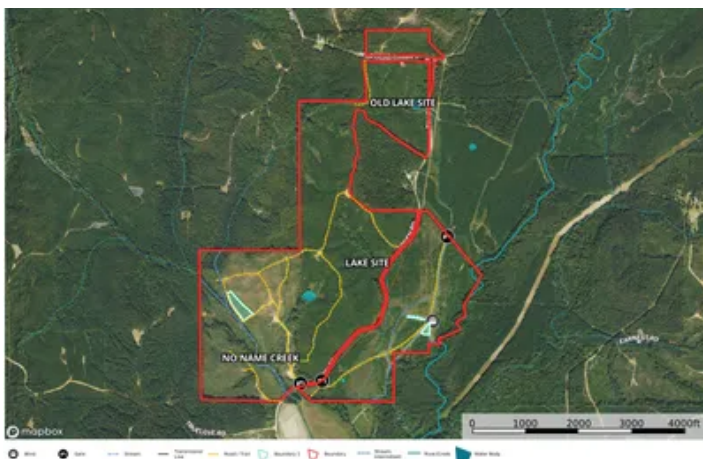


**Itawamba - 442 Acres of Prime Recreational and
Investment Land**
00 Mt Gilead Road
Golden, MS 38847

\$585,650
442± Acres
Itawamba County



Itawamba - 442 Acres of Prime Recreational and Investment Land Golden, MS / Itawamba County

SUMMARY

Address

00 Mt Gilead Road

City, State Zip

Golden, MS 38847

County

Itawamba County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

34.3331 / -88.265465

Acreage

442

Price

\$585,650

Property Website

<https://www.mossyoakproperties.com/property/itawamba-442-acres-of-prime-recreational-and-investment-land-itawamba-mississippi/64940/>



polygons 438.41 ac

	SOIL DESCRIPTION	ACRES	%	CPI	NOCI
	Smithdale-Ruston association, 5 to 35 percent slopes	240.68	54.9	0	15
	Mantachie loam, 0 to 2 percent slopes, occasionally flooded	146.95	33.52	0	78
	Smithdale fine sandy loam, 5 to 8 percent slopes	21.44	4.89	0	62
	Smithdale fine sandy loam, 8 to 17 percent slopes	15.4	3.51	0	72
	Ora fine sandy loam, 5 to 8 percent slopes, eroded	11.59	2.64	0	39
	Luverne fine sandy loam, 12 to 25 percent slopes	1.47	0.34	0	57
	Water	0.88	0.2	0	-
		438.41(*)	100%	-	41.1

acres may differ in the second decimal compared to the sum of each acreage soil. This is due to rounding error because we only show the acres of each soil with two decimal.

Itawamba - 442 Acres of Prime Recreational and Investment Land Golden, MS / Itawamba County

PROPERTY DESCRIPTION

Itawamba - 442 Acres of Prime Recreational and Investment Land

Discover an exceptional 442-acre property, seamlessly blending gently rolling uplands with flatwoods in the bottom. This unique landscape offers both recreational and investment opportunities.

Key Features:

- **Timber Investment:** Approximately 287 acres + of 8-year-old replant, 65 acres of four-year-old replant and another 35 acres of four year old natural regeneration pine trees.
- **Road Frontage:** About 2 miles of both paved and gravel road frontage, providing easy access and connectivity to utilities.
- **Divisible Tracts:** The layout allows for easy division into smaller parcels, enhancing investment potential.
- **Wildlife Haven:** Multiple food plots and extensive trails throughout the property, ideal for whitetail deer and turkey hunting.
- **Bottomland Versatility:** Flat expanses perfect for clearing waterfowl impoundments, additional food plots, or a dove field—endless possibilities for customization.
- **Water Features:** Multiple potential lake sites in addition to two existing ponds, offering scenic views and recreational activities and extensive creek frontage.
- **Ideal Home Sites:** Multiple locations suitable for cabins or homes, creating the perfect retreat or permanent residence.
- **Hardwood SMZs:** Mature hardwood SMZ stands add beauty and diversity to the landscape.

