

166.9± ACRES
MONROE COUNTY, MS
\$629,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE MONROE 166.9

PROPERTY PROFILE

LOCATION:

- Tribble Road
Greenwood Springs, MS 38848
- Monroe County
- 12.3± Miles E of Amory
- 35.2± Miles N of Columbus
- 40.9± Miles SE of Tupelo
- 55± Miles NE of Starkville
- 87.5± Miles E of Oxford
- 82.6± Miles NW of Tuscaloosa, AL

COORDINATES:

- 33.915130, -88.327832

PROPERTY USE:

- Timber Investment
- Recreation
- Deer, Dove & Turkey Hunting

PROPERTY INFORMATION:

- 166.9± Total Acres
- 6.9± Acres of Mature Timber
- 16± Year-Old Plantation Pine
- 2 Large Box Stands
- Feeders
- 0.5± Mile Transmission Line
- Stream Management Zones
- Internal Trail System
- Rolling & Steep Terrain
- County Road Frontage
- Multiple Food Plots
- Great Deer/Turkey History

TAX INFORMATION:

- 2024: \$409.55



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HUNTER ROBISON

LAND SPECIALIST

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50 CR 401 - Oxford, MS 38655

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE MONROE 166.9

LOCATED IN THE HEART OF MONROE COUNTY, MS, THIS 166.9± ACRE PROPERTY OFFERS THE PERFECT BLEND OF RECREATIONAL OPPORTUNITY AND INVESTMENT POTENTIAL. With approximately 16-year-old pines covering the majority of the tract, this land provides excellent long-term timber value along with ideal habitat for deer and turkey. Near the gated entrance off Tribble Road at the front of the property, you'll find 6.9± acres of mature hardwood timber covered with old scrapes and rubs. The property features multiple SMZs (Streamside Management Zones), creating natural funnels and travel corridors that deer heavily utilize. These zones add topographic and habitat variety while further enhancing the property's already excellent hunting layout.



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MORE ABOUT THE MONROE 166.9

A standout feature is the expansive transmission line running over half of a mile through the property with four established food plots, all visible from two strategically placed box stands. These open fields serve as great destination plots and pull wildlife from the contiguous neighboring timber. An impressive internal road system provides easy access throughout, from corner to corner. Whether you're managing timber, planting plots, or enjoying a weekend hunt, you'll appreciate how navigable and well-maintained the trail network is.

This area of Monroe County has a strong reputation for producing quality deer and sustaining high turkey numbers, making it a top choice for serious hunters and outdoor enthusiasts. If you're looking for a turnkey hunting tract with great accessibility, proven hunting history, and future timber value—this is it.

Take advantage of the chance to own a slice of Mississippi hunting heritage. Contact Hunter Robison today to schedule a private showing.



