

25± ACRES IN MADISON COUNTY, MS
PRIME OPPORTUNITY FOR YOUR HOMESTEAD OR DEVELOPMENT



\$174,000

Looking for the perfect piece of land just minutes outside of Canton? This 25+/- acre tract on Robinson Road is a prime spot for a homestead with acreage, a small development, or hunting right in your backyard. A creek borders the west side of the property, completing its diversity and enhancing its potential.

Located only 6 miles from Canton and 20 miles from Madison, this property offers the best of both worlds—convenience and privacy. With today's demand for residential land with space, this property's ample road frontage makes it a great candidate for division into smaller lots or for building your dream home with plenty of room to roam.

Land like this doesn't hit the market often, and when it does, it doesn't last long. Call today before it's gone!



DALE WILDS
REALTOR®

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



Expect More. Get More.



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.





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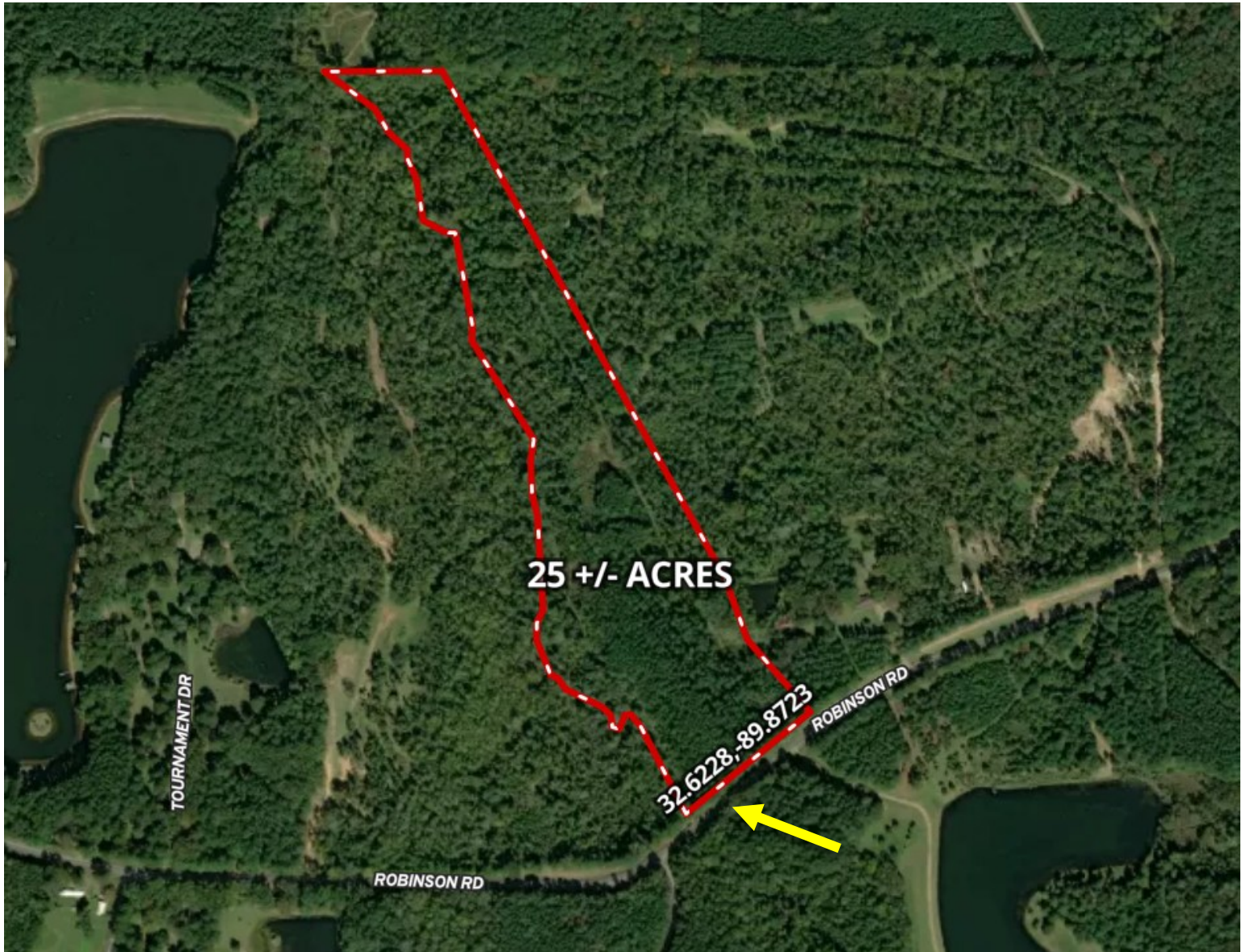
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AERIAL MAP



