

TURNKEY SPORTSMAN'S CAMP

6.81± Acres

HICKORY FLAT, BENTON COUNTY, MS



\$150,000



**Tom
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Property Information

Location:

- 6259 Hwy 5 Hickory Flat, MS 38633

Coordinates:

- 34.7029, -89.1734

Property Use:

- Residential
- Recreation
- Hunting

Property Highlights

- 6.81± Acres
- 1,325± sq. ft.
- 2 BR, 1 BA, Kitchen, Living/Dining area
- Central HVAC, Wood Heater
- Large Shed, Tractor, 4-Wheeler
- Less than ½ mile from the Holly Springs National Forest



**TOM
WISEMAN**

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The Cabin/Property

1,325± Sq. Ft.

This turnkey sportsman's camp is situated on 6.81± acres on Hwy 5 in Benton County, MS less than ½ mile from the Holly Springs National Forest. The cabin contains 1,325 sq. ft. featuring 2 bedrooms, 1 bathroom, kitchen and a large open living/dining area. Heating/cooling is provided by a central unit, a wood heater and a window unit air conditioner. Water for the cabin is sourced from a spring-fed creek and pumped into tanks. While it runs through an industrial-strength filter suitable for washing dishes, quick showers, and handwashing, it's not recommended for drinking. There's potential to connect to city water or dig a well if desired, but the current setup has been sufficient for the owner's needs. The furnishings in the cabin and two deer stands will stay with the property.



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The Cabin/Property



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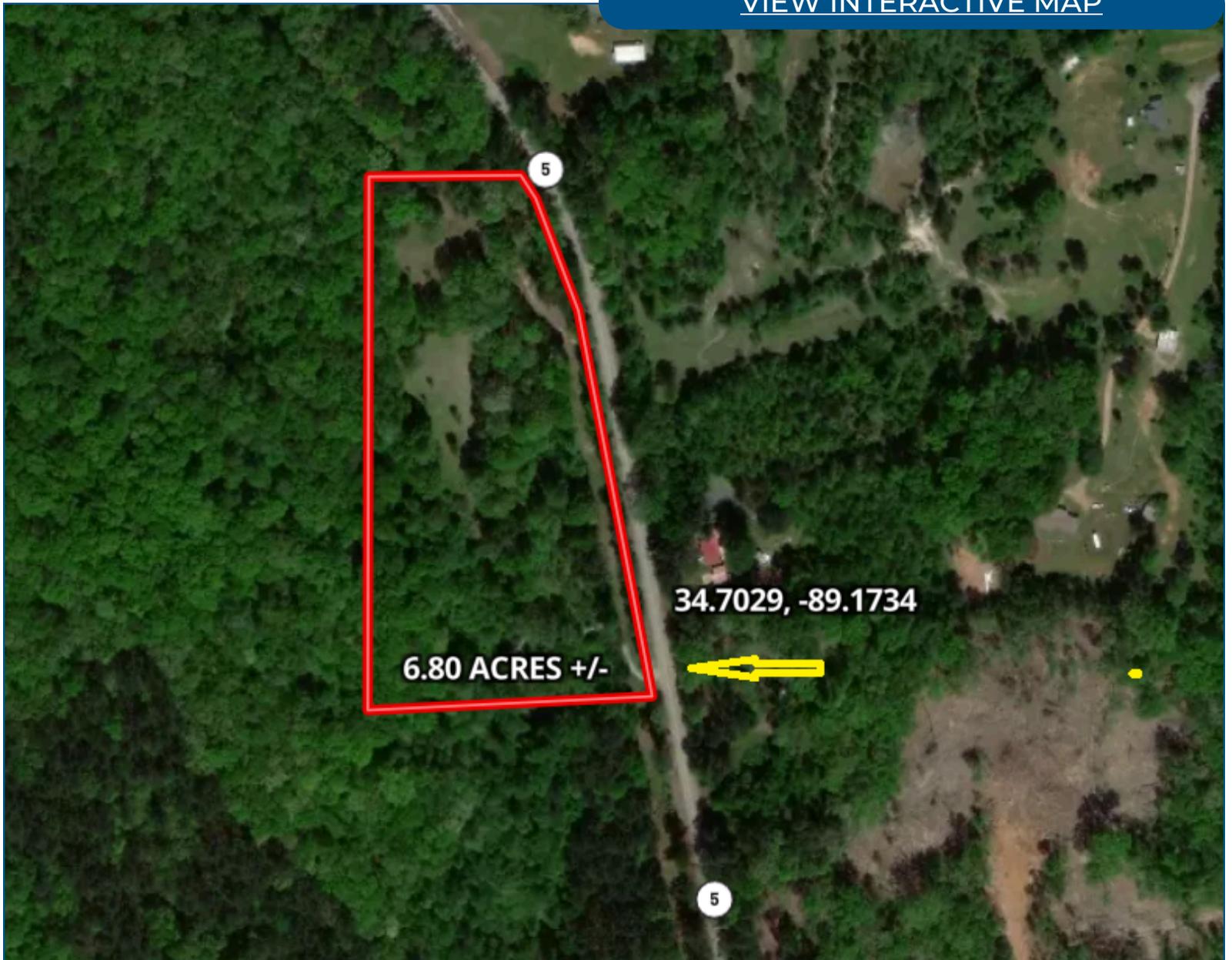
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Aerial Map