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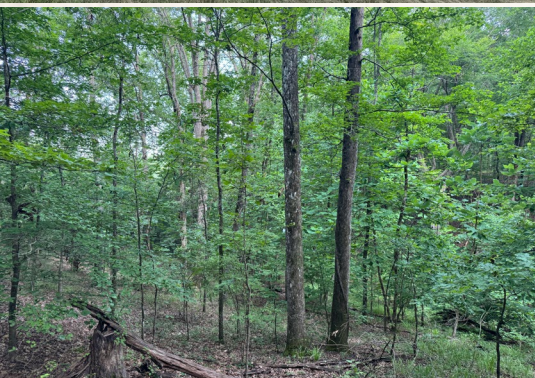
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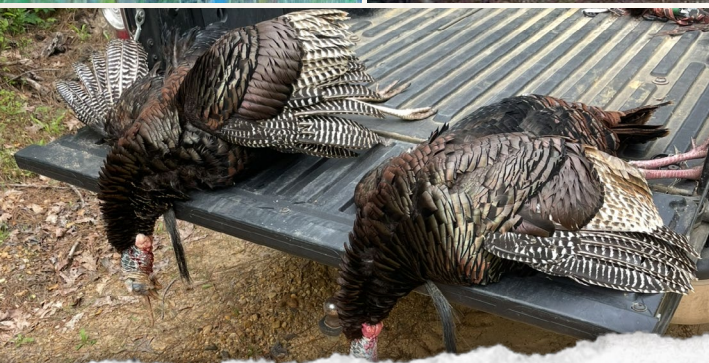
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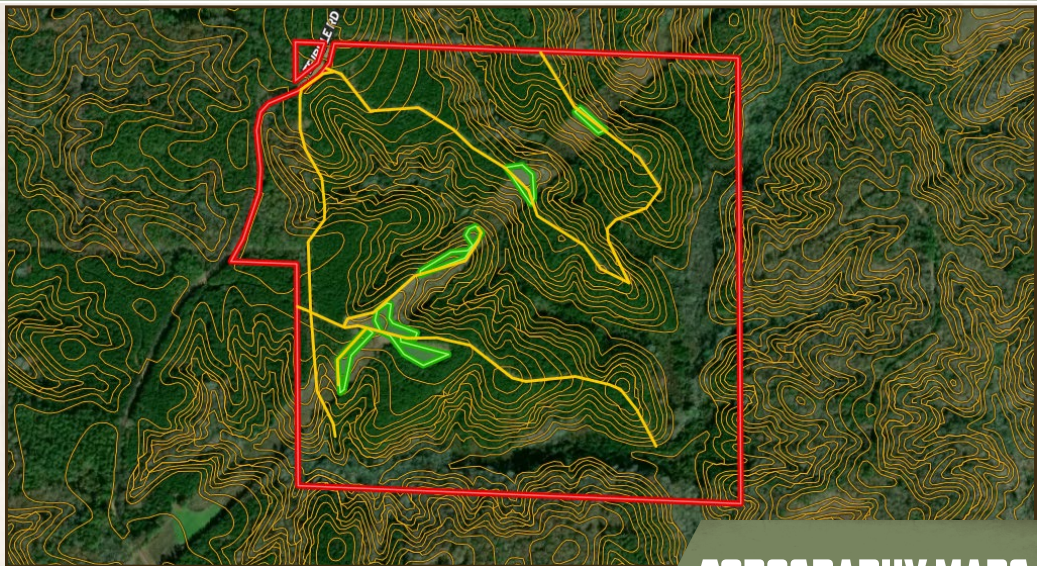
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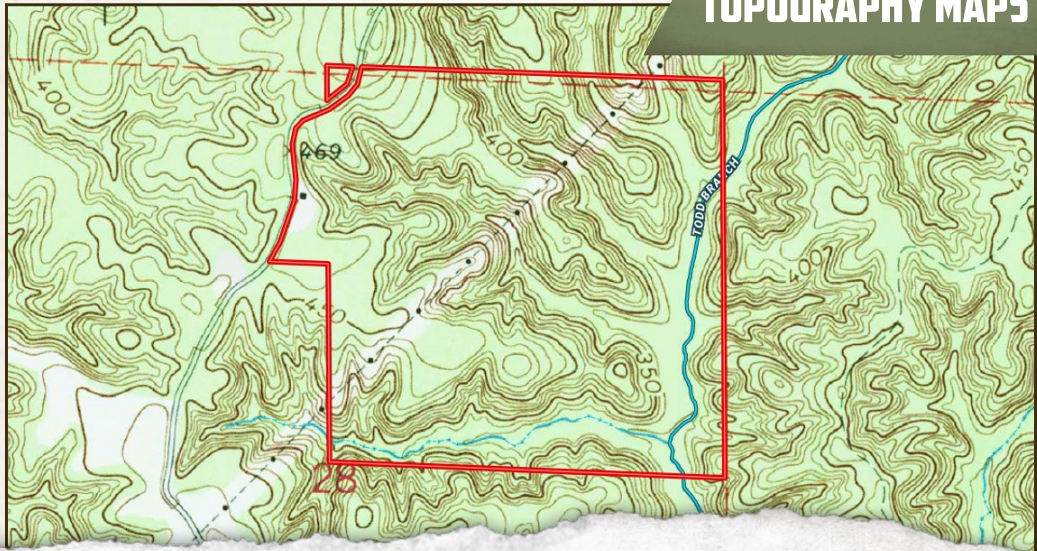
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TOPOGRAPHY MAPS



