

472± Acres

Hunting/Recreation/Timber

Monroe County, MS



\$1,075,000



BRADY RICHARDSON
MANAGING BROKER

Office: 662.268.6333
Cell: 662.418.8791

Brady@TomSmithLand.com



Expect More. Get More.

**A Real Estate Expert
You Can Trust!**



TomSmithLandandHomes.com

Office: 601.898.2772

Property Information

Location:

- 18 Miles from Amory
- 29 Miles from Aberdeen
- 40 miles from Tupelo

Coordinates:

- 34.04115, -88.28095

Property Use:

- Hunting, Recreation, Timber

Property Highlights

- 472± acres
- 9 established food plots
- Extensive road system
- 6 gated entry points
- 100± acres of 13 year old planted pines
- 59± acres of 23 year old planted pines
- Hardwoods and mixed timber
- 4,845± feet of road frontage on Towery Road
- 0.7± acre pond

**BRADY
RICHARDSON**
MANAGING BROKER

Office: 662.268.6333

Cell: 662.418.8791

Brady@TomSmithLand.com



Expect More. Get More.

The Property

472± Acres

This 472± acre recreational and timber investment tract offers an outstanding opportunity for the avid outdoorsman, investor, or family looking to enjoy everything Mississippi land has to offer. Featuring 9 established food plots, an extensive internal road system, and 6 gated entry points, the property has been thoughtfully developed for easy access and exceptional hunting opportunities. The diverse timber makeup includes approximately 100± acres of 13-year-old planted pines, 59± acres of 23-year-old planted pines, along with mature hardwoods, mixed timber, and cutover that create excellent wildlife habitat. A 0.7± acre pond along with a creek provides a year-round water source for wildlife and adds to the recreational appeal of the property. With approximately 4,845± feet of road frontage along Towery Road, access to all parts of the property is made easy. Deer, turkey, and other small game are abundant throughout the tract, making this a true turnkey hunting and recreational property. Whether you are looking for a weekend retreat, long-term timber investment, or premier hunting land, this property is one you will want to see for yourself. Call Brady to schedule your private showing today!



**BRADY
RICHARDSON**
MANAGING BROKER

Office: 662.268.6333

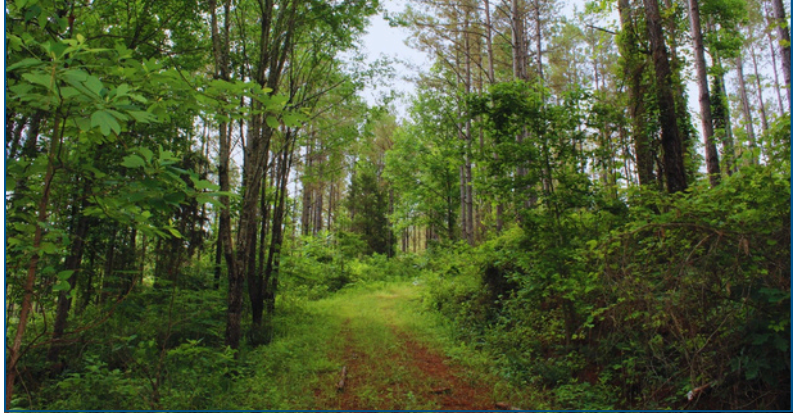
Cell: 662.418.8791

Brady@TomSmithLand.com



Expect More. Get More.

The Property



**BRADY
RICHARDSON**

MANAGING BROKER

Office: 662.268.6333

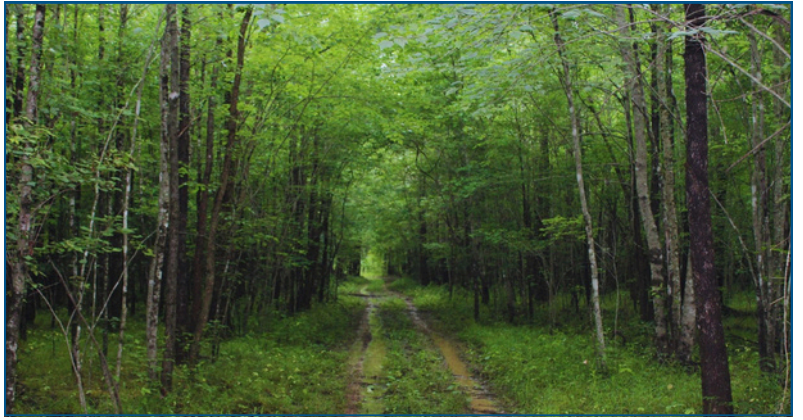
Cell: 662.418.8791

Brady@TomSmithLand.com



Expect More. Get More.

