



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

90± ACRES
SCOTT COUNTY, MS
\$258,750

*BOUNDARY IS APPROXIMATE

OFFICE (769) 760-0005 | WWW.SMALLTOWNPROPERTIES.COM

THE SCOTT 90

PROPERTY PROFILE

LOCATION:

- Calhoun Lane
Forest, MS 39074
- Scott County
- 18± Miles N of Forest

COORDINATES:

- 32.528052, -89.556818

PROPERTY USE:

- Hunting/Fishing
- Recreation
- Potential Homestead

PROPERTY INFORMATION:

- 90± Total Acres
- 10± Acre Lake
- County Road Frontage
- Rolling and Flat Terrain
- Cutover
- Power & Water Available

TAX INFORMATION:

2024 - \$284.28

- Parcel 1-176-23-000-00-00400
- Parcel 1-175-22-000-00-00600



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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

2121 5th St., Ste 206 - Meridian, MS 39301

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WELCOME TO THE SCOTT 90

90± ACRES IN SCOTT COUNTY, MS LAKEFRONT RECREATIONAL RETREAT WITH HOMESITE POTENTIAL

Discover the ultimate recreational retreat with homestead potential on this exceptional 90± acre property in Scott County, Mississippi. Situated on the quiet Calhoun Lane, roughly 18 miles north of Forest, this versatile tract features a stunning 10± acre lake, perfect for relaxing weekends, fishing, and enjoying scenic views. The timber has been recently harvested, giving the new owner a blank canvas to shape the land to their vision. Whether you're dreaming of building a lakefront home or cabin, establishing a private hunting camp, or creating your own mini-farm, the possibilities are wide open. With rolling terrain, available utilities at the road, and excellent wildlife habitat, this property is ideal for outdoor enthusiasts. Clear trails, plant food plots, reforest the cutover, or open up land for pasture—the choice is yours. The area is known for its seclusion with strong deer and turkey populations, making it a great spot for hunting and year-round recreation.

If you're seeking privacy, natural beauty, and a property you can mold into your legacy, this Scott County gem is worth a serious look. Contact Dennis West today to schedule a personal tour.



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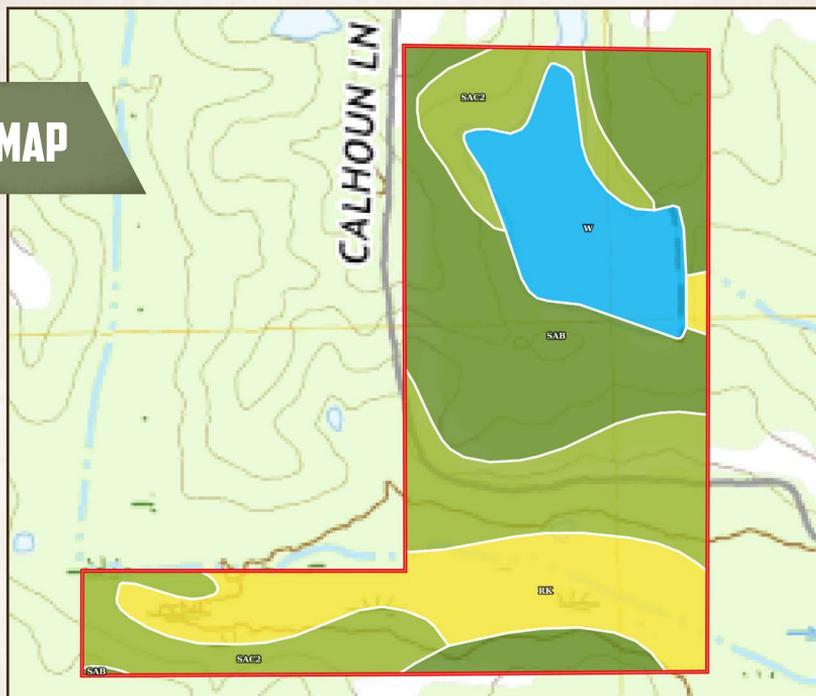
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SOIL MAP



Boundary 93.25 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SaB	Savannah fine sandy loam, 2 to 5 percent slopes	33.27	35.68	0	54	2e
SaC2	Savannah fine sandy loam, 5 to 8 percent slopes, moderately eroded	28.69	30.77	0	38	3e
Rk	Rosebloom and Arkabutla soils, frequently flooded	18.89	20.26	0	59	5w
W	Water	12.4	13.3	0	-	-
TOTALS		93.25(*)	100%	-	42.91	3.06

(*) 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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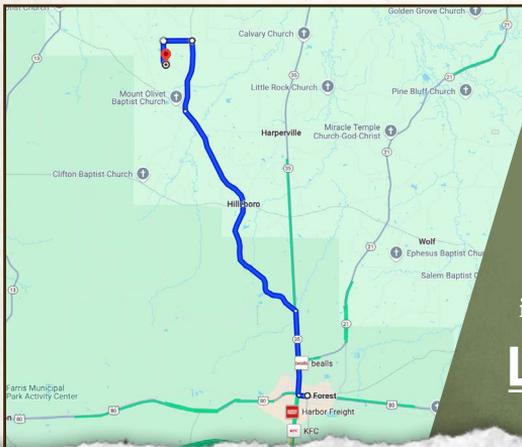
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land id. LINK

TOPOGRAPHY MAP



Directions from Forest, MS: Travel 3.1 miles north on Hwy 35. Turn left on Old Hillsboro Road and continue 4.6 miles. The road becomes Hillsboro Ludlow Road, proceed 3.8 miles. Turn right on Hall Road and travel 2.4 miles. Turn left on Midway-Odom Road and continue 1.0 mile. Turn left on Calhoun Lane and the property will be on your left in 0.25 miles.

LINK TO GOOGLE MAP DIRECTIONS



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