

39.5± ACRES
SCOTT COUNTY, MS
\$136,275



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 760-0005 | WWW.SMALLTOWNPROPERTIES.COM

THE SCOTT 39.5

PROPERTY PROFILE

LOCATION:

- Pettey/Old Hillsboro Road Forest, MS 39074
- Scott County
- 11.9± Miles N of Forest

COORDINATES:

- 32.526444, -89.472472

PROPERTY USE:

- Potential Home Site
- Deer & Turkey Hunting

PROPERTY INFORMATION:

- 39.5± Acres
- County Road Frontage
- Cutover
- Scattered Large Oak Trees
- Rolling Terrain
- Power & Water Available

TAX INFORMATION:

- Part of Parcel
#1-185-21-000-00-01300



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DENNIS WEST

EAST MISSISSIPPI MANAGING BROKER

ALABAMA QUALIFYING BROKER

LOUISIANA ASSOCIATE BROKER

C: 601-248-4396 | O: 769-760-0005

dennis@smalltownproperties.com

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

smalltownproperties.com

WELCOME TO THE SCOTT 39.5

WELCOME TO THE SCOTT 39.5, AN AFFORDABLE LAND TRACT ON PETTEY ROAD, JUST NORTH OF FOREST, MISSISSIPPI. This 39.5± acre Scott County property offers a fantastic opportunity for recreation or a future homesite in the country. The timber was recently cut, but you'll still find scattered large hardwoods throughout, giving character and potential for future growth. With utilities available at the road, the property is well-suited for building your dream home or camp.

Whether you're looking for a small recreational getaway or a quiet place to settle down, the Scott 39.5 is an ideal option in a convenient location.

**Contact Dennis West today to learn more
and schedule a personal tour.**



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39.5± ACRES **SCOTT COUNTY, MISSISSIPPI**



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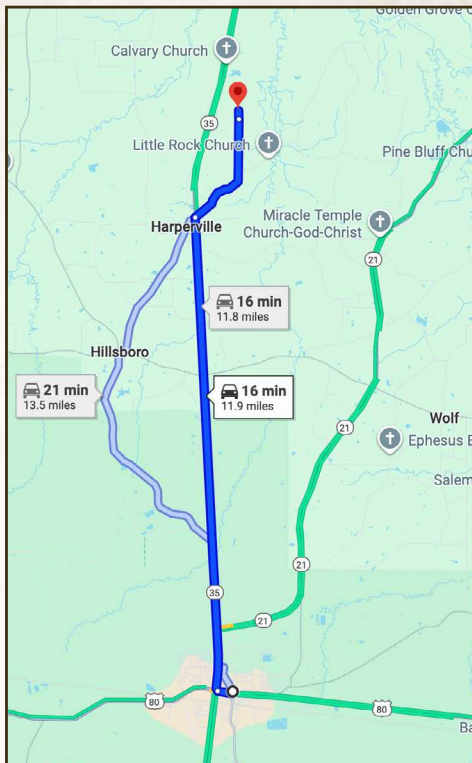
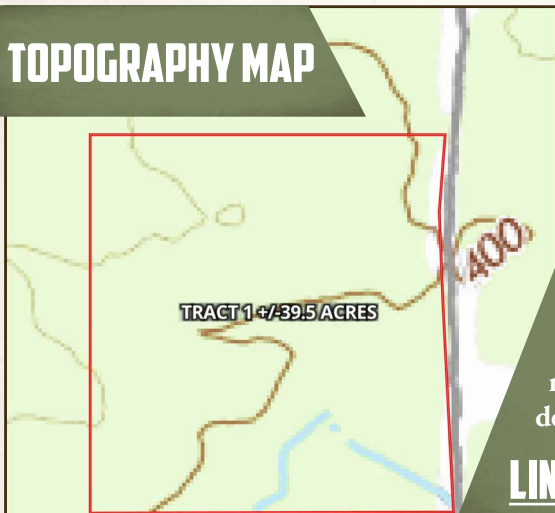
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39.5± ACRES **SCOTT COUNTY, MISSISSIPPI**

land id. LINK



TOPOGRAPHY MAP



Directions From Forest, MS:
Travel 9.1 miles north on MS-35N/
Woodland Drive. Turn right on Old
Hillsboro Road and continue 2.5
miles. Continue on Pettey Road and the
destination will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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