The Property



**BRADY
RICHARDSON**

MANAGING BROKER

Office: 662.268.6333

Cell: 662.418.8791

Brady@TomSmithLand.com



Expect More. Get More.

The Property



**BRADY
RICHARDSON**

MANAGING BROKER

Office: 662.268.6333

Cell: 662.418.8791

Brady@TomSmithLand.com



Expect More. Get More.

Aerial Photos



**BRADY
RICHARDSON**

MANAGING BROKER

Office: 662.268.6333

Cell: 662.418.8791

Brady@TomSmithLand.com



Expect More. Get More.

Aerial Photos



**BRADY
RICHARDSON**
MANAGING BROKER

Office: 662.268.6333

Cell: 662.418.8791

Brady@TomSmithLand.com

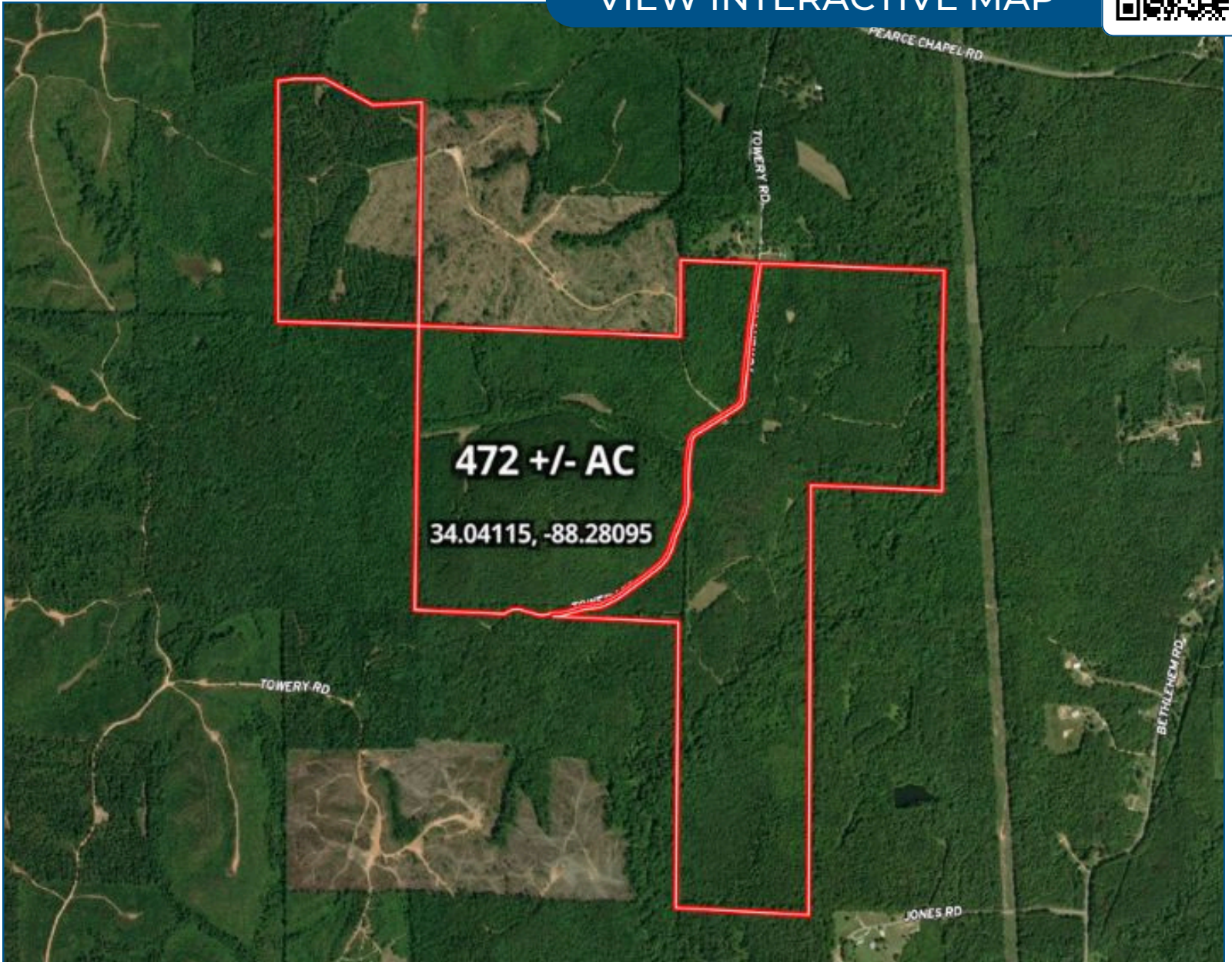


Expect More. Get More.