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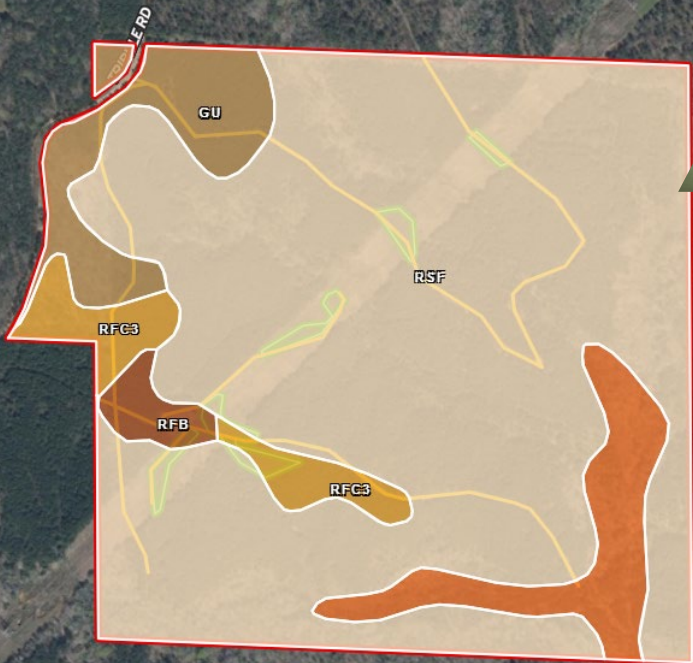
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
RsF	Smithdale-Luverne-Maubila complex, 15 to 35 percent slopes	134.34	79.73	0	12	7e
Gu	Gullied land, acid	11.93	7.08	0	-	7e
Bm	Bibb and Mantachie soils	11.65	6.91	0	49	5w
RIC3	Ruston fine sandy loam, 5 to 8 percent slopes, severely eroded	7.68	4.56	0	48	4e
RFB	Ruston fine sandy loam, 2 to 5 percent slopes	2.89	1.72	0	72	2e
TOTALS		168.49(*)	100%	-	16.38	6.64

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



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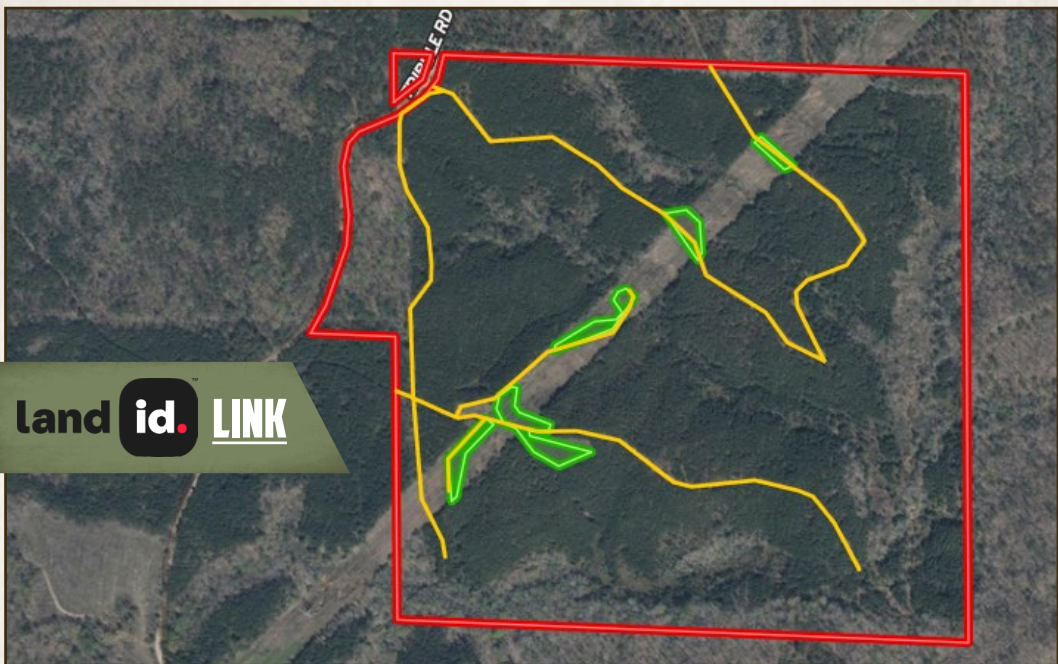
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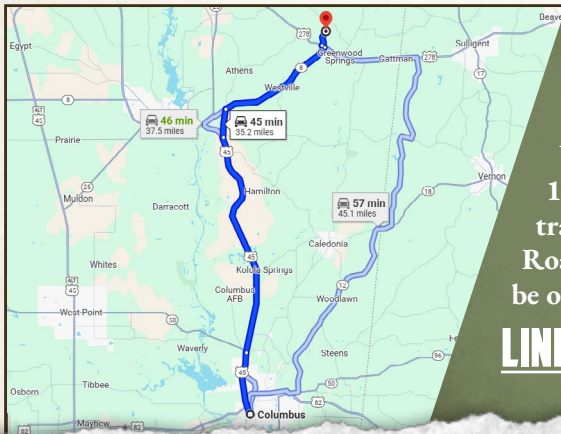
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land id. LINK



Directions From Columbus, MS:
Travel 22.1 miles north on US-45.
Take MS-8 E/State Hwy 8 to US-278
W in Greenwood Springs and continue
11.4 miles. Turn left onto US-278 W and
travel 0.2 miles. Turn right onto Tribble
Road and in 0.9 miles, the property will
be on your right.

LINK TO GOOGLE MAP DIRECTIONS



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