[CLICK HERE FOR THE LANDID INTERACTIVE MAP](#)

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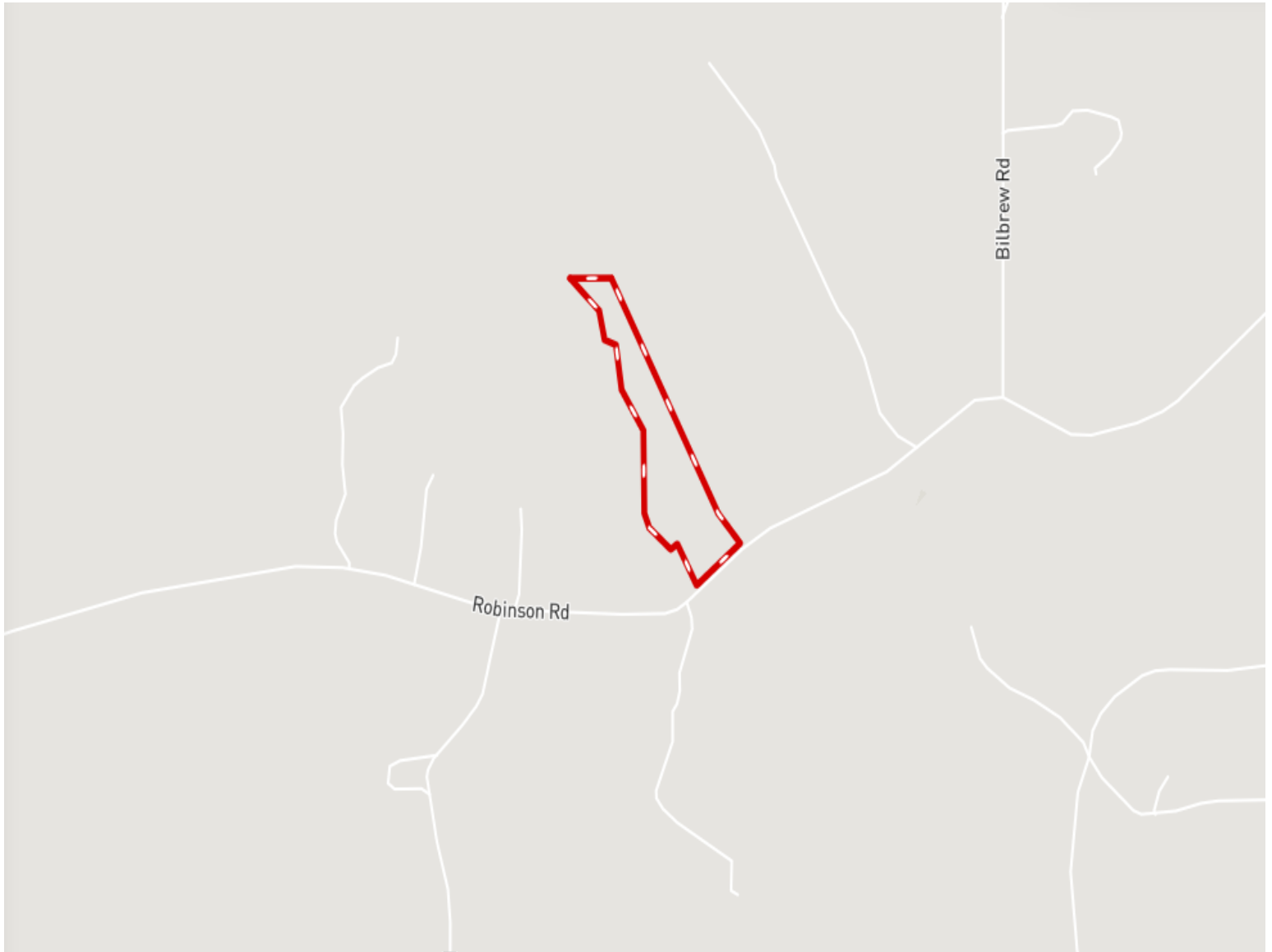
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OWNERSHIP MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ar	Ariel silt loam	18.73	76.17	0	76	2w
PoC2	Providence silt loam, 5 to 8 percent slopes, eroded	5.08	20.66	0	28	3e
SpD3	Smithdale-Providence complex, 8 to 12 percent slopes, severely eroded	0.5	2.03	0	57	6e
PoB2	Providence silt loam, 2 to 5 percent slopes, eroded	0.27	1.1	0	28	2e

