



27.90± ACRES
AMITE COUNTY, MS
\$139,400



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE AMITE 27.90

PROPERTY PROFILE

LOCATION:

- Clay Hill Road
Liberty, MS 39645
- Amite County
- 12.5± Miles N of Liberty

COORDINATES:

- 31.2973, -90.7993

PROPERTY USE:

- Recreational/Hunting
- Home/Cabin Site
- Investment
- Potential Development

PROPERTY INFORMATION:

- 27.90± Total Acres
- Internal Trail System
- Pond
- 5± Year Old Naturally
Regenerated Pine Trees
- 1,700± Feet of Blacktop Road Frontage
- Power Provided by Magnolia EPA
- Water Provided by North Central
Amite Water

TAX INFORMATION:

2023 - \$87.91

- Parcel #: 44-50022-0000700



LEE WHITE | LAND SPECIALIST
C: 601-600-1395 | lee@smalltownproperties.com

ALINDA CRUISE WHITE | LAND & RESIDENTIAL SPECIALIST
C: 601-660-4356 | alinda@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

WELCOME TO THE AMITE 27.90

SITUATED OFF CLAY HILL ROAD IN NORTH CENTRAL AMITE COUNTY, MS, THIS 27.90± ACRE PROPERTY OFFERS OPPORTUNITIES FOR HUNTING, RECREATION, DEVELOPMENT AND MORE. Featuring 1,700± feet of blacktop road frontage, the tract also provides 5± year old natural regenerated pines, multiple trails and a pond. This is an ideal spot to build your dream home or cabin for quiet weekend getaways. Power is available by Magnolia EPA and water is provided by North Central Amite Water. This parcel can also be attractive to developers to subdivide into multiple tracts.

To learn more about the Amite 27.90 and to schedule a private tour, call Lee and Alinda White today!



LEE WHITE | LAND SPECIALIST
C: 601-600-1395 | lee@smalltownproperties.com



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™



ALINDA CRUISE WHITE | LAND & RESIDENTIAL SPECIALIST
C: 601-660-4356 | alinda@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

27.90 ± ACRES

AMITE COUNTY, MISSISSIPPI



LEE WHITE | LAND SPECIALIST
C: 601-600-1395 | lee@smalltownproperties.com

ALINDA CRUISE WHITE | LAND & RESIDENTIAL SPECIALIST
C: 601-660-4356 | alinda@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

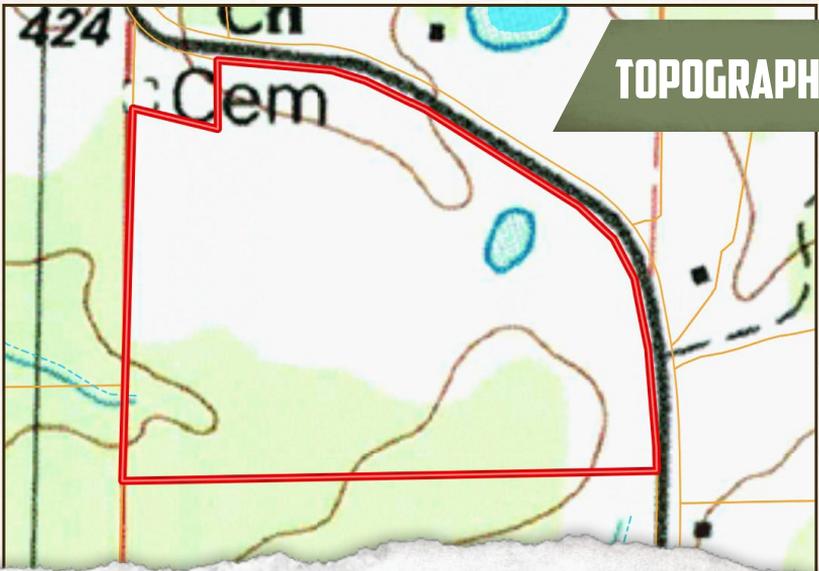


LEE WHITE | LAND SPECIALIST
C: 601-600-1395 | lee@smalltownproperties.com

ALINDA CRUISE WHITE | LAND & RESIDENTIAL SPECIALIST
C: 601-660-4356 | alinda@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

land id. LINK



TOPOGRAPHY MAP



LEE WHITE | LAND SPECIALIST
C: 601-600-1395 | lee@smalltownproperties.com

ALINDA CRUISE WHITE | LAND & RESIDENTIAL SPECIALIST
C: 601-660-4356 | alinda@smalltownproperties.com

Information is believed to be accurate but not guaranteed.



