SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

31± ACRES
NOXUBEE COUNTY, MS

$89,800



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE NOXUBEE 31

PROPERTY PROFILE

LOCATION:

- County Road
  Macon, MS 39341
- Noxubee County
- 6.5± Miles SW of Macon
- 29± Miles NW of Scooba
- 42± Miles SE of Starkville
- 69± Miles N of Meridian

COORDINATES:

- 33.06925, -88.63635

TAX INFORMATION:

- 2025 Taxes: $94

PROPERTY USE:

- Hunting
- Timber Investment

PROPERTY INFORMATION:

- 31± Acres
- 3 Year-Old Cutover
- 3 Year-Old Planted Pine
- 2 Large Food Plots
- Gated Entrance
- Internal Road System
- Streamside Management Zone





SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

HUNTER MARLOW
LAND SPECIALIST
REGISTERED FORESTER #2879
C: 601-701-3088
O: 769-888-2522
hmarlow@smalltownproperties.com
4848 Main St. - Flora, MS 39071
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE NOXUBEE 31

WELCOME TO THE NOXUBEE 31, A SMALLER ACREAGE TRACT IN MACON THAT PACKS A PUNCH! When targeting properties to kill mature deer year after year, location is the #1 thing, and this 31± acre property in Noxubee County, Mississippi, is in the RIGHT spot!

Composed entirely of three-year-old cutover that has been replanted in pines, the habitat is exactly what mature deer WANT and NEED when looking for a place to call home. Set up perfectly to pair with the natural browse are two large food plots already planted for this season. Each food plot is designed to look three different directions each to increase visibility and your chances of harvesting that target buck.







SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

HUNTER MARLOW
LAND SPECIALIST
REGISTERED FORESTER #2879
C: 601-701-3088
O: 769-888-2522
hmarlow@smalltownproperties.com
4848 Main St. - Flora, MS 39071
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE NOXUBEE 31

An established internal road system makes it easy to travel from each food plot location and the south property boundary. The property sits behind a gated entrance and towards the end of a closed county road, so constant road traffic is not a concern.

If you have been looking for a property that is sure to produce quantity AND quality hunting year after year that gives you the same opportunity to kill mature deer as the large-acreage tract, the Noxubee 31 is definitely worth your attention. You could be hunting this property before the rut!

Call Hunter Marlow today to schedule a private showing and experience #TheSmallTownWay!





SMALLTOWN
HUNTING PROPERTIES & REAL ESTATE℠

HUNTER MARLOW
LAND SPECIALIST
REGISTERED FORESTER #2879
C: 601-701-3088
O: 769-888-2522
hmarlow@smalltownproperties.com
4848 Main St. - Flora, MS 39071
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

31± ACRES | NOXUBEE COUNTY, MISSISSIPPI











SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

HUNTER MARLOW
LAND SPECIALIST
REGISTERED FORESTER #2879
C: 601-701-3088
O: 769-888-2522
hmarlow@smalltownproperties.com
4848 Main St. - Flora, MS 39071
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

31± ACRES | NOXUBEE COUNTY, MISSISSIPPI











SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

HUNTER MARLOW
LAND SPECIALIST
REGISTERED FORESTER #2879
C: 601-701-3088
O: 769-888-2522
hmarlow@smalltownproperties.com
4848 Main St. - Flora, MS 39071
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

31± ACRES | NOXUBEE COUNTY, MISSISSIPPI







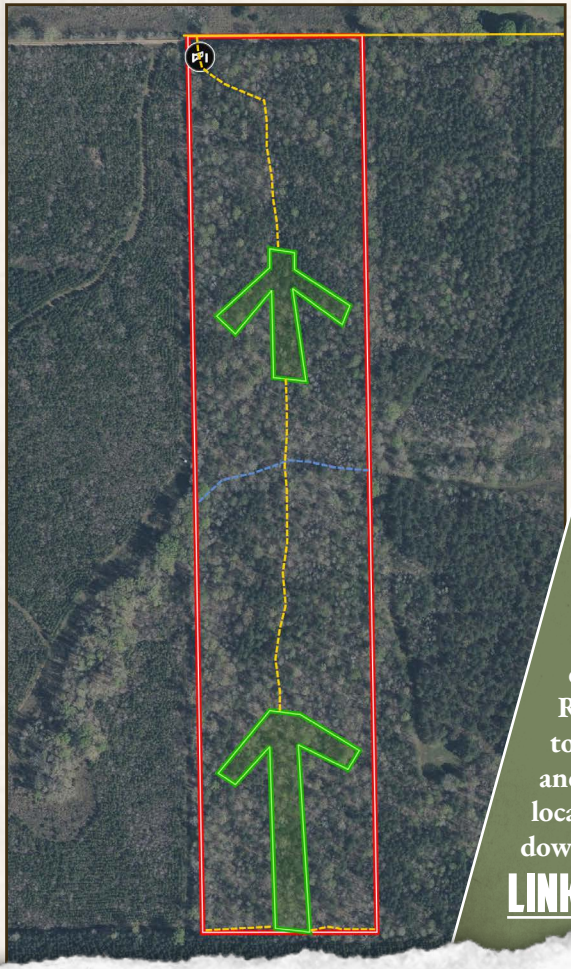


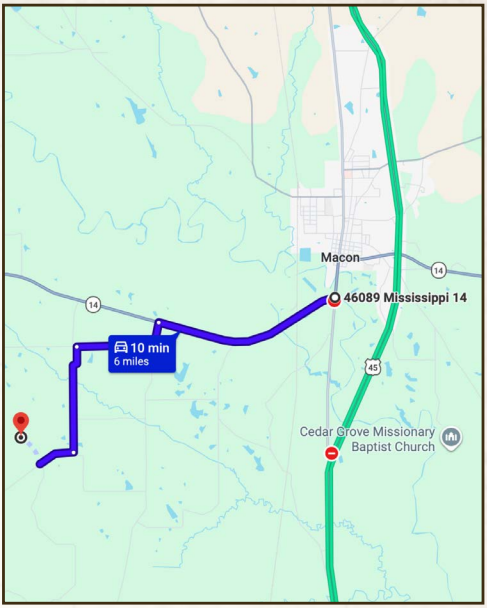

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

HUNTER MARLOW
LAND SPECIALIST
REGISTERED FORESTER #2879
C: 601-701-3088
O: 769-888-2522
hmarlow@smalltownproperties.com
4848 Main St. - Flora, MS 39071
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

land id. LINK





Directions From the Intersection of Hwy 145 & Hwy 14 in Macon, MS: Travel east on Hwy 14 for 2.6 miles. Turn left onto Concord Road and continue for 1.4 miles. Turn right onto Red Cotton Road and proceed 1 mile to the intersection of Red Cotton Road and Honey Lake Road. The property is located 0.7 miles west of the intersection down a closed county road.

LINK TO GOOGLE MAP DIRECTIONS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

HUNTER MARLOW
LAND SPECIALIST
REGISTERED FORESTER #2879
C: 601-701-3088
O: 769-888-2522
hmarlow@smalltownproperties.com
4848 Main St. - Flora, MS 39071
smalltownproperties.com

Information is believed to be accurate but not guaranteed.