

113± Acres-Prime Land Opportunity

County Road 559

Smith County, MS



\$254,250



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Property Information

Location:

- County Road 559

Coordinates:

- 32.17971, -89.56489

Property Use:

- Recreational
- Homesite
- Future Development
- Farming

Property Highlights

- 113± Acres
- 40± Acres of Timber
- Gently Rolling Topography
- 580 Feet of Paved Frontage
- Power Available at the Road
- Evidence of Deer and Turkey



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The Property

113± Acres

This 113± acre tract in Smith County, Mississippi, consists primarily of recent cutover with approximately 40± acres of timber remaining, offering a versatile combination of recreational appeal, future potential, and rural privacy. The property provides a blank canvas for a variety of uses, whether you're looking to establish a homesite, create a small farm, or develop a private hunting retreat. The land features gently rolling topography that is both functional and attractive, with several areas suitable for potential pond or lake construction. The terrain supports a wide range of uses while also enhancing the overall aesthetic and usability of the property. Access is convenient with approximately 580 feet of paved frontage along Smith County Road 559, along with power available at the road. An established internal trail system allows for easy navigation throughout the property, making it well-suited for recreation, hunting, or general land management. The property supports strong wildlife activity, with plenty of evidence of deer and turkey. Its proximity to Bienville National Forest further enhances the hunting and recreational appeal, placing you in an area known for consistent game populations and outdoor opportunities. Located approximately 3 miles from Highway 481 and 3.5 miles from Highway 35, the property offers a great balance of privacy and accessibility while remaining conveniently positioned between both corridors. It is also approximately 38 minutes from Brandon, 24 minutes from Forest, and 22 minutes from Raleigh, making it convenient to nearby towns while maintaining a quiet, rural setting. The remaining timber consists primarily of 16-year-old pine with smaller pockets of hardwoods scattered throughout, offering some future potential as the timber continues to mature. This is a well-rounded tract suited for recreational use, a future homesite, or long-term land investment in a desirable part of Smith County.



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The Property



- Established internal trail system for easy access throughout the property
- Strong deer and turkey activity with proximity to Bienville National Forest
- Conveniently located 3–3.5 miles from Hwy 481 and Hwy 35, within easy reach of Brandon, Forest, and Raleigh

- 113± acres consisting mostly of recent cutover with approximately 40± acres of remaining timber
- 580 feet of paved frontage on Smith County Road 559 with power available
- Multiple potential pond or lake sites