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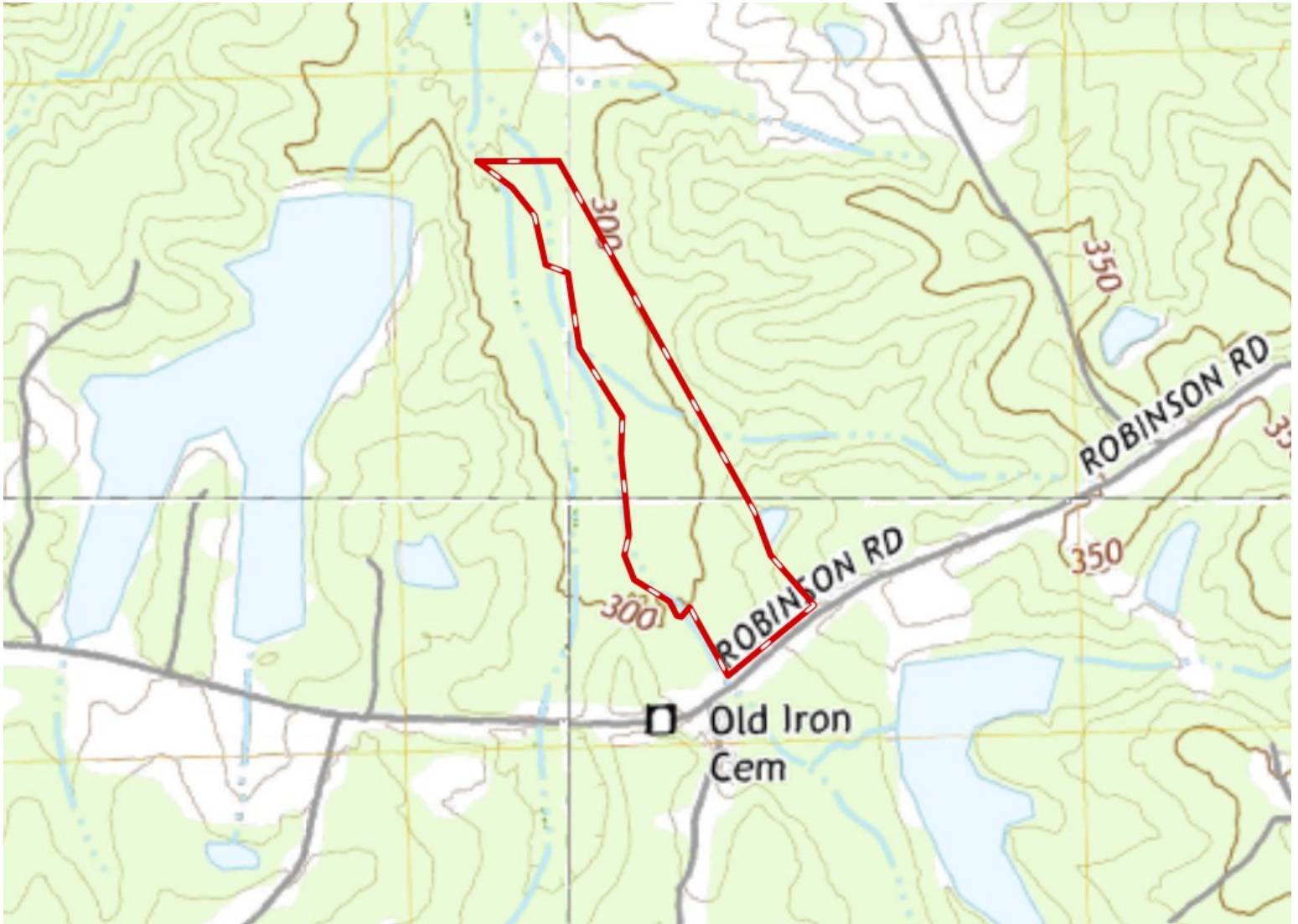
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TOPO MAP



