
- 25± Miles W of Philadelphia
- 34± Miles NE of I-55
- 47± Miles NE of Flowood
- 64± Miles NW of Meridian
- 74± Miles SW of Starkville

## COORDINATES:

- 32.72742, -89.51844

## PROPERTY USE:

- Hunting
- Recreational
- Weekend Getaway
- Investment

## PROPERTY INFORMATION:

- 125± Acres
- Mixed-Age Hardwoods
- Tupelo Gum & Cypress Trees
- Creek
- Beaver Slough
- Tiny Home
- Shed
- Utilities Available
  - Water
  - Power
- Established Interior Roads and Trails
- New Box Stands and Feeders
- Food Plots

## TAX INFORMATION:

- TBD



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**DEWAYNE ATKINSON**

LAND SPECIALIST

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2121 5th St., Ste 206 - Meridian, MS 39301

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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE LEAKE 125

**WELCOME TO THE LEAKE 125—A TURKEY SETUP!** The 125± acre hunting and recreational tract is located inside the city limits of Carthage, Mississippi, nestled in the Pearl River bottom. The Leake County property is ready for out-of-towners or in-state buyers looking for a place to stay, hunt, and unwind without sacrificing access to town conveniences. Year after year this place has a strong history of producing 120–145” bucks, with two brand new Dixie deer blinds and feeders already in place. Duck holes are ready to hunt, and the timber profile adds investment value: approximately 20 acres of mature hardwoods, 92± acres of younger hardwoods, and roughly 12 acres of tupelo gum and cypress that hold water and wildlife.

Access is secured with a deeded easement off Hwy 16 and a well-built asphalt milling driveway. Power and water are already run to a comfortable tiny home with a shed and front porch—perfect for weekend stays or extended trips. The internal trail system is fully developed and thoughtfully laid out, making the entire tract usable and easy to navigate.

[CLICK HERE](#) OR SCAN THE CODE TO WATCH A VIDEO



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# MORE ABOUT THE LEAKE 125

Carthage offers the best of both worlds: a quiet, rural setting with quick access to restaurants, grocery stores, pawn shops, and hunting supply outlets. Whether you need to grab a bite, pick up gear, or stock up for the weekend, it's all just minutes away. For entertainment, Pearl River Resort in nearby Philadelphia is a major draw, featuring the Silver Star and Golden Moon casinos, along with Geyser Falls Water Theme Park and Dancing Rabbit Golf Club. It's a quick drive for dining, gaming, or a night out.

This property is ready to go—no prep work needed. Whether you're looking for a weekend retreat, a hunting base, or a long-term investment, the Leake 125 is built to deliver.