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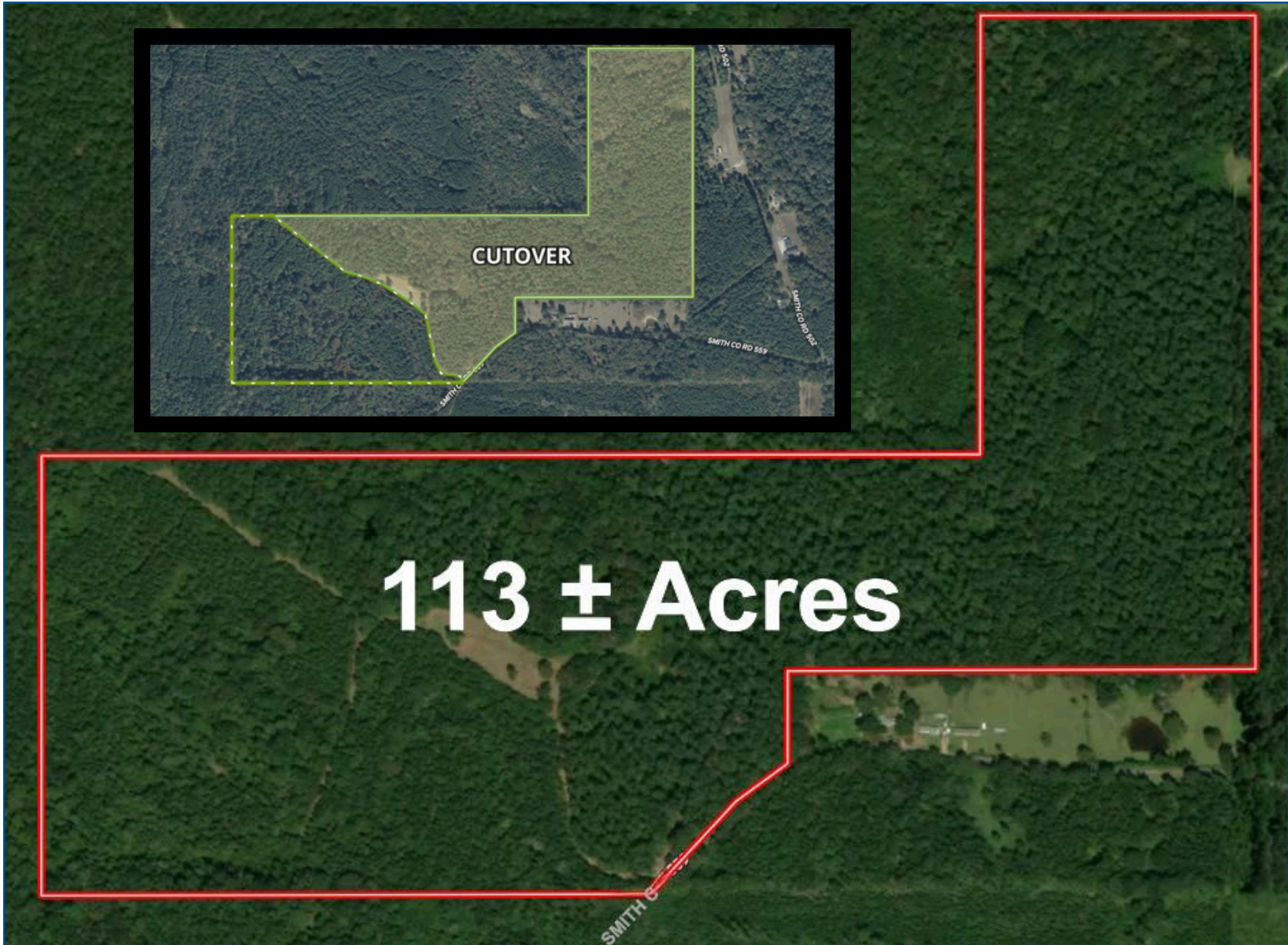
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Aerial Map

[VIEW INTERACTIVE MAP](#)



