

42.5± ACRES
BENTON COUNTY, MS
\$169,787.50



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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THE BENTON 42.5

PROPERTY PROFILE

LOCATION:

- Off Reeves Road
Ashland, MS 38603
- Accessed by a Deeded Easement
- Benton County
- 7.6± Miles SW of Ashland
- 54.5± Miles NE of Oxford
- 47.9± Miles SE of Germantown, TN

COORDINATES:

- 34.7927, -89.2638

TAX INFORMATION:

- Parcel #1: 1-0350-25-000-033.00
- 2024 Taxes: \$112.09

PROPERTY USE:

- Recreational
- Hunting
- Satellite Farm

PROPERTY INFORMATION:

- 42.5± Surveyed Acres
- Mature Timber
- Excellent Deer & Turkey Hunting
- 2 Wildlife Plots
- Stands in Place
- Established Internal Trails



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ANNAH BARNES | LAND & RESIDENTIAL SPECIALIST
C: 662-316-3971 | annah@smalltownproperties.com

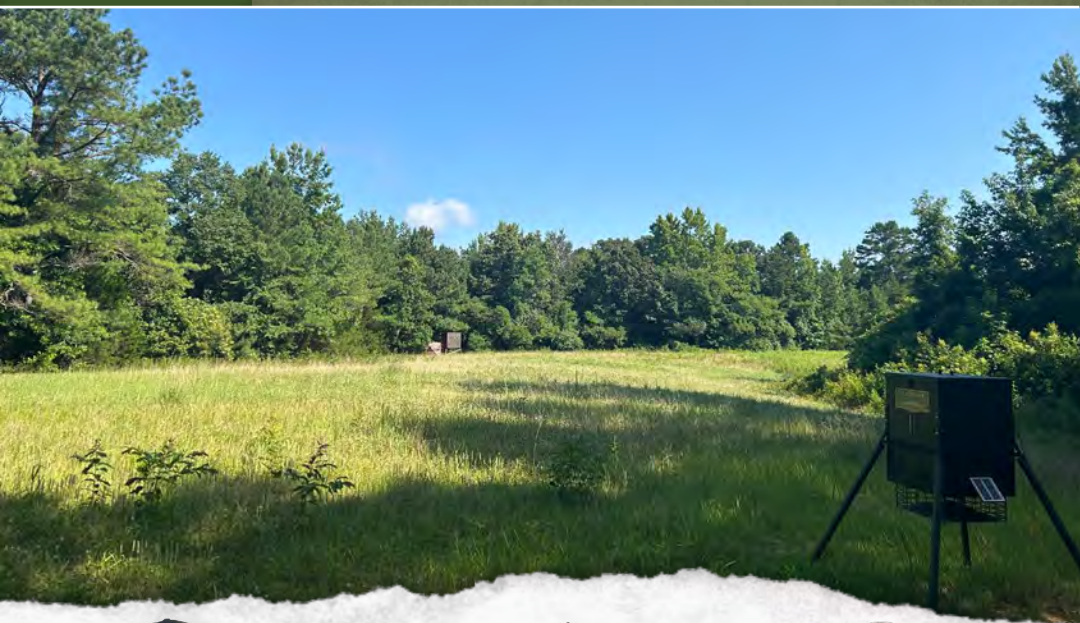
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WELCOME TO THE BENTON 42.5

WELCOME TO THE BENTON 42.5, YOUR TURKEY HUNTING HONEY HOLE! If you're looking for your own piece of turkey hunting paradise, the Benton 42.5 packs a punch, especially for its size. Located in Benton County, Mississippi, this 42.5± surveyed acre property offers everything a serious turkey or deer hunter could want: mature hardwood bottoms, towering pine ridges, and two established wildlife plots.

While small tracts don't always make it to the top of the list for turkey hunting, this one has proven to stand out. The combination of natural habitat diversity and thoughtful land management creates a recipe for consistent success when chasing turkeys. A deeded easement provides access from the gravel road, keeping your "honey hole" private and protected. As you enter the property, you'll immediately notice the impressive stand of mature white oaks, red oaks, and pines. An interior road system winds along the top of a ridge, leading to a tucked-away wildlife plot in a hardwood bottom, complete with a double-man stand already in place.



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MORE ABOUT THE BENTON 42.5

Continuing through the property, you'll emerge into a sizable food plot near the back, outfitted with a large box stand—this one fills up with wildlife! While turkey hunting may be the star attraction, don't underestimate the deer hunting potential; it can be great as well...look through kill pictures.

The Benton 42.5 is ideally situated just one hour southeast of Germantown, TN, and one hour northeast of Oxford, MS, making it a quick drive. Whether you're searching for an affordable hunting tract to call your own or a satellite farm to add to your current operation, the Benton 42.5 will be perfect.

**Contact Michael Oswalt or Annah Barnes today
to schedule your private tour of the Benton 42.5!**



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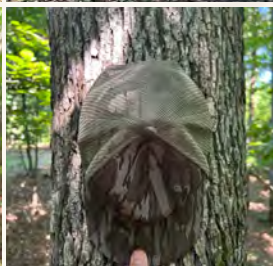
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DEEDED EASEMENT



SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
UDF3	Udorthents-Lexington complex, 5 to 25 percent slopes, severely eroded	24.21	58.95	0	67	7e
PRD2	Providence silt loam, 8 to 12 percent slopes, moderately eroded	9.17	22.33	0	35	4e
STF	Smithdale and Toinette soils, 20 to 45 percent slopes	2.76	6.72	0	15	7e
At	Arkabutla silt loam, 0 to 2 percent slopes, rarely flooded	2.55	6.21	0	75	2w
LeB2	Lexington silt loam, 2 to 5 percent slopes, moderately eroded	2.39	5.82	0	77	2e
TOTALS		41.08	100%	-	57.46	5.73



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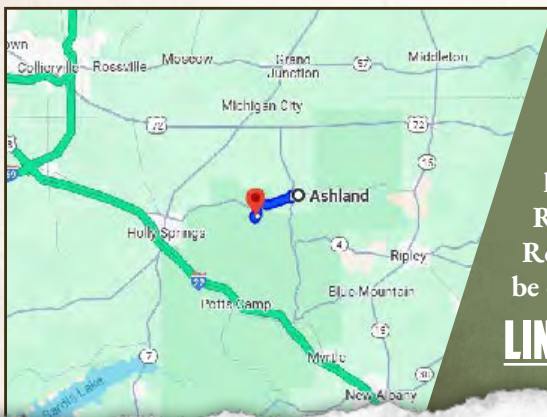
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land id. LINK

DEEDED EASEMENT



Directions from Ashland, MS:
Travel 0.7 miles on Ripley Avenue.
Turn left onto Boundary Drive and
proceed 0.4 miles. Turn right onto
MS-4 W and continue 4.4 miles. Turn
left onto Reeves Road/White's Crossing
Road and continue to follow Reeves
Road for 1.3 miles. The deeded access will
be on the left.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)



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