**Call Dewayne Atkinson today to schedule your private showing and experience #TheSmallTownWay!**



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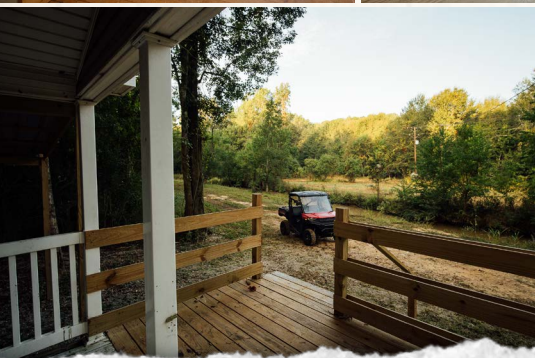
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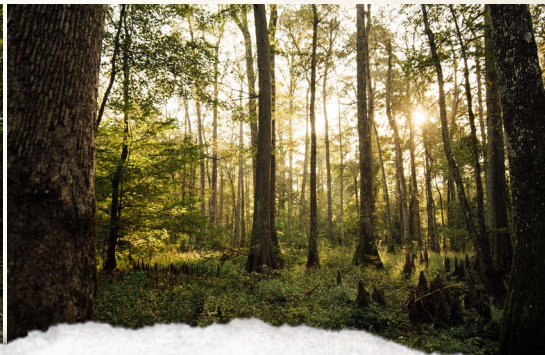
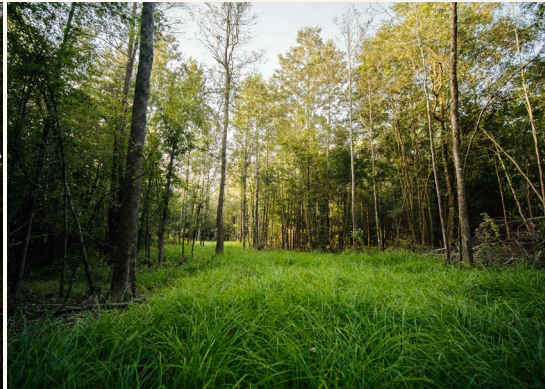
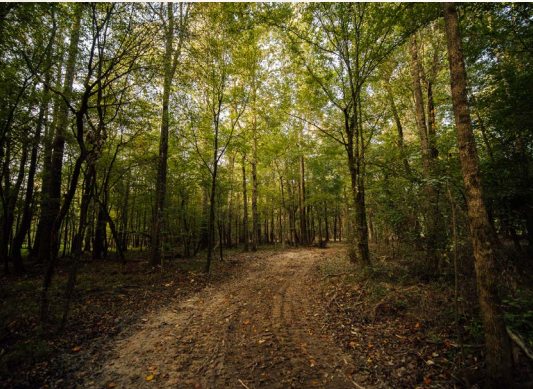
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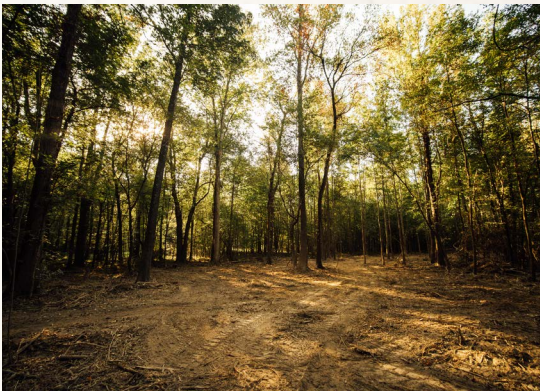
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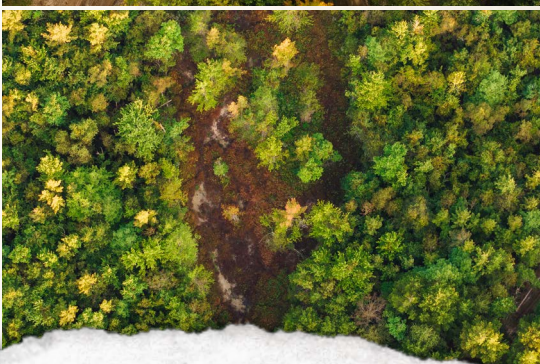
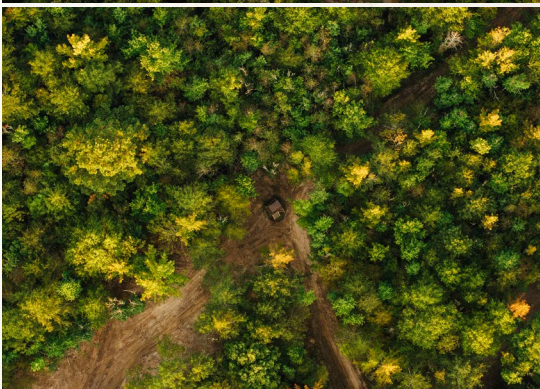