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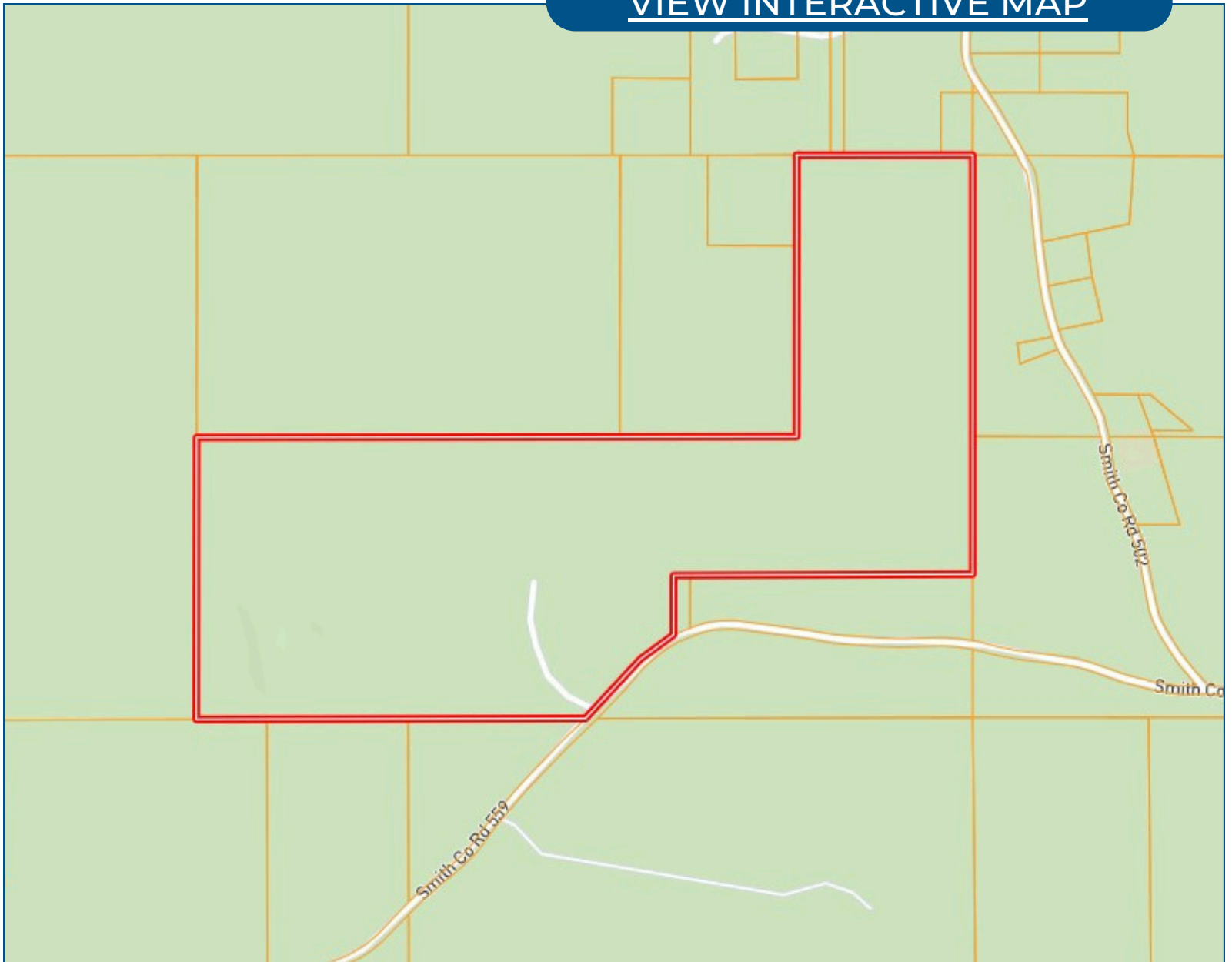
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Ownership Map