Location Benefits:

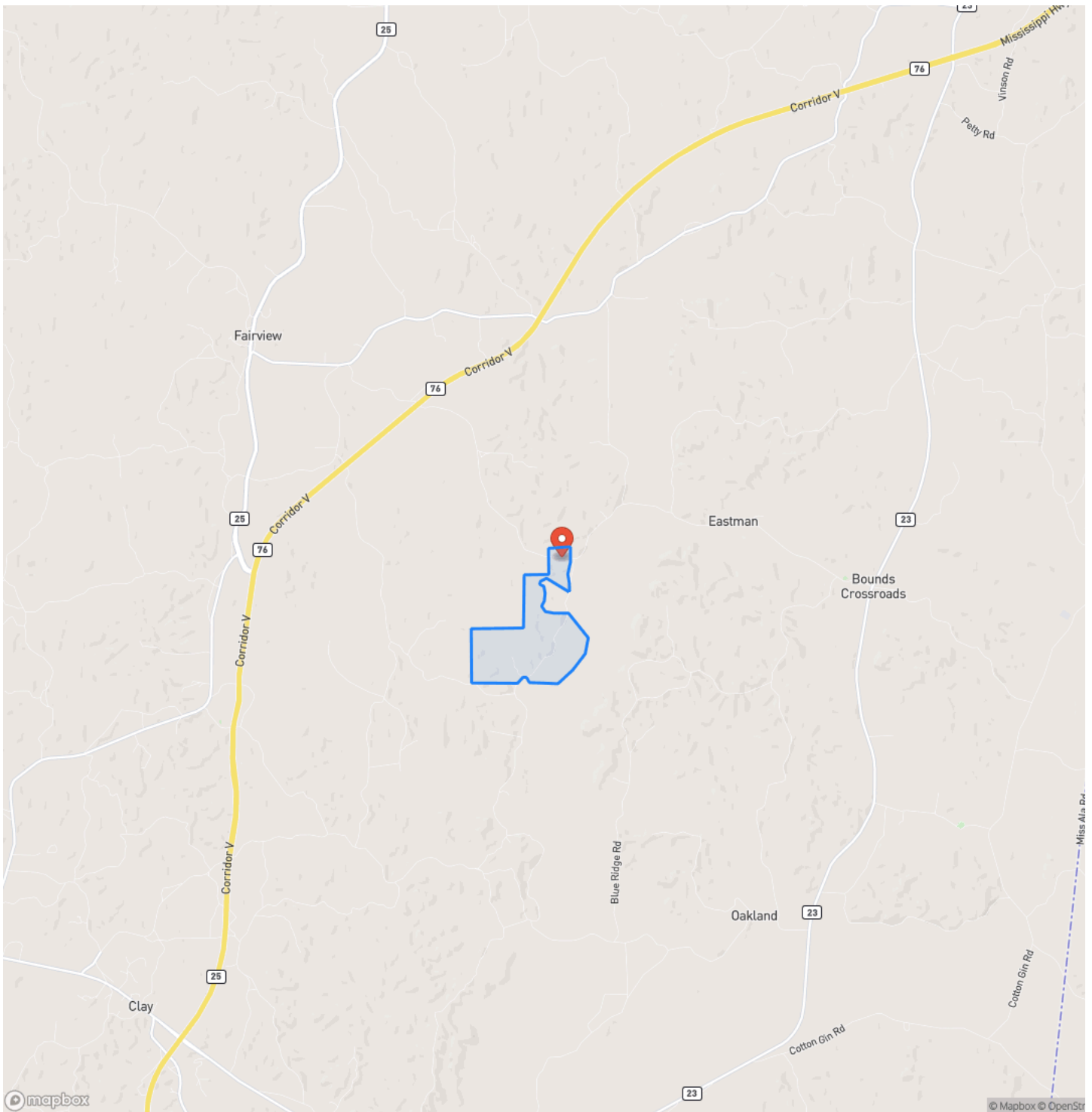
- **Accessible:** Easily reachable from Highway 25, ensuring good connectivity to Interstate 22.
- **Convenient Distances:** Just 15 minutes northeast of Fulton, 35 minutes from Tupelo, and Hamilton, AL, and 1 hour from Florence AL.

This property is a blank canvas, waiting for someone to come and transform it into a masterpiece. Whether you're seeking a private recreational escape, a hunting paradise, or an investment opportunity, this 442 acres has it all. Don't miss your chance to own this incredible piece of land!

