

**180± ACRES**  
**SCOTT COUNTY, MS**  
**\$468,000**



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

**OFFICE (769) 760-0005**



# THE SCOTT 180

## PROPERTY PROFILE

### LOCATION:

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

### COORDINATES:

- 32.528455, -89.472064

### PROPERTY USE:

- Hunting
- Timber Investment
- Potential Home/Cabin Sites

### PROPERTY INFORMATION:

- 180± Total Acres
- 105± Acres in Mature  
Hardwoods
- 75± Acres in Fresh Cutover
- County Road Frontage
- Established Trail System
- Rolling and Flat Terrain
- Tallabogue Creek Frontage
- Power and Water Available
- Deer, Turkey and Ducks

### TAX INFORMATION:

2023 - \$734.09

- Parcel 1-185-22-000-00-00200



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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 180

**DISCOVER THE ULTIMATE BLEND OF RECREATION AND INVESTMENT WITH THIS EXCEPTIONAL 180± ACRE PROPERTY IN SCOTT COUNTY, MISSISSIPPI.** Located along Pettey/Old Hillsboro Road, this tract boasts an impressive 105± acre section of mature hardwoods, providing excellent wildlife habitat and timber income potential. The remaining balance of 75± acres is in fresh cutover ready for replanting or natural regeneration. The property features a network of trails for easy access to every corner, a small duck pond perfect for waterfowl hunting, and picturesque frontage on Tallabogue Creek, which adds natural beauty and a reliable water source for wildlife. With utilities available at the road, this property offers potential building sites, making it a versatile option for a hunting retreat or a serene getaway. Outdoor enthusiasts will appreciate the excellent deer, duck, and turkey hunting opportunities, thanks to the property's diverse landscape and abundant wildlife habitat. Whether you're seeking a recreational haven or a solid timber investment, this property has everything you need.

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



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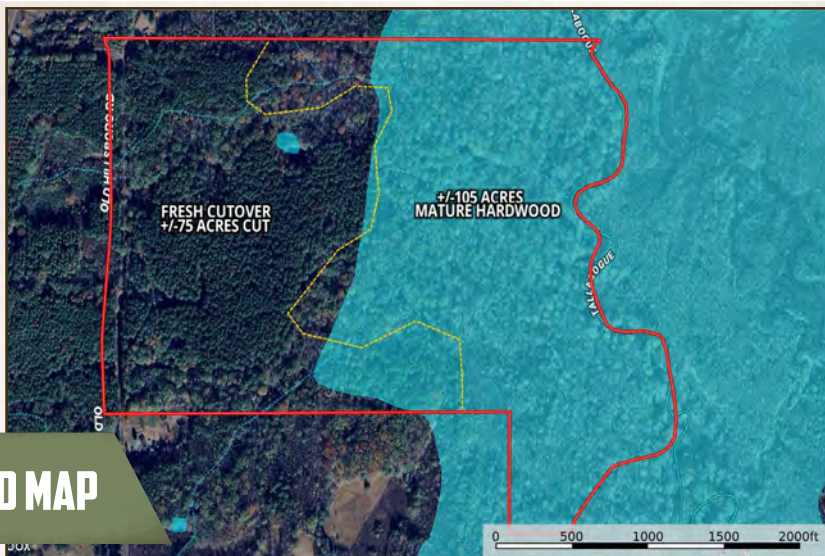
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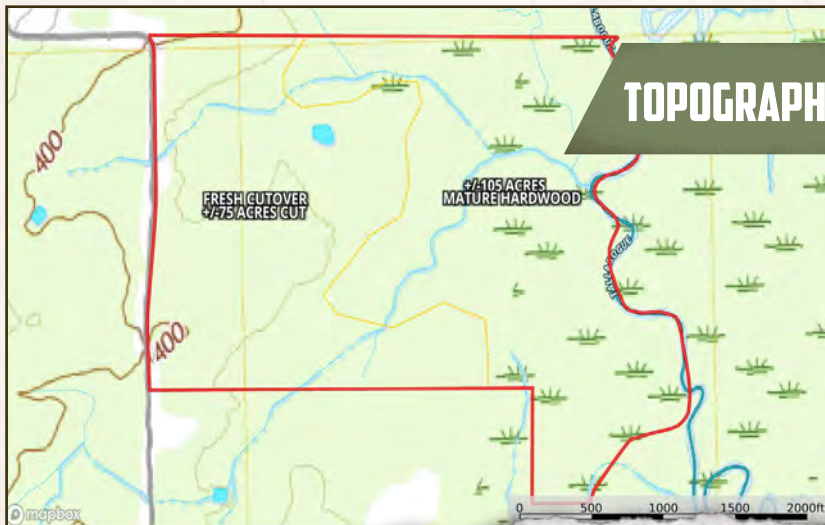


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## FLOOD MAP



## TOPOGRAPHY MAP



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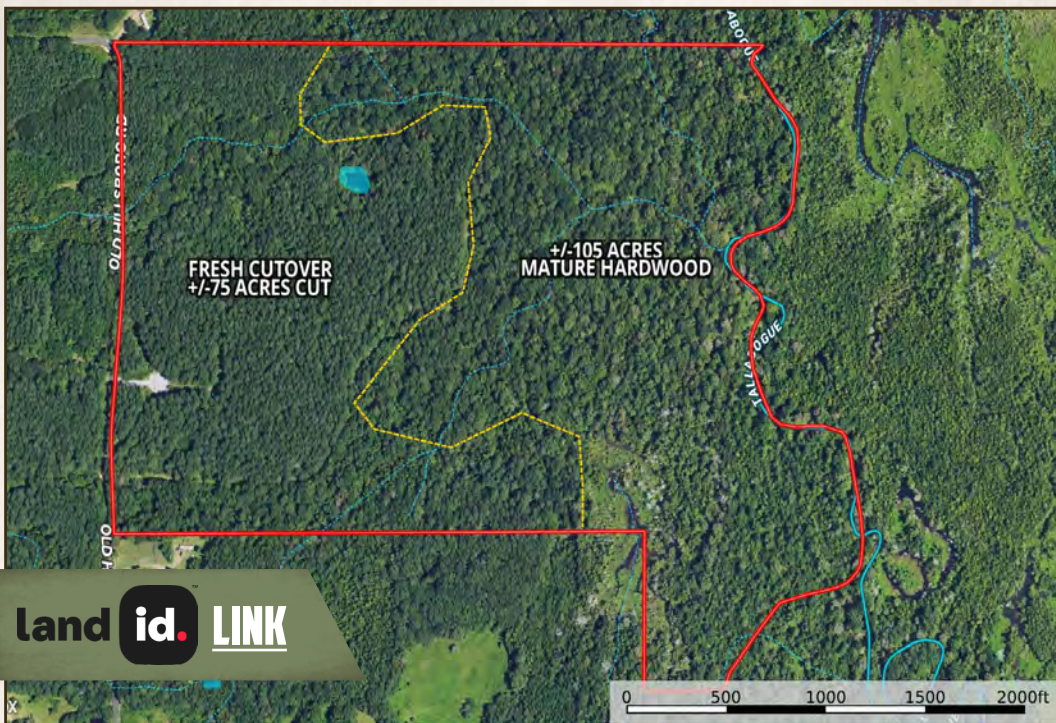
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Directions from Forest, MS:  
Travel Hwy 35 north to Pettey/  
Old Hillsboro Road and turn right.  
Continue 2.5 miles to the property on  
your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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