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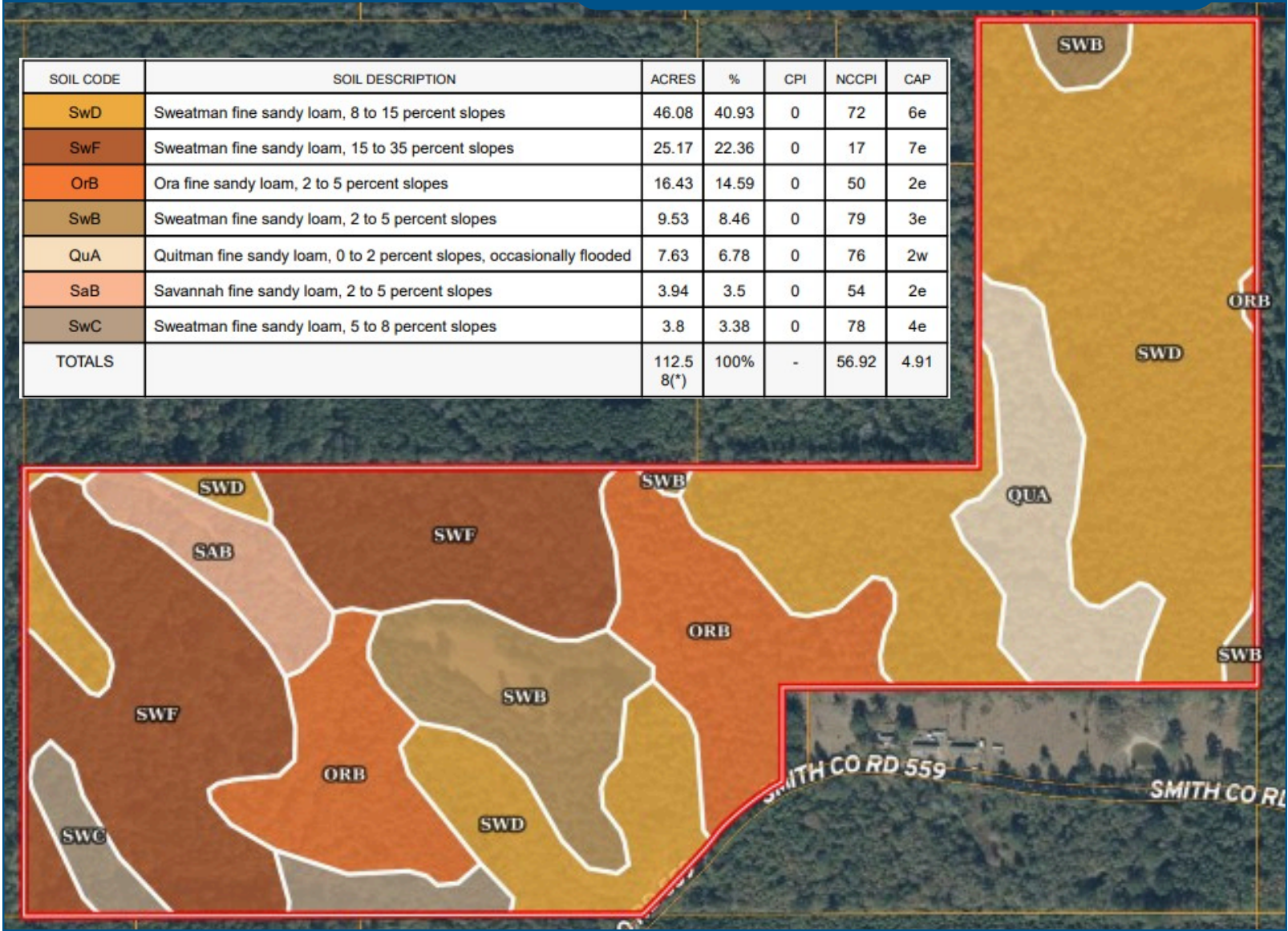
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Soil Map

[VIEW INTERACTIVE MAP](#)

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SwD	Sweatman fine sandy loam, 8 to 15 percent slopes	46.08	40.93	0	72	6e
SwF	Sweatman fine sandy loam, 15 to 35 percent slopes	25.17	22.36	0	17	7e
OrB	Ora fine sandy loam, 2 to 5 percent slopes	16.43	14.59	0	50	2e
SwB	Sweatman fine sandy loam, 2 to 5 percent slopes	9.53	8.46	0	79	3e
QuA	Quitman fine sandy loam, 0 to 2 percent slopes, occasionally flooded	7.63	6.78	0	76	2w
SaB	Savannah fine sandy loam, 2 to 5 percent slopes	3.94	3.5	0	54	2e
SwC	Sweatman fine sandy loam, 5 to 8 percent slopes	3.8	3.38	0	78	4e
TOTALS		112.5 8(*)	100%	-	56.92	4.91



