

# MULTI-USE INVESTMENT PROPERTY

18.5 +/- Acres in Madison County, MS



This 18.5+/- acre lot in Canton, MS, offers a unique opportunity for investors or those seeking to establish a residence or business in a growing area. Positioned at the prime intersection of Highway 16 and Pat Luckett Rd, just east of Canton, this property combines convenience with significant potential for both commercial and residential uses. Located in a highly desirable part of Madison County, this land provides excellent access to nearby amenities and attractions, ensuring ease of travel and visibility. It's ideal for those looking to develop residential housing, a family estate, or even a business venture. Properties in this sought-after area don't stay available for long. Schedule a tour today to explore the possibilities for this Madison County gem! Don't miss out – contact Dale or David to see it for yourself!



**DALE WILDS**  
REALTOR®

O: 601.898.2772 | C: 662.715.7109  
Dale@TomSmithLand.com



**DAVID BELDEN**  
ALC®, REALTOR®

O: 601.898.2772 | C: 601.415.3884  
DBelden@TomSmithLand.com

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

2011-2024  
BEST  
BROKERAGES



**DALE WILDS**  
REALTOR®

O: 601.898.2772 | C: 662.715.7109  
Dale@TomSmithLand.com



**DAVID BELDEN**  
ALC®, REALTOR®

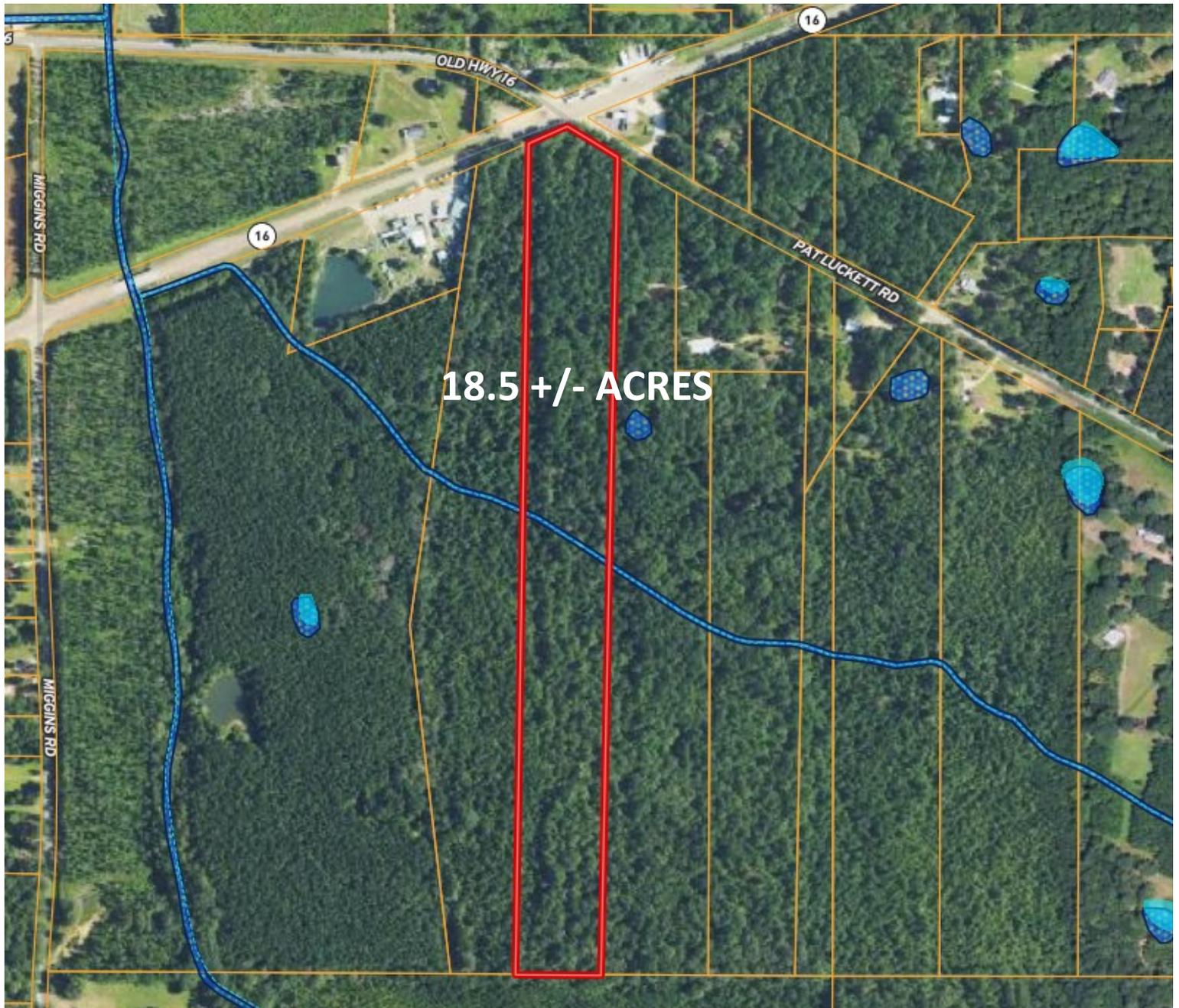
O: 601.898.2772 | C: 601.415.3884  
DBelden@TomSmithLand.com