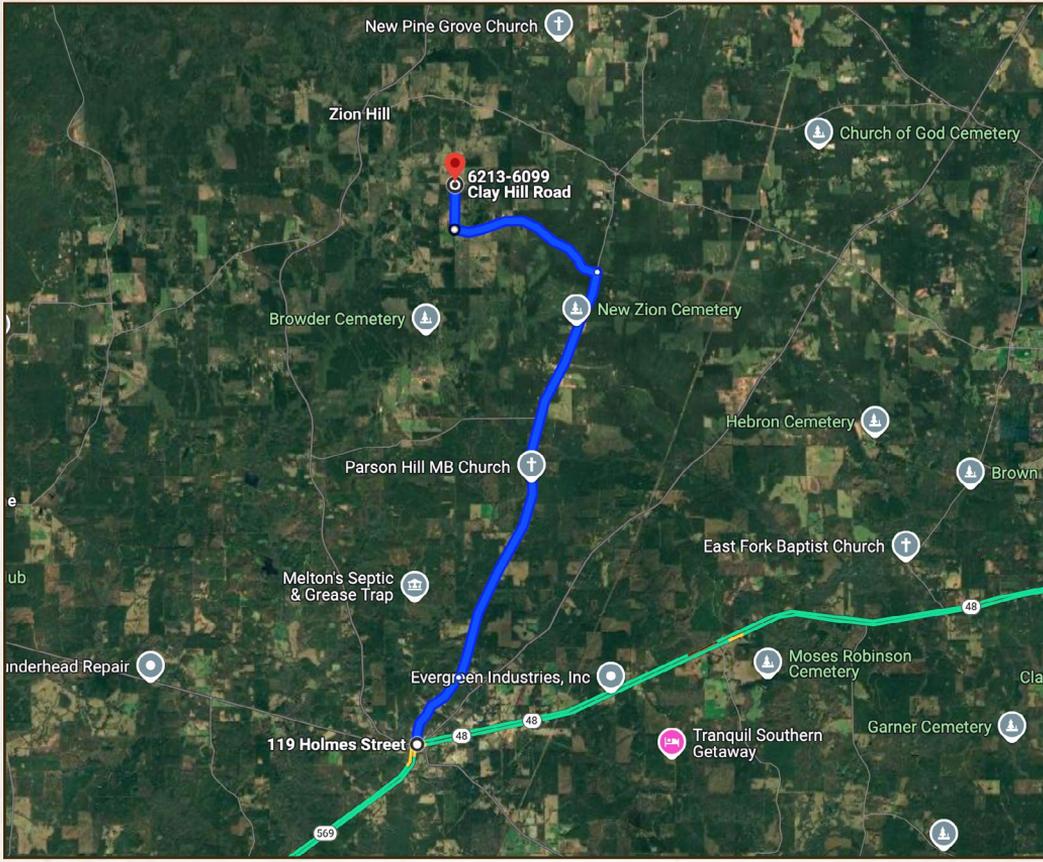
SOIL MAP

Code	Description	Acres	%	CPI	NCCPI	CAP	?
RuB	Ruston sandy loam, 2 to 5 percent slopes	12.87	48.42%	-	54	3e	?
RuC	Ruston sandy loam, 5 to 8 percent slopes	8.03	30.21%	-	75	3e	?
SmD	Smithdale sandy loam, 8 to 12 percent slopes	5.36	20.17%	-	53	4e	?
PrB	Providence silt loam, 2 to 5 percent slopes	0.32	1.2%	-	49	2e	?



27.90 ± ACRES

AMITE COUNTY, MISSISSIPPI



Directions From the Intersection of MS-24 and Holmes Street in Liberty, MS: Travel north on Holmes Street for 1.4 miles. Continue onto Meadville Road for 7.5 miles. Turn left onto Coleman Road and proceed for 2.8 miles. Turn right onto Clay Hill Road and in 0.8 miles the property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



LEE WHITE | LAND SPECIALIST
C: 601-600-1395 | lee@smalltownproperties.com



ALINDA CRUISE WHITE | LAND & RESIDENTIAL SPECIALIST
C: 601-660-4356 | alinda@smalltownproperties.com

Information is believed to be accurate but not guaranteed.