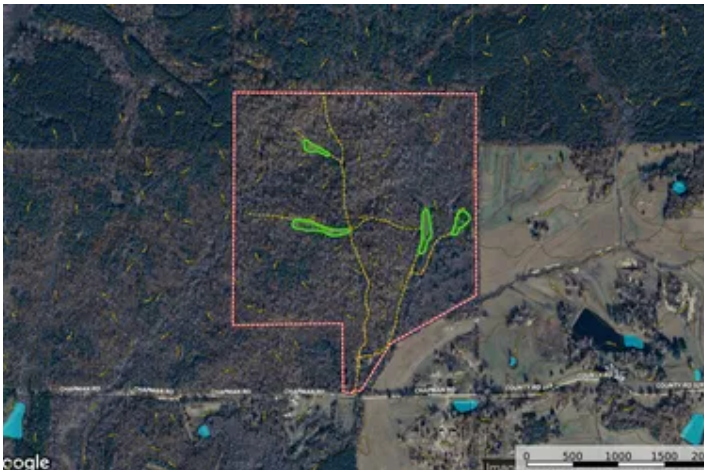


Whiteoak's, Whitetails, and Gobblers 161 Acres
Chapman Road
Falkner, MS 38629

\$340,000
161± Acres
Benton County



Whiteoak's, Whitetails, and Gobblers 161 Acres Falkner, MS / Benton County

SUMMARY

Address

Chapman Road null

City, State Zip

Falkner, MS 38629

County

Benton County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

34.911361 / -89.021268

Acreage

161

Price

\$340,000

Property Website

<https://www.mossyoakproperties.com/property/whiteoak-s-whitetails-and-gobblers-161-acres/benton/mississippi/88508/>



Whiteoak's, Whitetails, and Gobblers 161 Acres

Falkner, MS / Benton County

PROPERTY DESCRIPTION

161± Acres of Prime Hunting & Recreational Land Bordering Holly Springs National Forest - Benton County, MS

Discover the ultimate outdoor retreat with this 161± acre tract nestled along the County line of Benton and Tippah Counties. Bordered on the North by the expansive Holly Springs National Forest, this property offers unmatched seclusion, outstanding wildlife habitat, and prime hunting opportunities for deer and turkey enthusiasts.

With a solid infrastructure already in place-including water and power connections, a gated entrance, and an established gravel driveway leading to an old homestead site-this property is ready for your weekend cabin, hunting lodge, or future dream home.

Key Features:

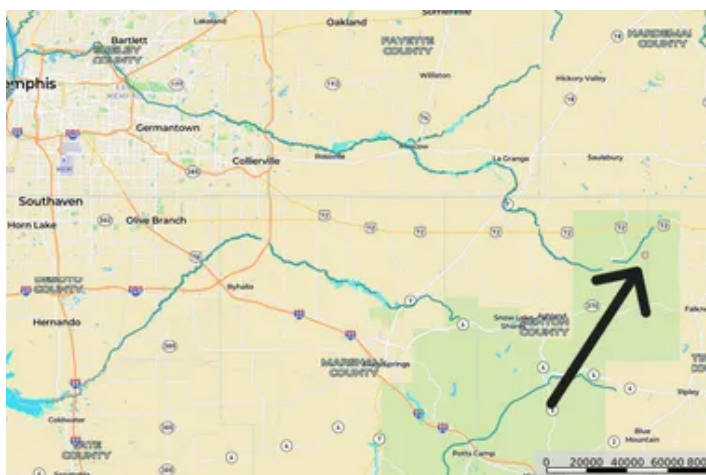
- 161± Acres of diverse timberland, primarily hardwoods with some pine mix
- Four Established Food Plots strategically placed for optimal wildlife attraction
- Beautiful White Oak Trees throughout
- Excellent Trail System ideal for ATV access, hunting, and recreational use
- Seasonal Stream providing natural water sources at certain times throughout the year.
- Gated Entrance with a gravel drive leading to an old abandoned house
- Utilities On Site - Water and power already connected
- Joins Holly Springs National Forest along the entire northern boundary, adding to your huntable acres
- Abundant Wildlife - Excellent deer and turkey hunting

Conveniently Located:

- 19 miles to Ripley, MS
- 32 miles to Corinth, MS
- 45 miles to Olive Branch, MS
- 61 miles to Memphis, TN

Whether you're a serious hunter, recreational land buyer, or investor looking for a beautiful tract with long-term potential, this Benton County property delivers on all fronts. With some mature timber, established access, and adjacency to public lands, its one you don't want to miss!

**Whiteoak's, Whitetails, and Gobblers 161 Acres
Falkner, MS / Benton County**



Locator Map



Locator Map



Satellite Map



Whiteoak's, Whitetails, and Gobblers 161 Acres Falkner, MS / Benton County

LISTING REPRESENTATIVE

For more information contact:



Representative

Hunter McCool

Mobile

(662) 295-7447

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(662) 495-1121

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hmccool@mossyoakproperties.com

Address

108 Lone Wolf Drive

City / State / Zip

Madison, MS 39110

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://www.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

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West Point, MS 39773

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