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



# AERIAL MAP



**DALE WILDS**  
REALTOR®

O: 601.898.2772 | C: 662.715.7109  
Dale@TomSmithLand.com

**DAVID BELDEN**  
ALC®, REALTOR®

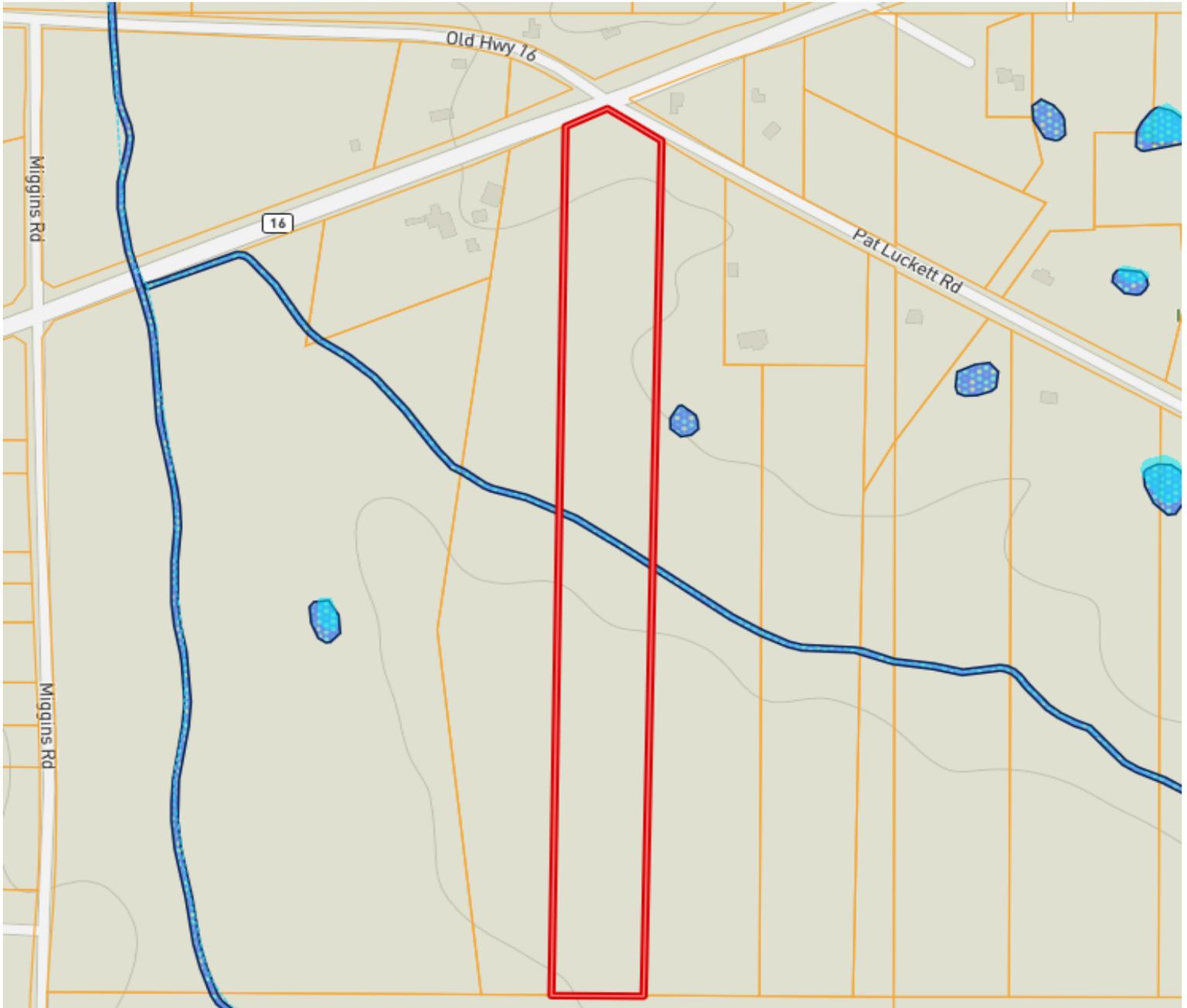
O: 601.898.2772 | C: 601.415.3884  
DBelden@TomSmithLand.com