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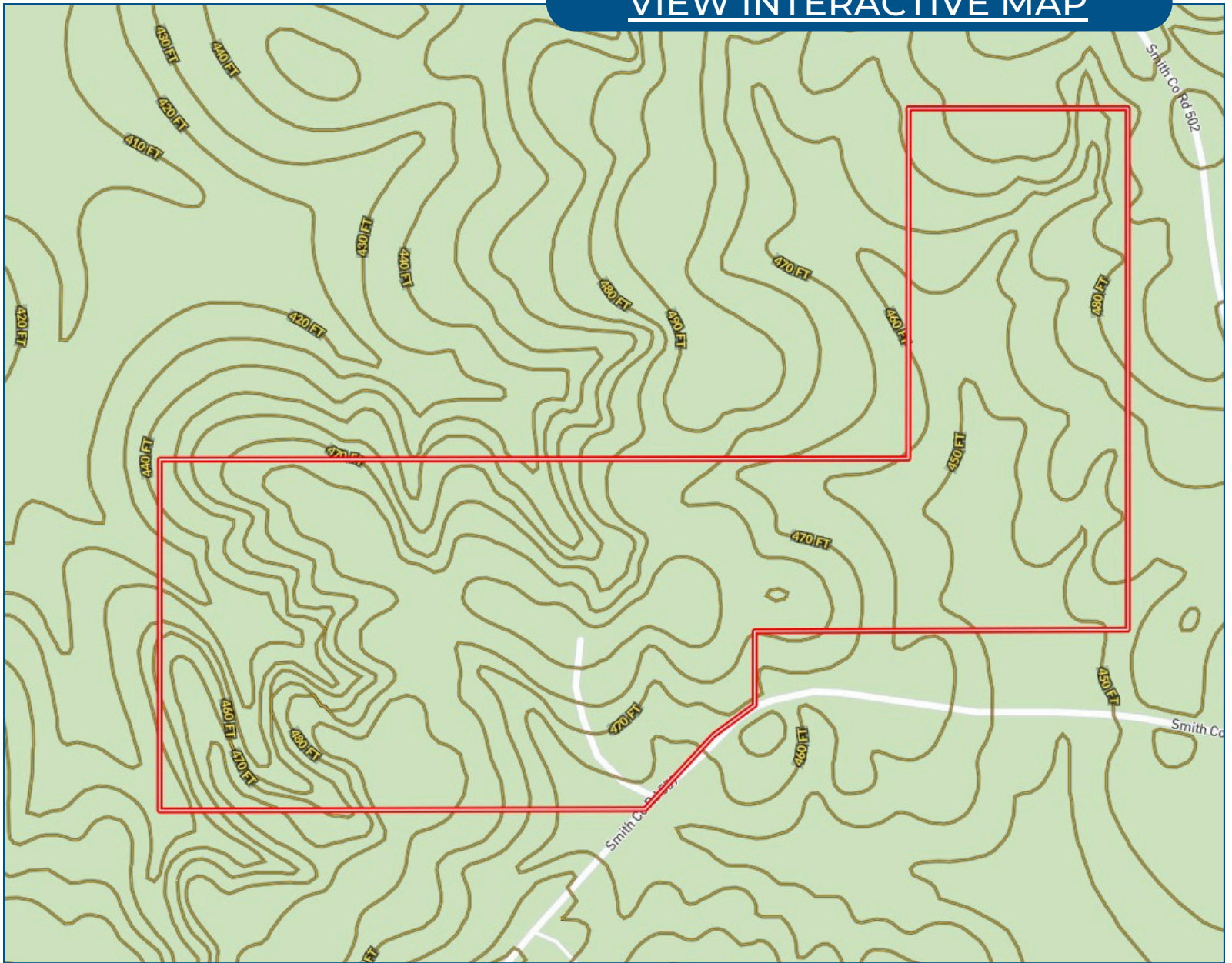
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Topo Map

