



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

**110± ACRES**  
**SCOTT COUNTY, MS**  
**\$214,500**



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



# THE SCOTT 110

## PROPERTY PROFILE

### LOCATION:

- Pettey/Old Hillsboro Road Forest, MS 39074
- Scott County
- 17± Miles N of Forest

### COORDINATES:

- 32.5246712, -89.4720854

### PROPERTY USE:

- Hunting
- Recreation
- Potential Build Sites

### PROPERTY INFORMATION:

- 110± Acres
- County Road Frontage
- Power and Water Available Nearby
- Established Trail System
- Rolling and Flat Terrain
- Fresh Cutover
- Tallabogue Creek Frontage
- Deer and Turkey
- Natural Duck Lake

### TAX INFORMATION:

- Parcel Part of 1-185-22-000-00-00200: \$448.00 Estimated



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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 110

DISCOVER THE ULTIMATE RECREATIONAL PROPERTY WITH THIS EXCEPTIONAL 110± ACRE PROPERTY IN SCOTT COUNTY, MISSISSIPPI. Located along Pettey/Old Hillsboro Road, this tract is recent cutover and boasts an excellent wildlife habitat. The property features a network of trails for easy access to every corner, a natural duck lake, perfect for wood duck hunting, and frontage on Tallabogue Creek, which adds natural beauty, fishing opportunities and a reliable water source for wildlife. With utilities available nearby, this property offers potential building sites, making it a versatile option for a hunting retreat or a serene getaway. Whether you're seeking a recreational haven for hunting, fishing or a weekend getaway, this property has everything you need. The seller is reserving all timber.

**Contact Dennis West today to explore  
this incredible piece of Mississippi land!**



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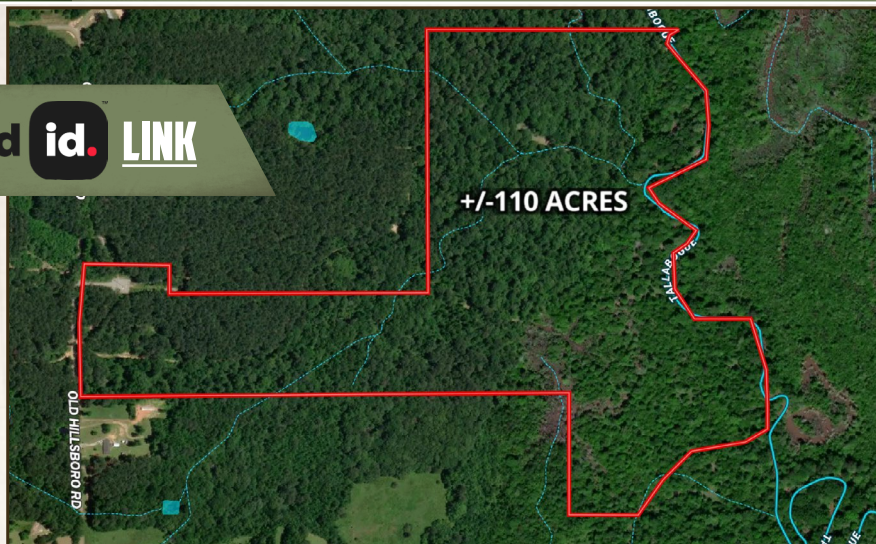
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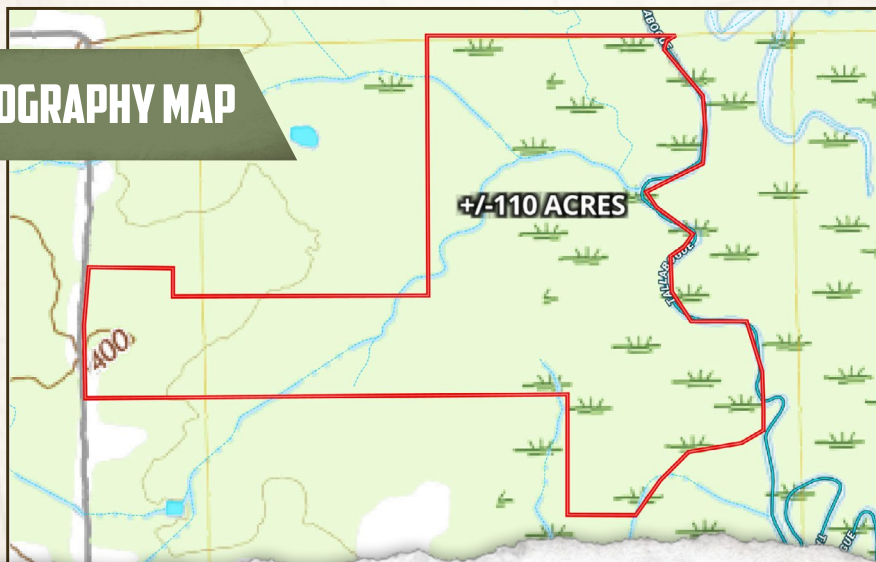
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land **id.** LINK



