

**38± ACRES**  
**SCOTT COUNTY, MS**  
**\$124,900**



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

OFFICE (769) 760-0005 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE SCOTT 38

## PROPERTY PROFILE

### LOCATION:

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

### COORDINATES:

- 32.528052, -89.556818

### PROPERTY USE:

- Deer Hunting
- Recreation
- Potential Homestead

### PROPERTY INFORMATION:

- 38± Acres
- Cutover
- County Road Frontage
- Rolling & Flat Terrain
- Power & Water Nearby

### TAX INFORMATION:

- Part of 1-176-23-000-00-00400
- Parcel 1-175-22-000-00-00600
- \$284.28 for 2024



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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](mailto:dennis@smalltownproperties.com)

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

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



# WELCOME TO THE SCOTT 38

**DISCOVER THE ULTIMATE RECREATIONAL RETREAT WITH HOMESTEAD POTENTIAL ON THIS 38± ACRE PROPERTY IN SCOTT COUNTY, MISSISSIPPI.** Situated on quiet Calhoun Lane, approximately 18 miles north of Forest, this tract features a blank canvas, as the timber has been recently harvested. Shape the land to your vision! Whether you're dreaming of building a home or cabin, establishing a private hunting camp, or creating your own mini-farm, the possibilities are wide open. The property is ideal for outdoor enthusiasts with rolling terrain, utilities available nearby, and excellent wildlife habitat. 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 and a property you can mold into a private legacy, this Scott County gem is worth a serious look.

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



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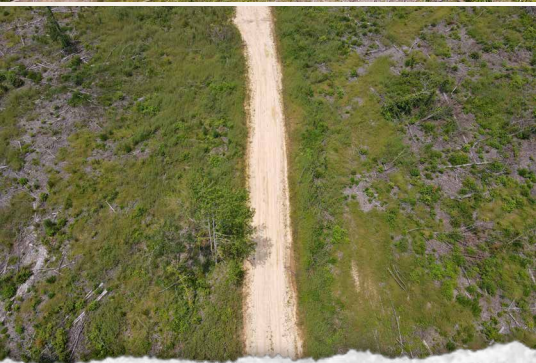
**2121 5th St., Ste 206 - Meridian, MS 39301**

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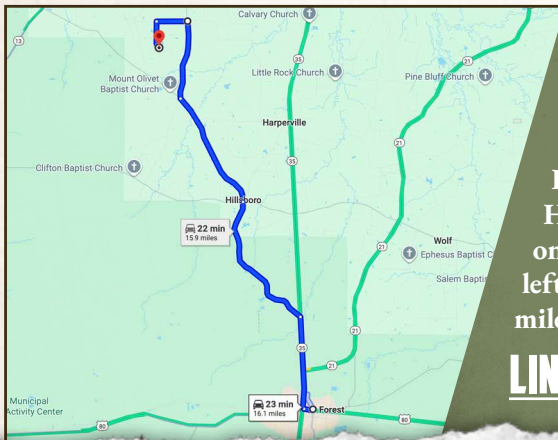
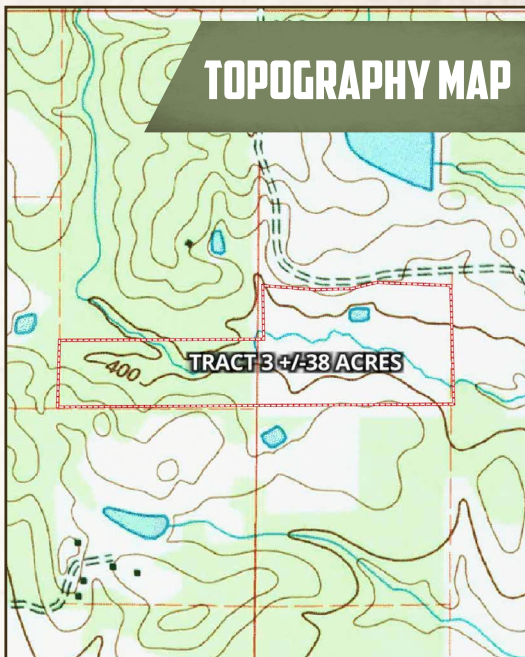
Information is believed to be accurate but not guaranteed.



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**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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