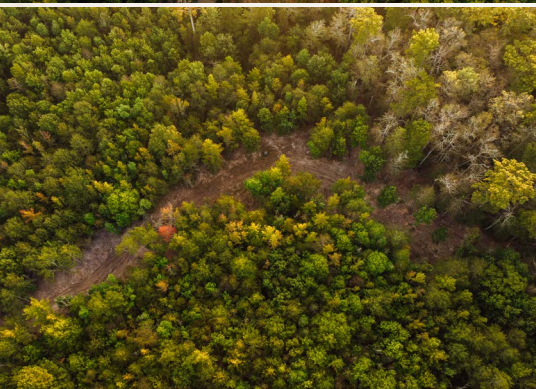
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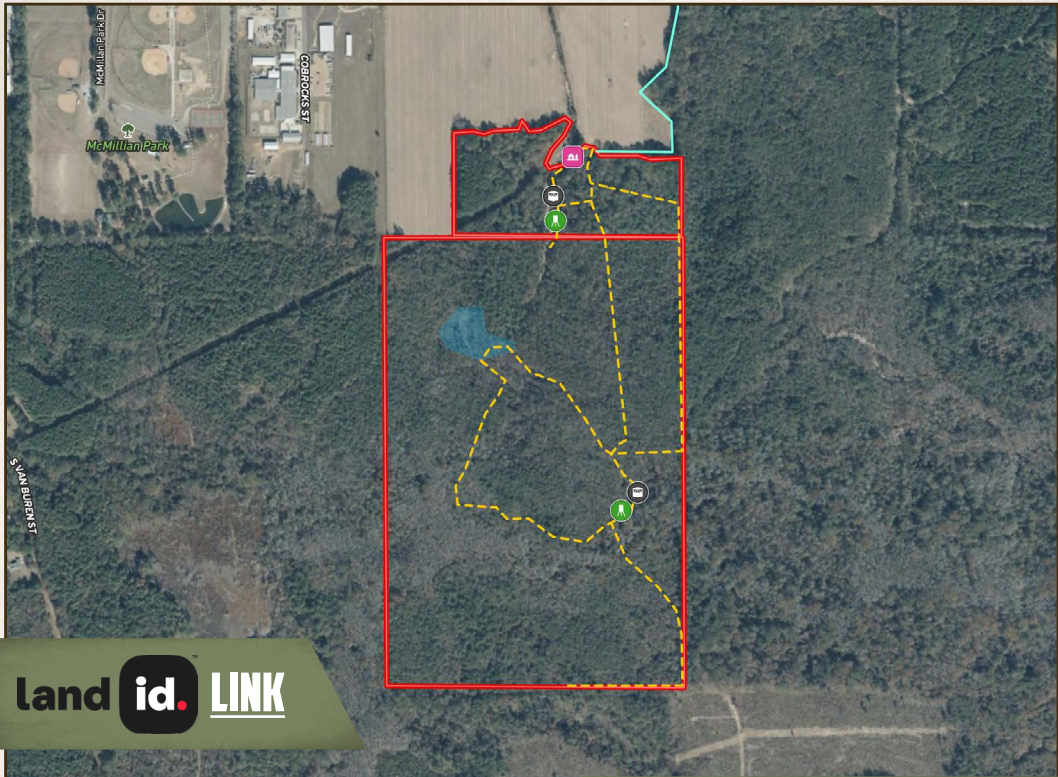
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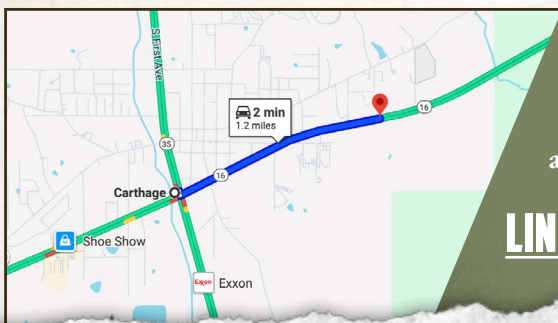
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land id. LINK



Directions From the Intersection of Hwy 16 and 35 in Carthage, MS: Travel 1.2 miles northwest on MS-16 W. Turn right onto drive and follow the asphalt milling driveway to the property.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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