



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

**219± ACRES**  
**PRENTISS COUNTY, MS**  
**\$427,500**



OFFICE (662) 238-4077 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)



### LOCATION:

- County Road 5131  
Booneville, MS 38829
- Prentiss County
- 28.7± Miles SE of Corinth
- 34± Miles NE of Tupelo

### COORDINATES:

- 34.571646, -88.550819

### TAX INFORMATION:

- Parcel# 070200-10-00600  
2024 - \$432
- Parcel# 070100-11-00900  
2024 - \$275
- Parcel# 070500-15-00100  
2024 - \$16

### PROPERTY USE:

- Hunting
- Recreational
- Investment
- Potential Home/Cabin Sites

### PROPERTY INFORMATION:

- 219± Total Acres
- 39± Acres of Hardwoods
- Gated, Turnkey
- Internal Trail System
- Established Food Plots
- Shooting Houses, Tripods & Ladder Stands
- Casey Creek at Eastern Border
- 9 Year Old Plantation Pines
- History of Big Bucks
- Wildlife Managment
- Old Home Site with Electricity
- Multiple Access Points



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

**ANNAH BARNES**

LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

O: 662-238-4077

[annah@smalltownproperties.com](mailto:annah@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



# WELCOME TO THE PRENTISS 219

LOCATED ON COUNTY ROAD 5131 IN PRENTISS COUNTY, MS, THIS 219± ACRE TRACT IS A RARE FIND—GATED, TURNKEY, AND PACKED WITH POTENTIAL FOR BOTH RECREATION AND RETURN. Whether you're after your next hunting retreat, a future timber investment, or a private homestead, this property offers it all.

A small creek runs through the heart of the property, while Casey Creek forms the eastern boundary, providing year-round water sources and creating natural travel corridors for wildlife. You'll find 39± acres of mature hardwoods and a 9-year-old stand of plantation pines, giving you both natural beauty and future timber income potential.



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

**ANNAH BARNES**

LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

O: 662-238-4077

[annah@smalltownproperties.com](mailto:annah@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



## MORE ABOUT THE PRENTISS 219

This tract was built for hunters, featuring an internal trail system, multiple established food plots, shooting houses, tripod stands, and tree stands already in place. The deer herd has been carefully managed, and the property has a long-standing history of producing big bucks, with trail cam and harvest photos to back it up. The property sees consistent deer traffic, with plenty of opportunity for both numbers and quality bucks. And if you like seeing deer, you won't be disappointed—the stand activity here speaks for itself. The turkey population is just as impressive, offering exciting spring hunts year after year. Surrounded by large landowners who also manage for wildlife, this tract is a proven hotspot for exceptional deer and turkey hunting.

Additional highlights include electricity on-site, an old home site with established power, and ample home or cabin sites. With multiple access points, it's easy to reach every part of the property and take full advantage of everything it offers.

Whether you're looking for a premier hunting property, a long-term investment, or a place to settle in and enjoy the outdoors—this tract is ready when you are.

**To schedule a private tour, contact Annah Barnes today!**



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

**ANNAH BARNES**

LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

O: 662-238-4077

[annah@smalltownproperties.com](mailto:annah@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



**219± ACRES**

**PRENTISS COUNTY, MISSISSIPPI**



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

**ANNAH BARNES**

*LAND & RESIDENTIAL SPECIALIST*

**C: 662-316-3971**

**O: 662-238-4077**

**[annah@smalltownproperties.com](mailto:annah@smalltownproperties.com)**

**50 CR 401 - Oxford, MS 38655**

**[smalltownproperties.com](http://smalltownproperties.com)**

Information is believed to be accurate but not guaranteed.



