

51.5± ACRES
SCOTT COUNTY, MS
\$149,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE SCOTT 51.5

PROPERTY PROFILE

LOCATION:

- Morehead Road
Conehatta, MS 39057
- Scott County
- 5± Miles SE of Sebastopol

COORDINATES:

- 32.527214, -89.334484

PROPERTY USE:

- Potential Home Site
- Mini Farm
- Recreation
- Deer & Turkey Hunting

PROPERTY INFORMATION:

- 51.5± Acres
- County Road Frontage
- Cutover
- Areas of Pine Timber
- Rolling Terrain
- Utilities Nearby

TAX INFORMATION:

- Parcel# 1-196-24-000-00-00600
- \$154.18 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

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

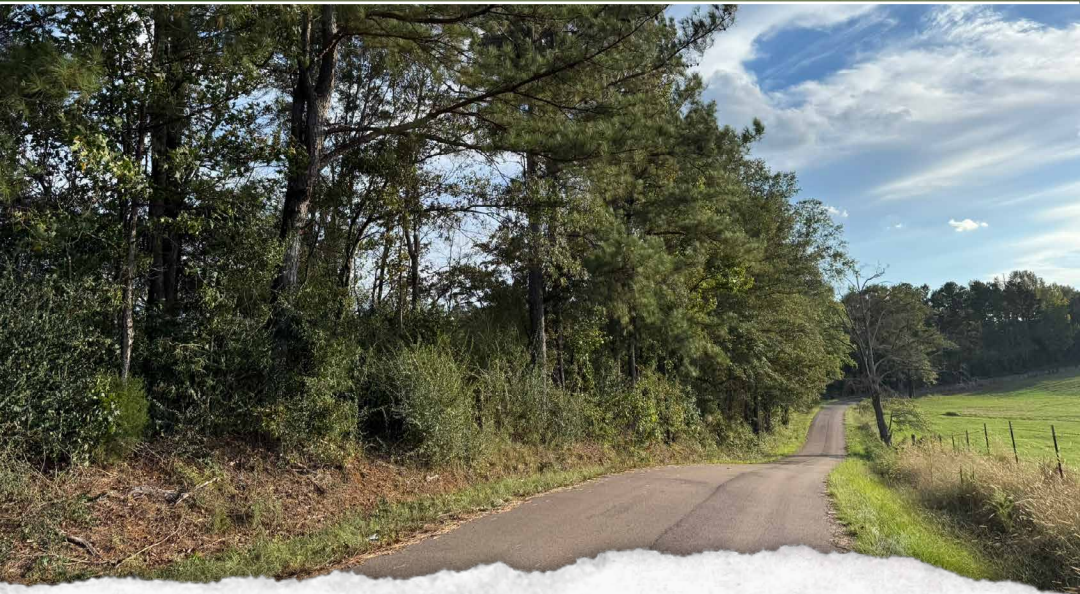
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WELCOME TO THE SCOTT 51.5

LOCATED JUST FIVE MILES SOUTHEAST OF SEBASTOPOL, MISSISSIPPI, IS A 51.5± ACRE PROPERTY ON MOREHEAD ROAD, OFFERING A GREAT MIX OF USES AND POTENTIAL. Rolling terrain gives the Scott County land character, with a combination of mostly seasoned cutover and scattered stands of pine timber providing both cover and future income potential. An interior trail makes the property accessible, and two small food plots are already in place for hunting. With its convenient location and versatile features, this property could serve multiple purposes: a nice spot for a home site with room to spread out, a small recreational getaway, or a mini farm.

Whether you're looking for a weekend retreat or a place to put down roots in the country, this tract has the space and potential to fit your plans.

**Contact Dennis West to schedule a private
tour and experience #TheSmallTownWay!**



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Information is believed to be accurate but not guaranteed.

51.1± ACRES

SCOTT COUNTY, MISSISSIPPI



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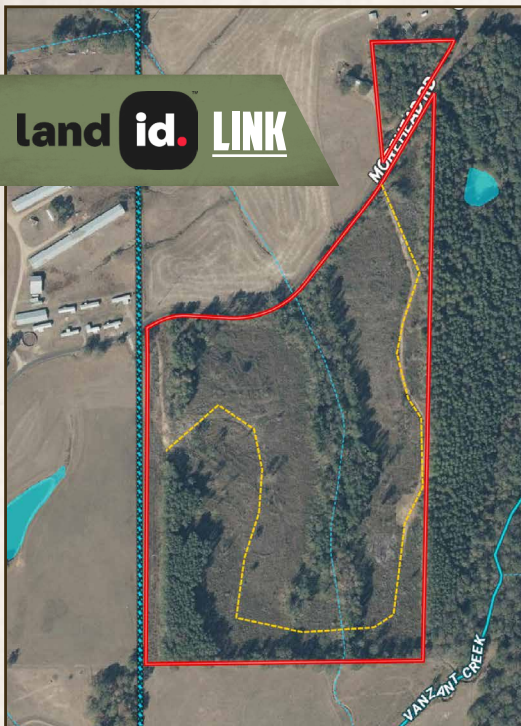
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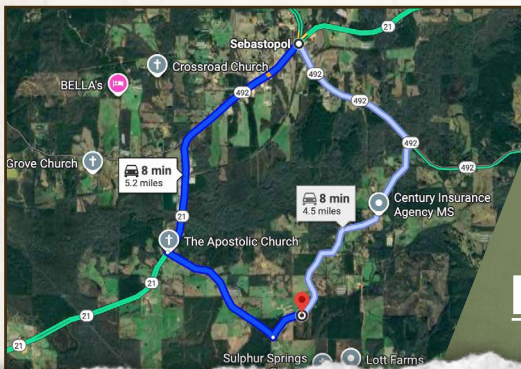
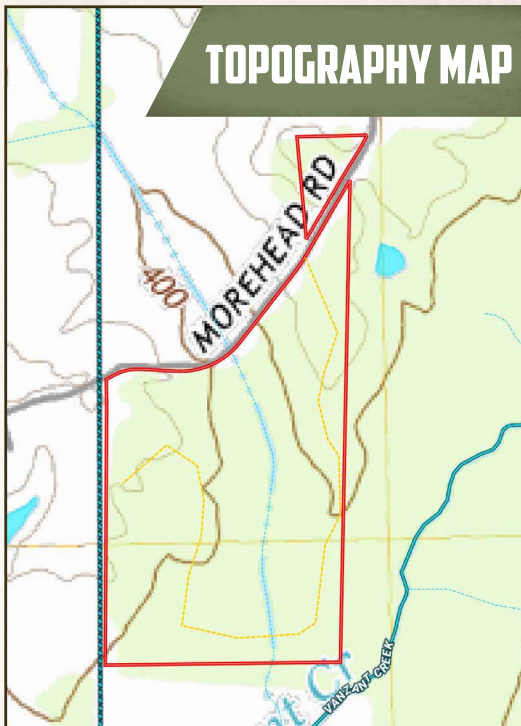
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SCOTT COUNTY, MISSISSIPPI

land id. LINK



TOPOGRAPHY MAP



Directions from Sebastopol, MS:
Travel 3.1 miles south on Hwy 21/
MS-492. Turn left on Hayes Road
and continue 1.6 miles. Turn left on
Morehead Road and proceed 0.5 miles to
the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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