Aerial Map



VIEW INTERACTIVE MAP



**BRADY
RICHARDSON**

MANAGING BROKER

Office: 662.268.6333

Cell: 662.418.8791

Brady@TomSmithLand.com

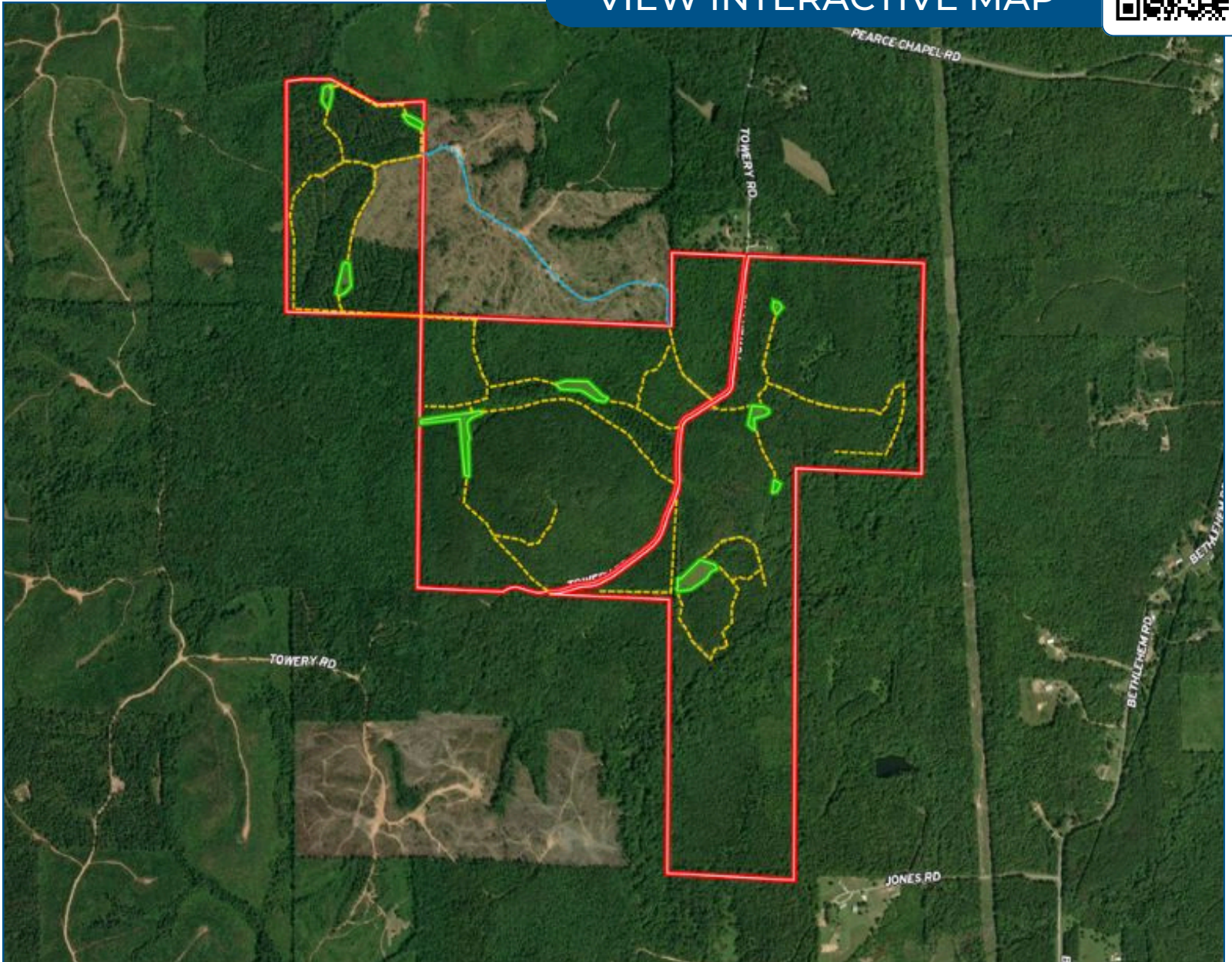


Expect More. Get More.