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



# OWNERSHIP MAP



**DALE WILDS**  
REALTOR®

O: 601.898.2772 | C: 662.715.7109  
Dale@TomSmithLand.com



**DAVID BELDEN**  
ALC®, REALTOR®

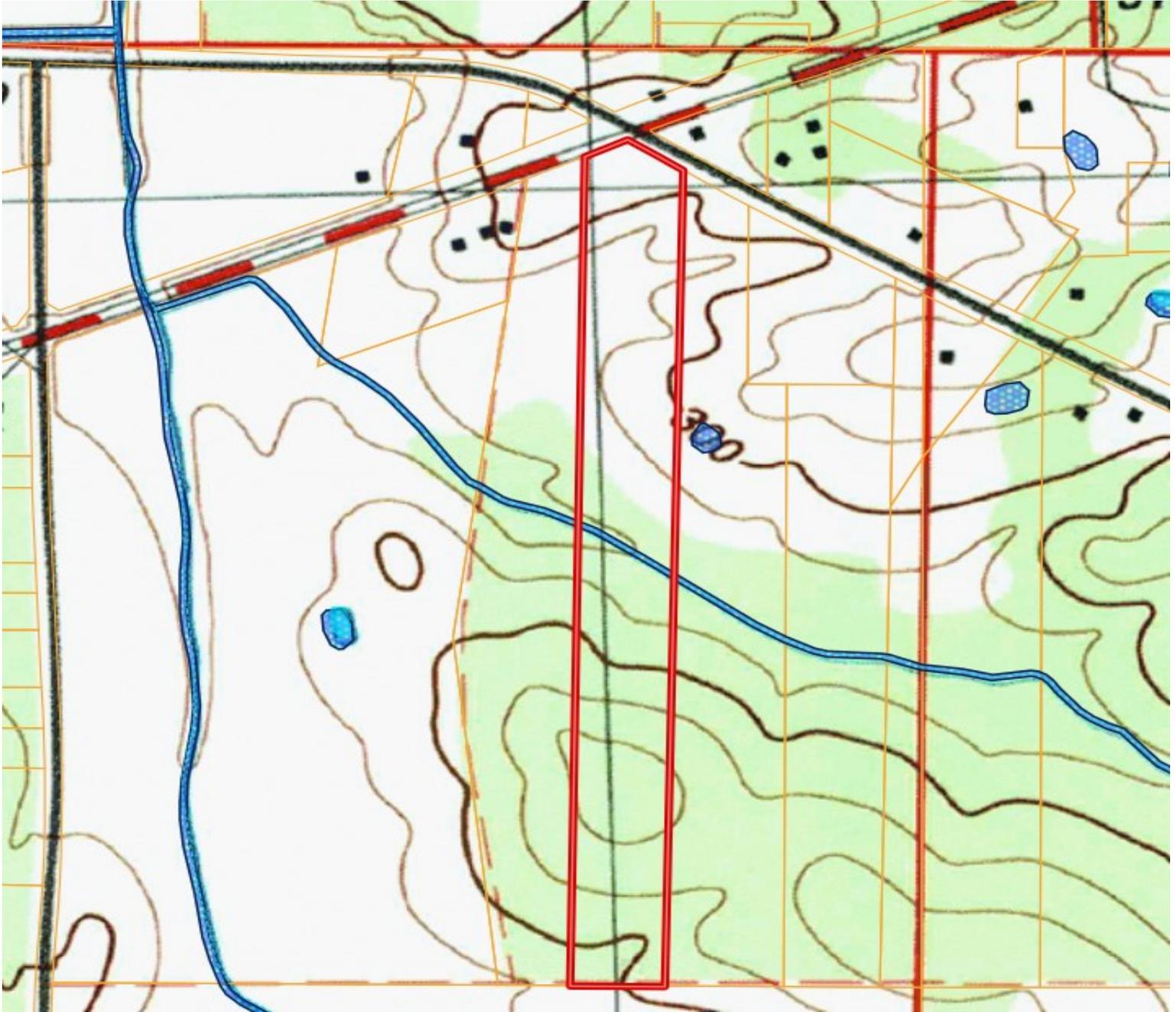
O: 601.898.2772 | C: 601.415.3884  
DBelden@TomSmithLand.com