TOPOGRAPHY MAP



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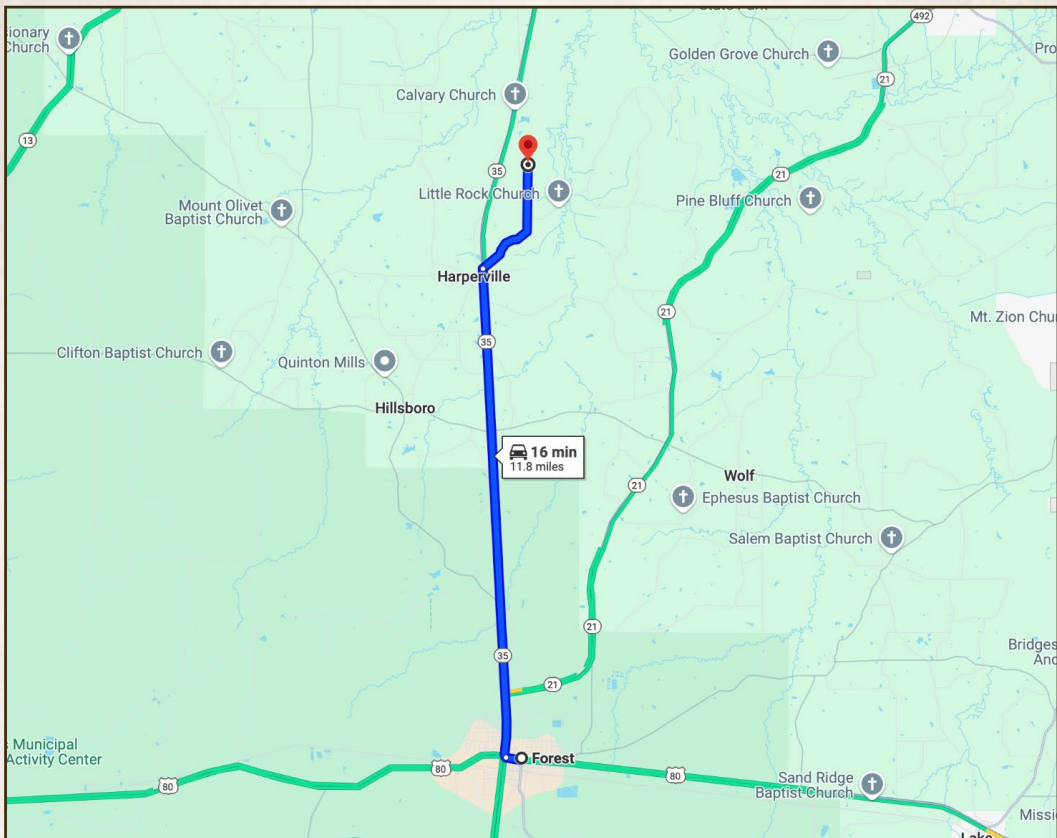
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Directions From Forest, MS: Travel north to Pettey/Old Hillsboro Road and turn right. Travel 2.5 miles to the property on your right.

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



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