Aerial Map



VIEW INTERACTIVE MAP



**BRADY
RICHARDSON**

MANAGING BROKER

Office: 662.268.6333

Cell: 662.418.8791

Brady@TomSmithLand.com

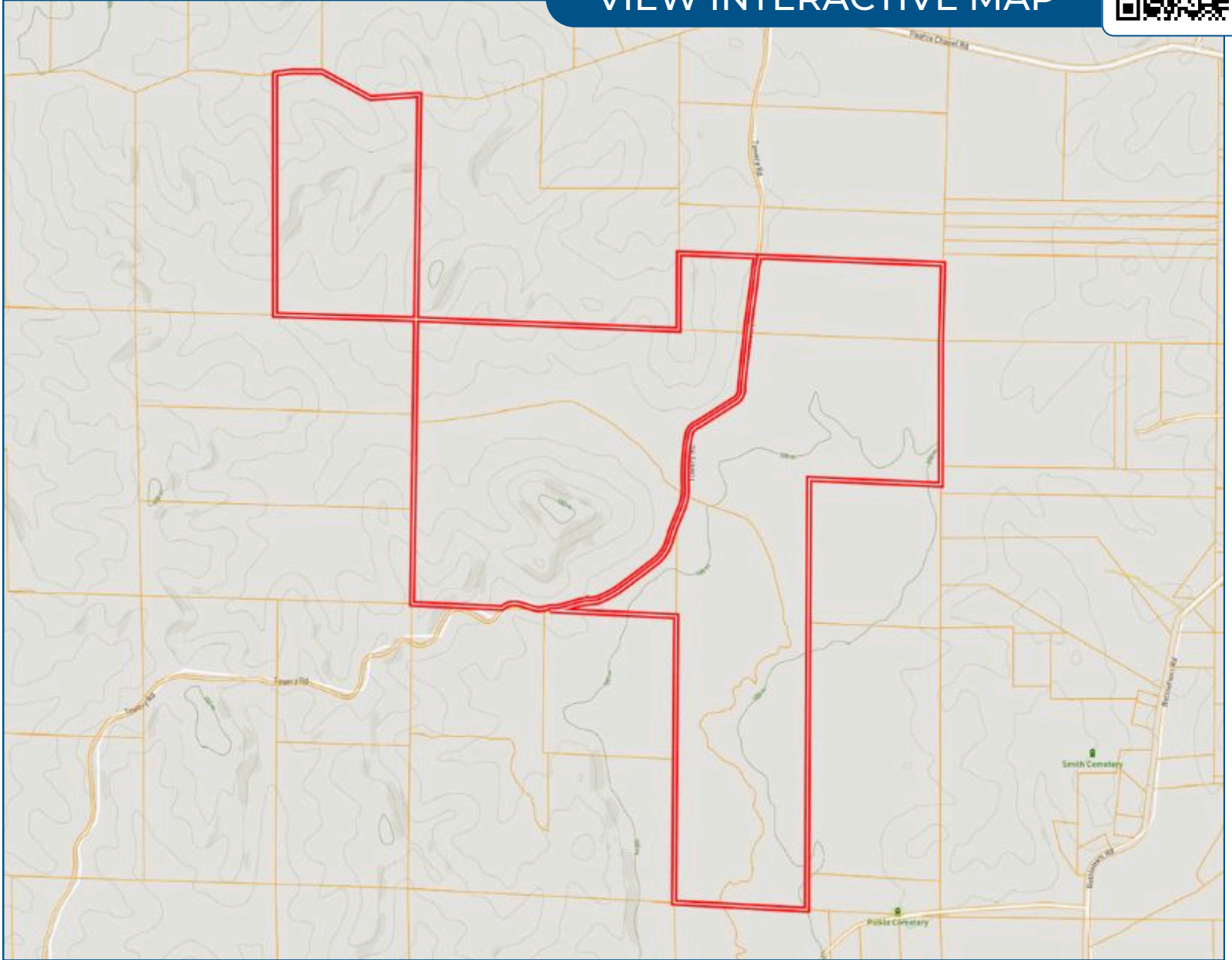


Expect More. Get More.