Itawamba - 442 Acres of Prime Recreational and Investment Land
Golden, MS / Itawamba County

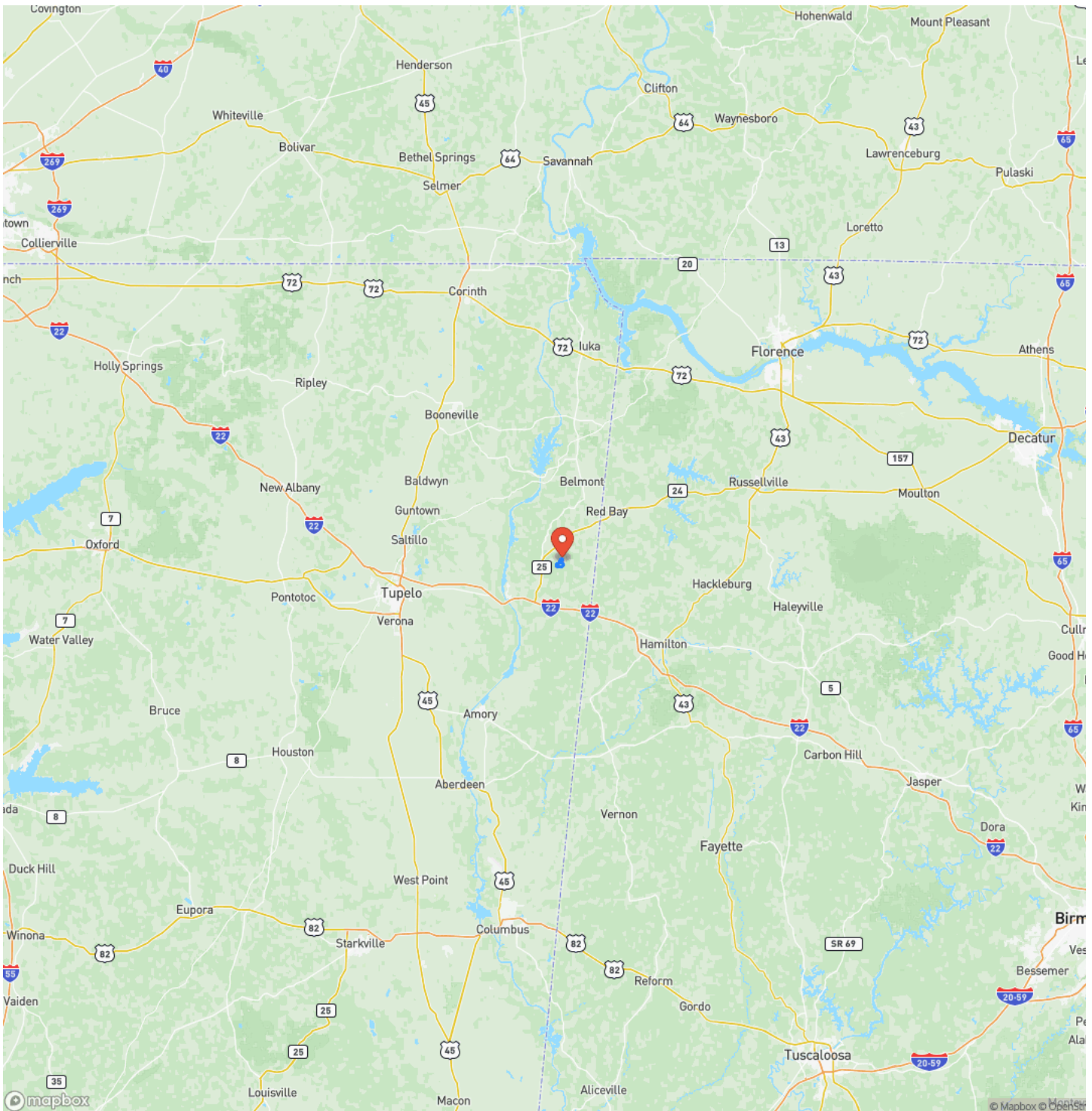


Locator Map

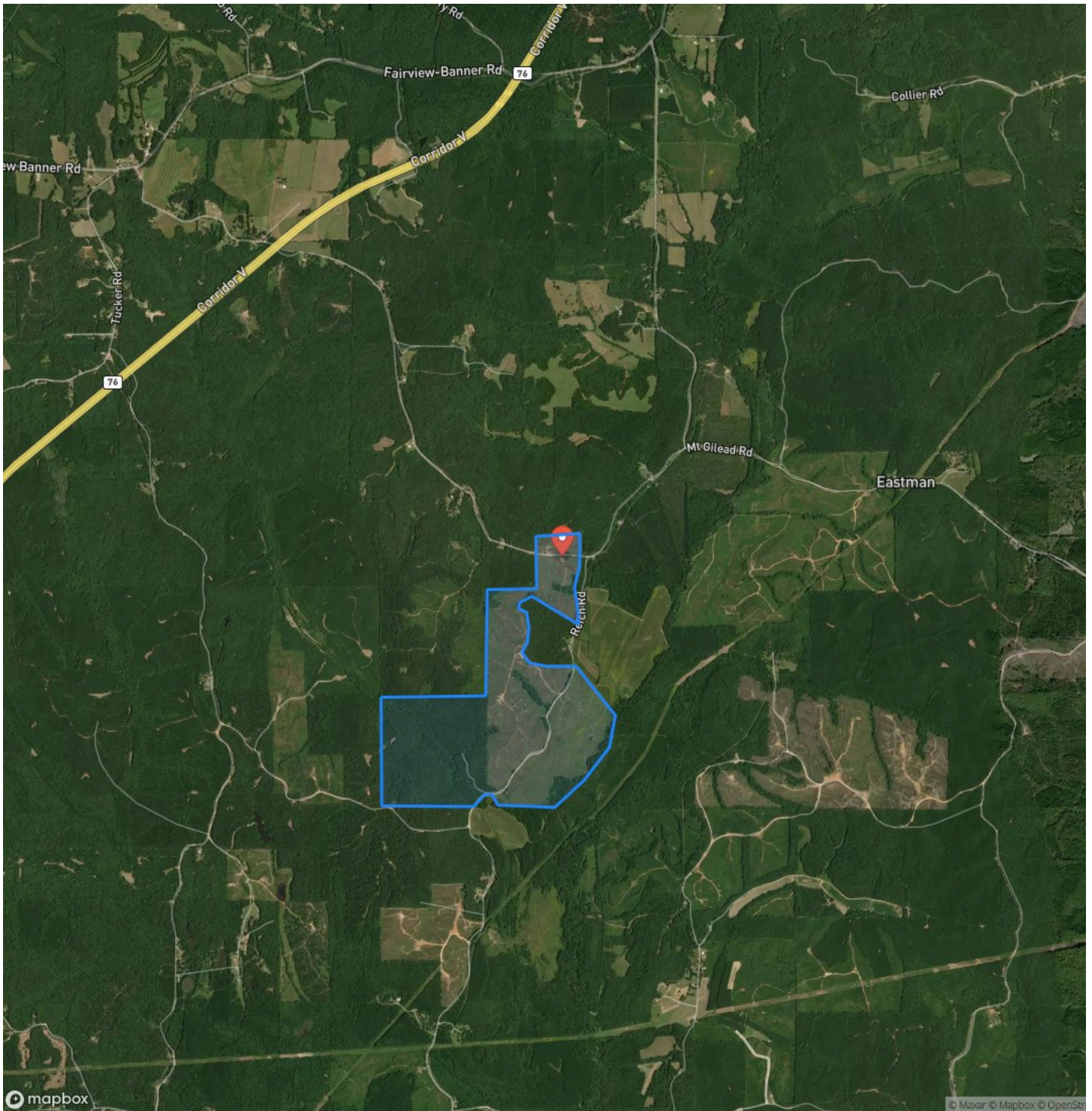


Itawamba - 442 Acres of Prime Recreational and Investment Land
Golden, MS / Itawamba County

Locator Map



Satellite Map



Itawamba - 442 Acres of Prime Recreational and Investment Land

Golden, MS / Itawamba County

LISTING REPRESENTATIVE

For more information contact:



Representative

Fred Zepponi III

Mobile

(662) 318-1292

Office

(662) 495-1121

Email

fred@mossyoakproperties.com

Address

5795 Highway 45 ALT S.

City / State / Zip

West Point, MS 39773

NOTES



[illegible]

MossyOakProperties.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Bottomland Real Estate

639 Commerce Street

West Point, MS 39773

(662) 495-1121

MossyOakProperties.com

