41± ACRES
SMITH COUNTY, MS

$149,650

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

OFFICE (769) 760-0005

THE SMITH 41±

PROPERTY PROFILE

LOCATION:

- Sun Road Raleigh, MS 39153
- Smith County
- Minutes to Marathon Lake
- 15± Miles S of Forest

COORDINATES:

- 32.2114525, -89.3577214

PROPERTY USE:

- Timber
- Recreation
- Deer & Turkey Hunting

PROPERTY INFORMATION:

- 41± Acres
- County Road Frontage
- Multiple Age Pine Timber
- Rolling Terrain
- Power Available
- Borders Bienville NF /Tallahala WMA

TAX INFORMATION:

- Parcel Part of 162-03-000-002

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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

Information is believed to be accurate but not guaranteed.

WELCOME TO THE SMITH 73

IF YOU ARE LOOKING FOR A HUNTING GETAWAY, TIMBER INVESTMENT, OR A PLACE TO PUT DOWN ROOTS, THE SMITH 41 IS WORTH CONSIDERING! THIS 41± ACRE TRACT OFFERS A RARE OPPORTUNITY FOR RECREATIONAL BUYERS AND INVESTORS ALIKE.

The Scott County property features rolling terrain with mixed-age pine timber, providing both immediate and future timber value. Wildlife is abundant, with whitetail deer and eastern turkey thriving here, making it an excellent hunting property. With multiple potential cabin/camp sites, you can build the perfect retreat for family weekends or hunting season. The tract fronts the Bienville National Forest and Tallahala Wildlife Management Area, giving you direct access to thousands of additional acres for recreation. Marathon Lake is just minutes away, offering fishing, camping, and outdoor enjoyment right at your fingertips. The property combines seclusion with convenience and is easily accessible with road frontage.

The Smith 41 has it all; contact Dennis West today to schedule a personal tour!

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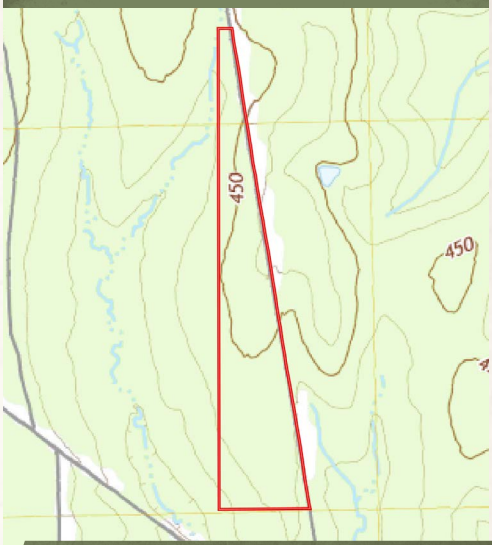
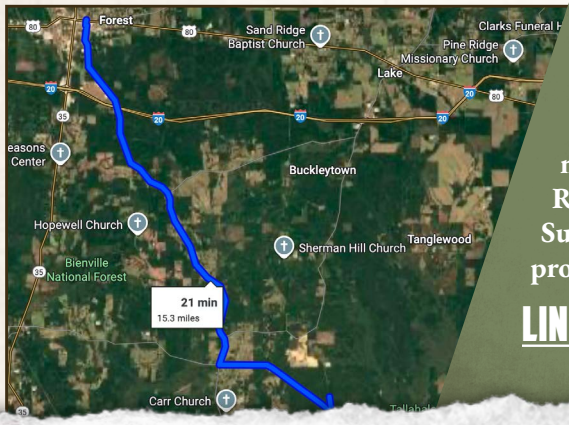
land id. LINK

TOPOGRAPHY MAP





Directions from Forest, MS: Travel 11.1 miles south on Hwy 501. Turn left on Morton Marathon Road and continue 1.5 miles. Continue on Smith County Road 506 for 2.1 miles. Turn left on Sun Road and proceed 0.5 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS

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