Ownership Map



VIEW INTERACTIVE MAP



**BRADY
RICHARDSON**

MANAGING BROKER

Office: 662.268.6333

Cell: 662.418.8791

Brady@TomSmithLand.com

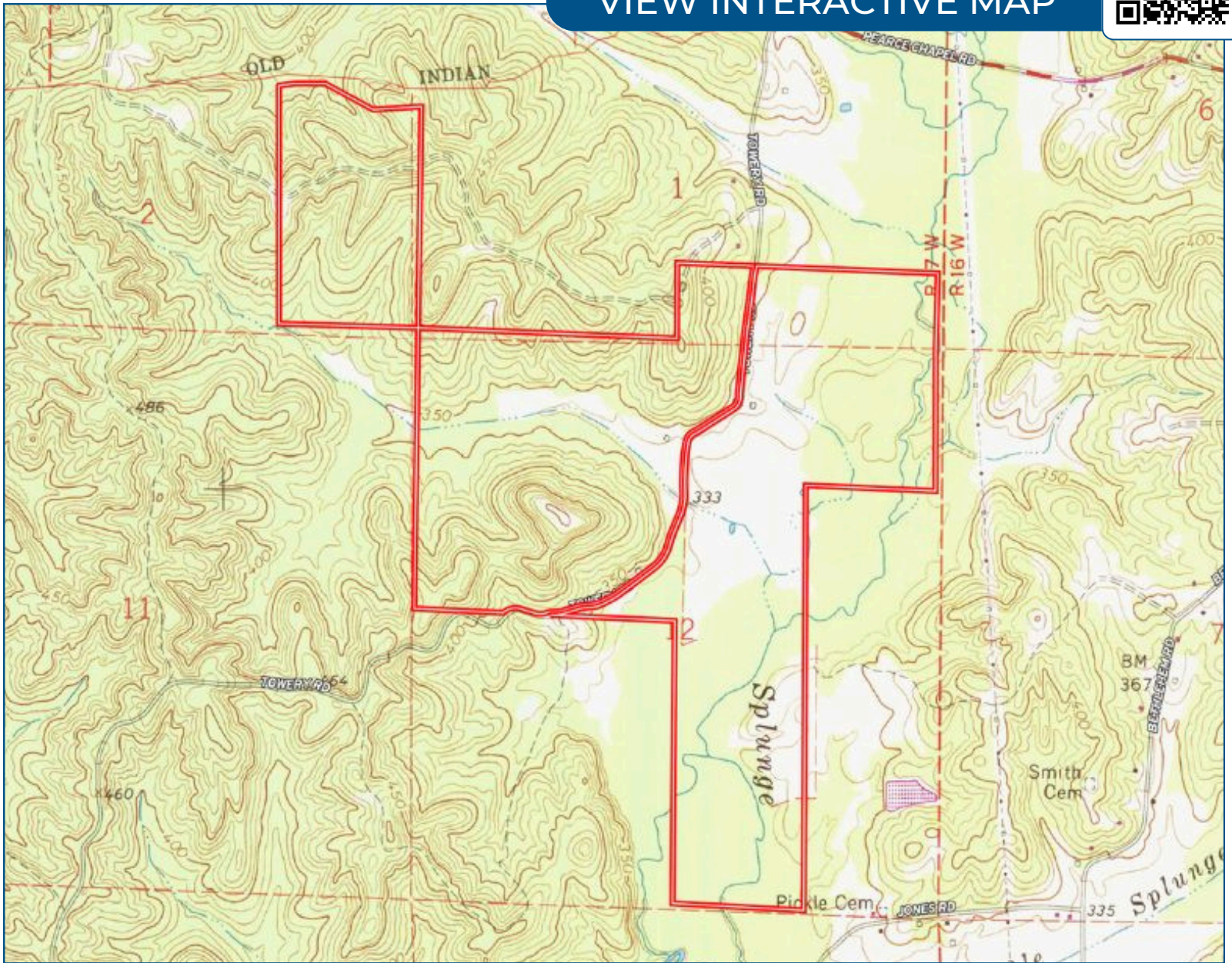


Expect More. Get More.