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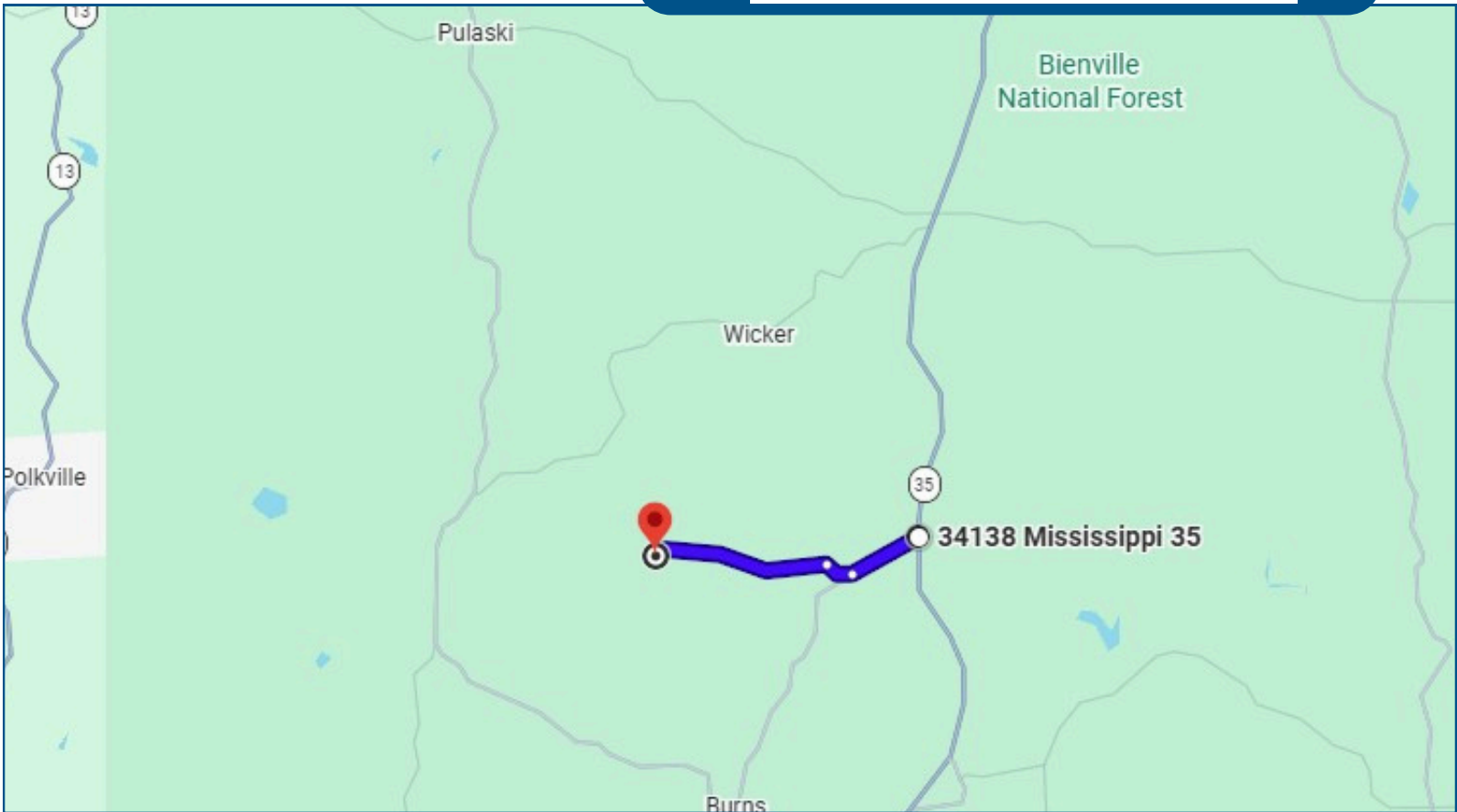
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Directional Map

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From Hwy 35, head west on State Hwy 902 for 0.9 miles, then turn right onto Smith Co Rd 32-B for .4 miles. Next, turn left onto Smith Co Rd 559, and the property will be on your right after 2.2 miles.



David Belden



Dale Wilds



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