



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

52± ACRES
SCOTT COUNTY, MS
\$168,500



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

THE SCOTT 52

PROPERTY PROFILE

LOCATION:

- Calhoun Lane
Forest, MS 39074
- Scott County
- 18± Miles N of Forest

COORDINATES:

- 32.528052, -89.556818

PROPERTY INFORMATION:

- 52± Total Acres
- 10± Acre Lake
- County Road Frontage
- Rolling and Flat Terrain
- Cutover
- Power & Water Available

PROPERTY USE:

- Deer Hunting
- Fishing
- Recreation
- Potential Homestead

TAX INFORMATION:

- Parcel: 1-176-23-000-00-00400
- Taxes TBD



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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 52

DISCOVER THE ULTIMATE RECREATIONAL RETREAT WITH HOMESTEAD POTENTIAL ON THIS EXCEPTIONAL PROPERTY IN SCOTT COUNTY, MISSISSIPPI.

Situated on quiet Calhoun Lane, the 52± acre versatile tract features a stunning 10± acre lake, perfect for relaxing weekends, fishing, and enjoying scenic views. The timber has been recently harvested, giving the new owner a blank canvas to shape the land to their vision. Whether you're dreaming of building a lakefront home or cabin, establishing a private hunting camp, or creating your own mini-farm, the possibilities are wide open. With rolling terrain, available utilities at the road, and excellent wildlife habitat, this property is ideal for outdoor enthusiasts. Clear trails, plant food plots, reforest the cutover, or open up land for pasture—the choice is yours. The area is known for its seclusion with strong deer and turkey populations, making it a great spot for hunting and year-round recreation.

If you're seeking privacy, natural beauty, and a property you can mold into your legacy, this Scott County gem is worth a serious look.

Contact Dennis West today to schedule your private tour!



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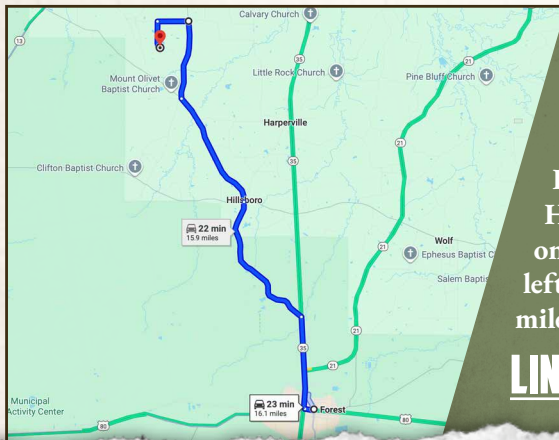
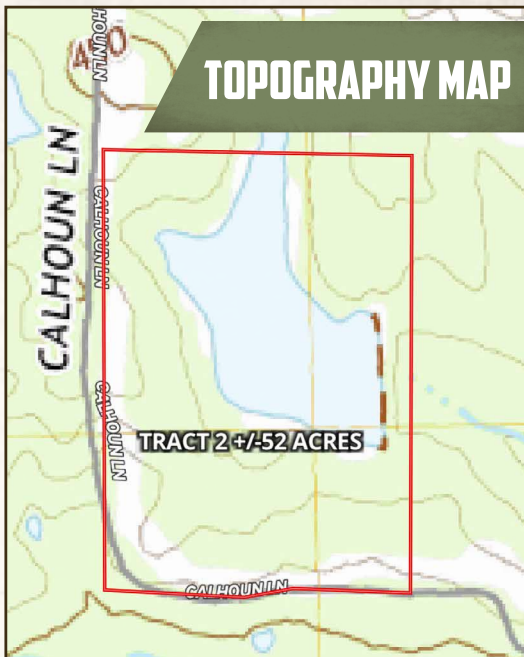
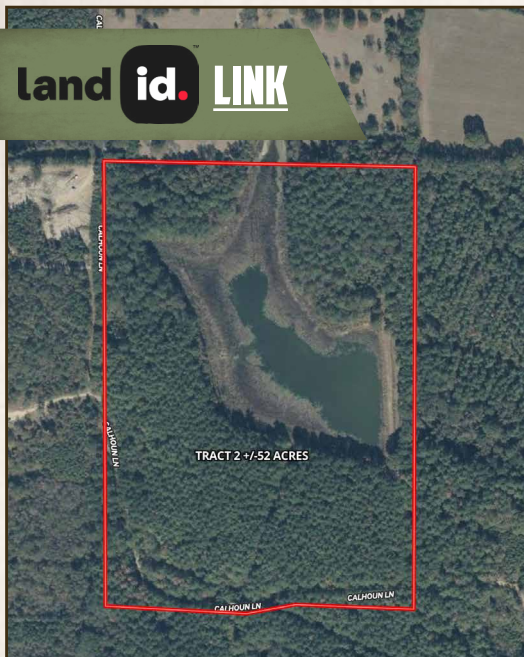
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52± ACRES**SCOTT COUNTY, MISSISSIPPI****land id. LINK**

Directions from Forest, MS: Travel 3.2 miles north on Hwy 35. Turn left on Old Hillsboro Road and proceed 4.7 miles, continue on Hillsboro-Ludlow Road for 3.9 miles. Make a slight right on Hall Road and travel 2.5 miles. Continue on Midway-Odom Road for 1 mile. Turn left on Calhoun Lane and continue 0.9 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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