Topo Map



VIEW INTERACTIVE MAP



**BRADY
RICHARDSON**

MANAGING BROKER

Office: 662.268.6333

Cell: 662.418.8791

Brady@TomSmithLand.com

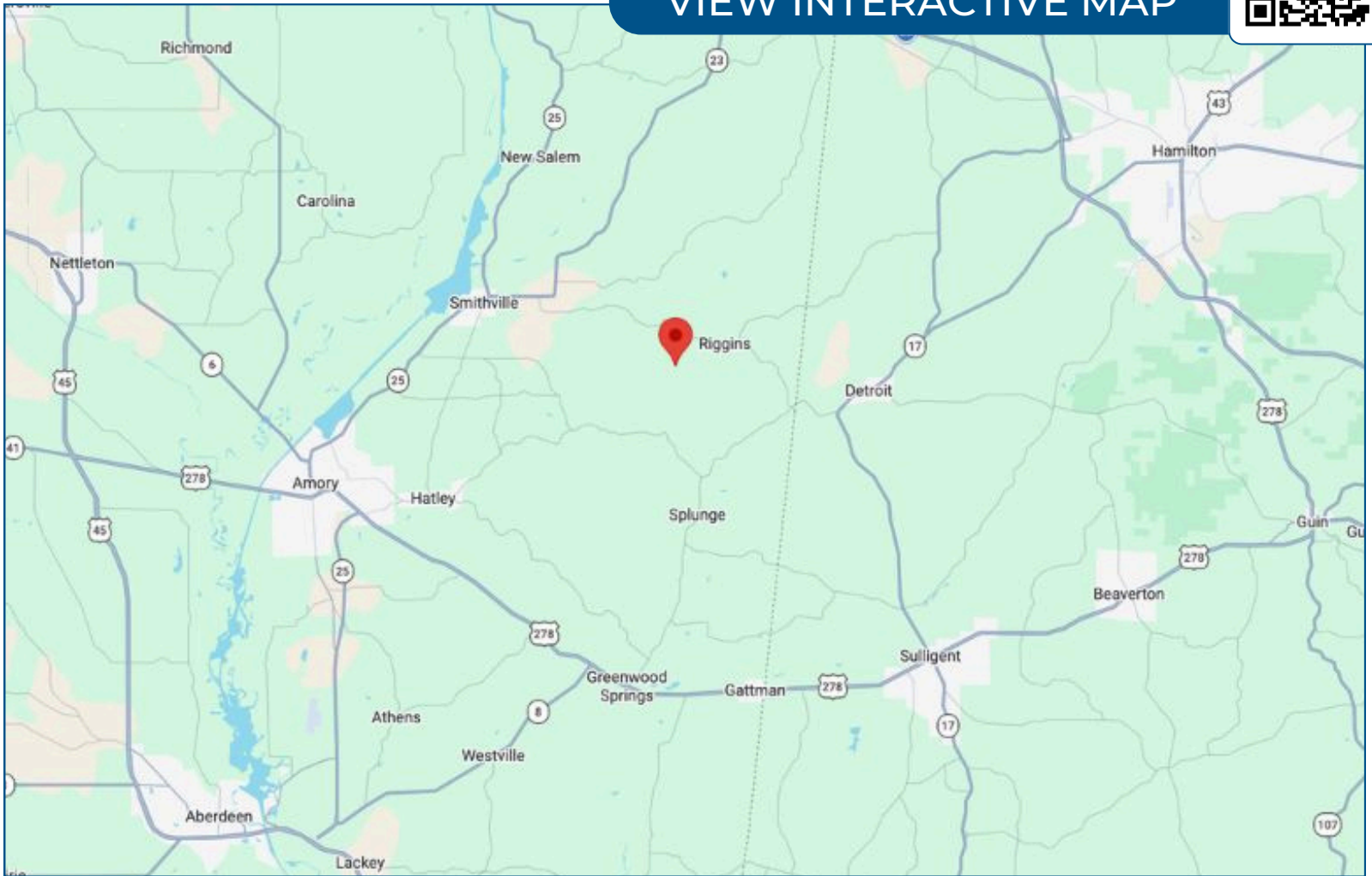


Expect More. Get More.

Directional Map



VIEW INTERACTIVE MAP



Directions from the intersection of HWY 23 and HWY 25: Head East on HWY 23 for 1.7 miles and turn right on Pearce Chapel Rd. Travel for 6 miles and turn right on Chapel Rd. In 1 mile the property will be on both sides of the road.

**BRADY
RICHARDSON**
MANAGING BROKER

Office: 662.268.6333

Cell: 662.418.8791

Brady@TomSmithLand.com



Expect More. Get More.