**219± ACRES**

**PRENTISS COUNTY, MISSISSIPPI**



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

**ANNAH BARNES**

*LAND & RESIDENTIAL SPECIALIST*

**C: 662-316-3971**

**O: 662-238-4077**

**[annah@smalltownproperties.com](mailto:annah@smalltownproperties.com)**

**50 CR 401 - Oxford, MS 38655**

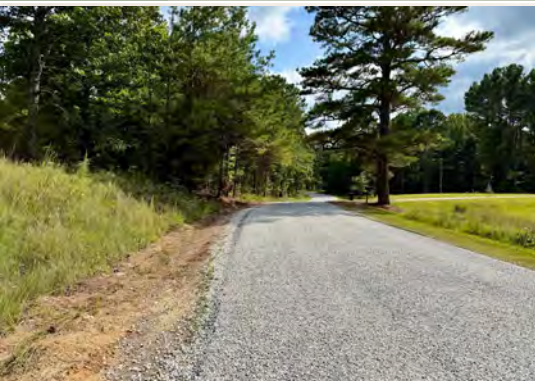
**[smalltownproperties.com](http://smalltownproperties.com)**

Information is believed to be accurate but not guaranteed.



**219± ACRES**

**PRENTISS COUNTY, MISSISSIPPI**



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

**ANNAH BARNES**

*LAND & RESIDENTIAL SPECIALIST*

**C: 662-316-3971**

**O: 662-238-4077**

**[annah@smalltownproperties.com](mailto:annah@smalltownproperties.com)**

**50 CR 401 - Oxford, MS 38655**

**[smalltownproperties.com](http://smalltownproperties.com)**

Information is believed to be accurate but not guaranteed.



**219± ACRES**

**PRENTISS COUNTY, MISSISSIPPI**



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

**ANNAH BARNES**

*LAND & RESIDENTIAL SPECIALIST*

**C: 662-316-3971**

**O: 662-238-4077**

**[annah@smalltownproperties.com](mailto:annah@smalltownproperties.com)**

**50 CR 401 - Oxford, MS 38655**

**[smalltownproperties.com](http://smalltownproperties.com)**

*Information is believed to be accurate but not guaranteed.*



219± ACRES

PRENTISS COUNTY, MISSISSIPPI



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

**ANNAH BARNES**

LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

O: 662-238-4077

[annah@smalltownproperties.com](mailto:annah@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

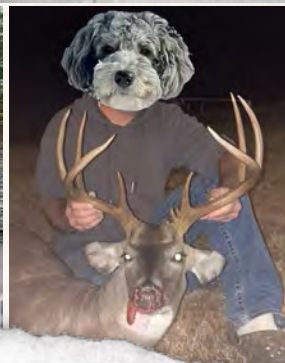
[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



219± ACRES

PRENTISS COUNTY, MISSISSIPPI



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

**ANNAH BARNES**

LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

O: 662-238-4077

[annah@smalltownproperties.com](mailto:annah@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

[smalltownproperties.com](http://smalltownproperties.com)

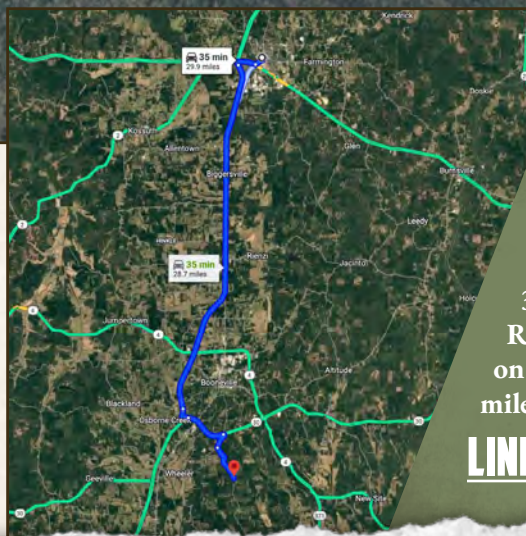
Information is believed to be accurate but not guaranteed.



219± ACRES

PRENTISS COUNTY, MISSISSIPPI

land **id.** LINK



Directions From Corinth, MS:  
Travel 23.4 miles south on US-45 to the Hwy 30 exit. Continue on Hwy 30 for 2.5 miles. Turn right on County Road 5031 and proceed 1 mile. Turn left on County Road 5131 and continue 2.3 miles to the property on the left.

**LINK TO GOOGLE MAP DIRECTIONS**



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

**ANNAH BARNES**

LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

O: 662-238-4077

[annah@smalltownproperties.com](mailto:annah@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.