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



# TOPO MAP



**DALE WILDS**  
REALTOR®

O: 601.898.2772 | C: 662.715.7109  
Dale@TomSmithLand.com



**DAVID BELDEN**  
ALC®, REALTOR®

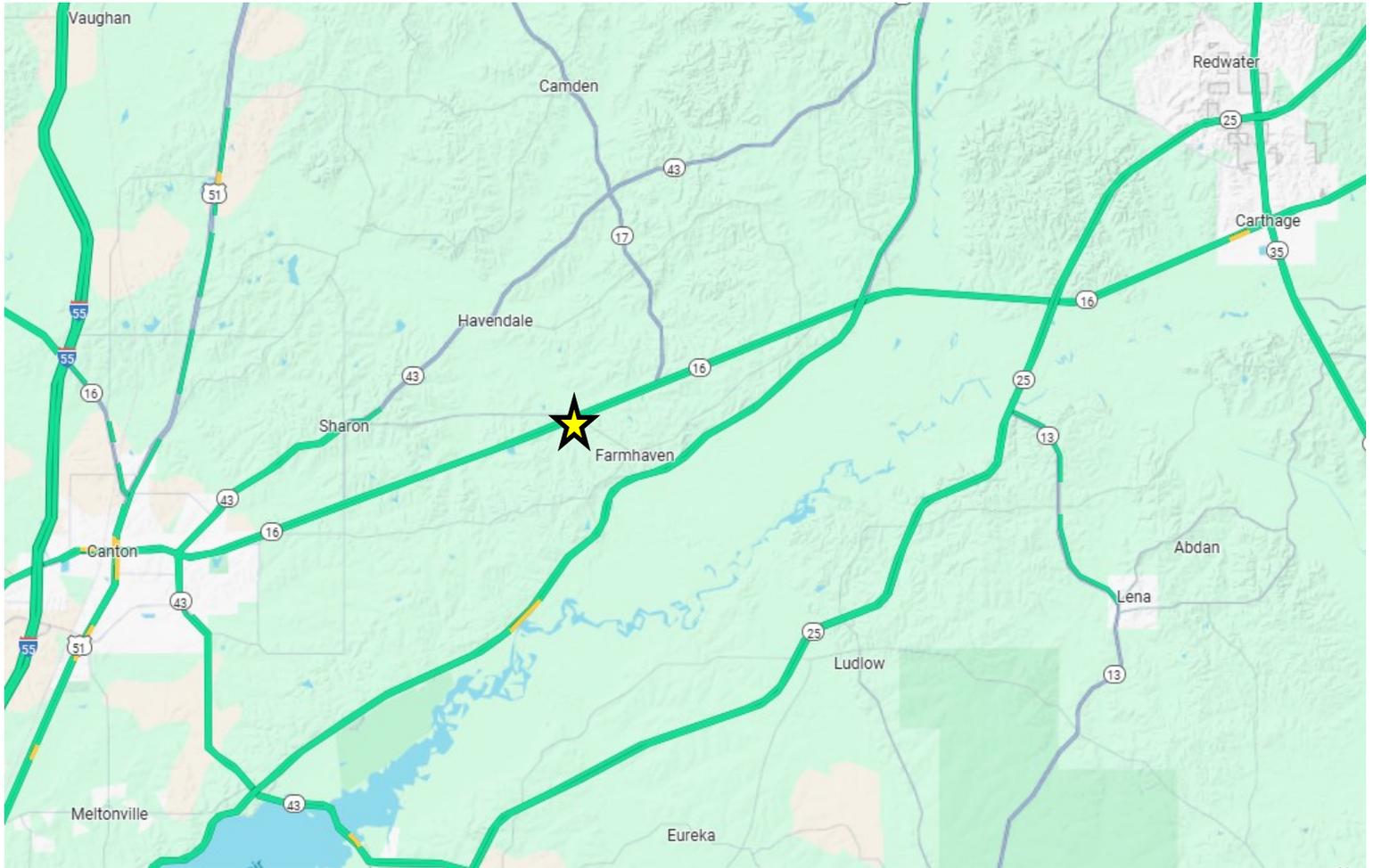
O: 601.898.2772 | C: 601.415.3884  
DBelden@TomSmithLand.com

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



# DIRECTIONAL MAP



Directions from Canton, MS: From the Highway 43 and Highway 16 intersection, travel northeast on Highway 16 towards Carthage for 11 miles. The property will be on the right at the Pat Lockett Road intersection. [GOOGLE MAP LINK](#)

**DALE WILDS**  
REALTOR®

O: 601.898.2772 | C: 662.715.7109  
Dale@TomSmithLand.com



**DAVID BELDEN**  
ALC®, REALTOR®

O: 601.898.2772 | C: 601.415.3884  
DBelden@TomSmithLand.com

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