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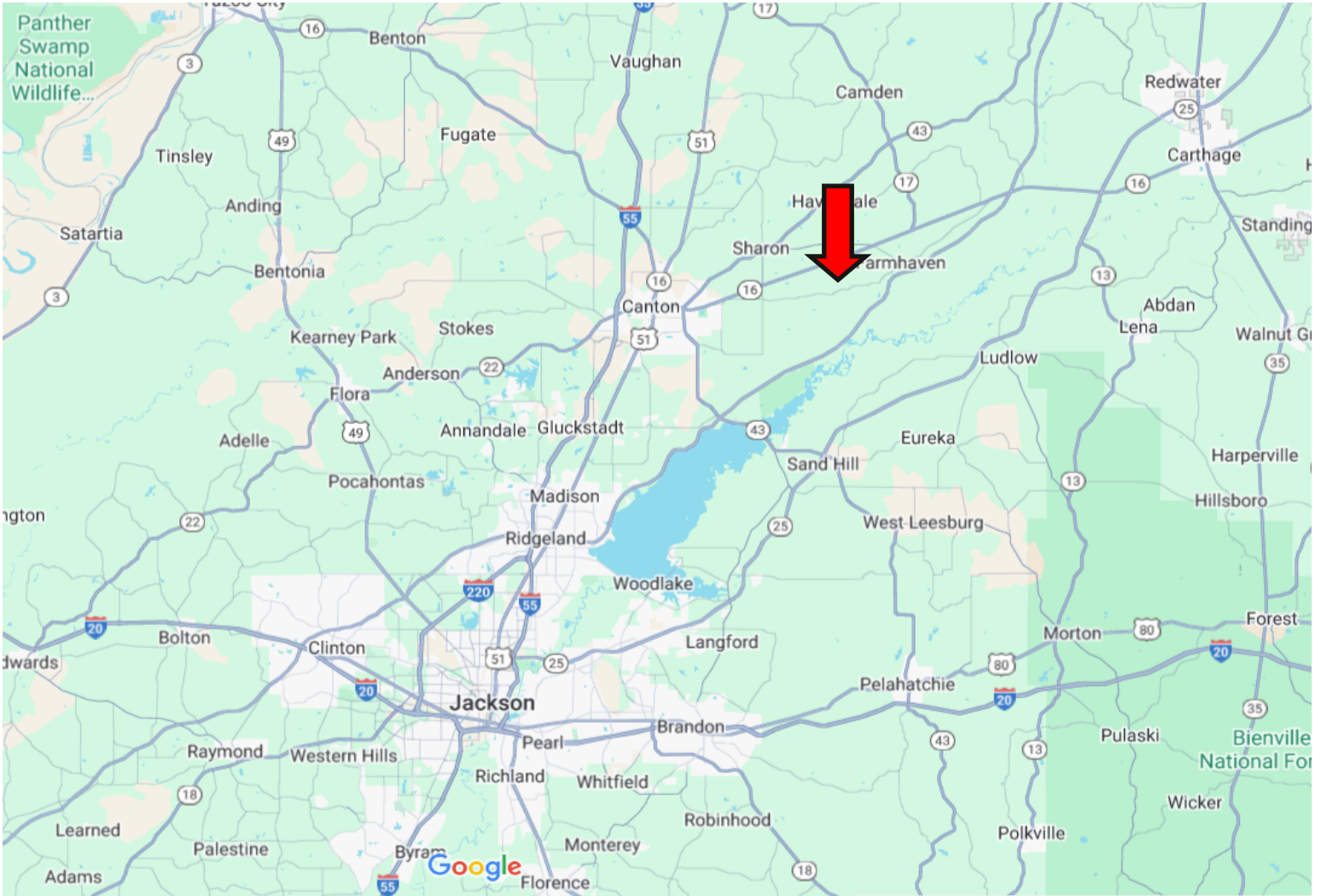
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DIRECTIONAL MAP



Directions from Canton, Ms: From Canton, Ms, head south on S Liberty St toward E Peace St. Turn left onto MS-16. Continue to follow MS-16 E for approximately 5 miles. Turn right onto Robinson Rd. Proceed for about 1 mile; the property will be on your left.

GOOGLE MAP LINK



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