[VIEW INTERACTIVE MAP](#)



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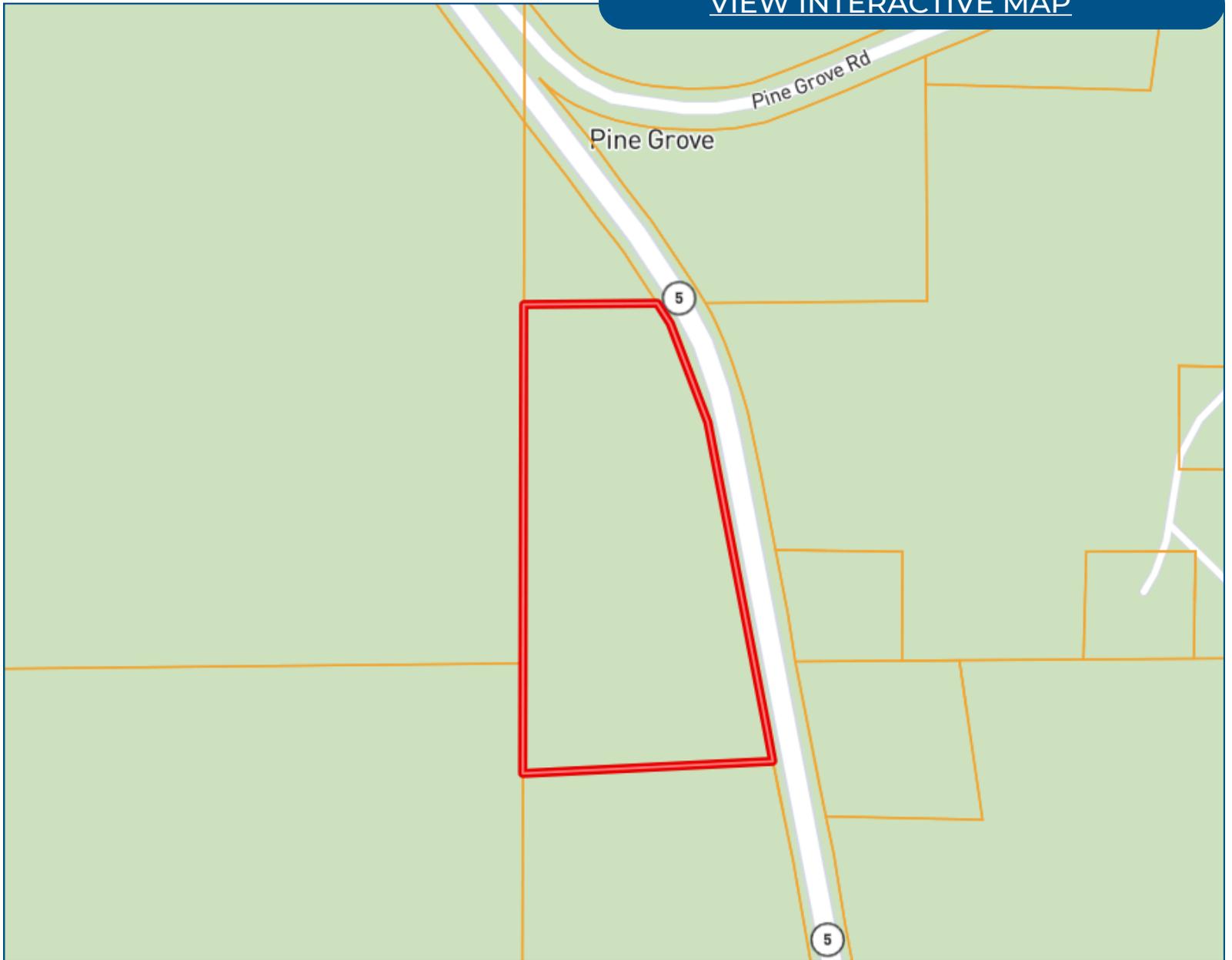
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Ownership Map

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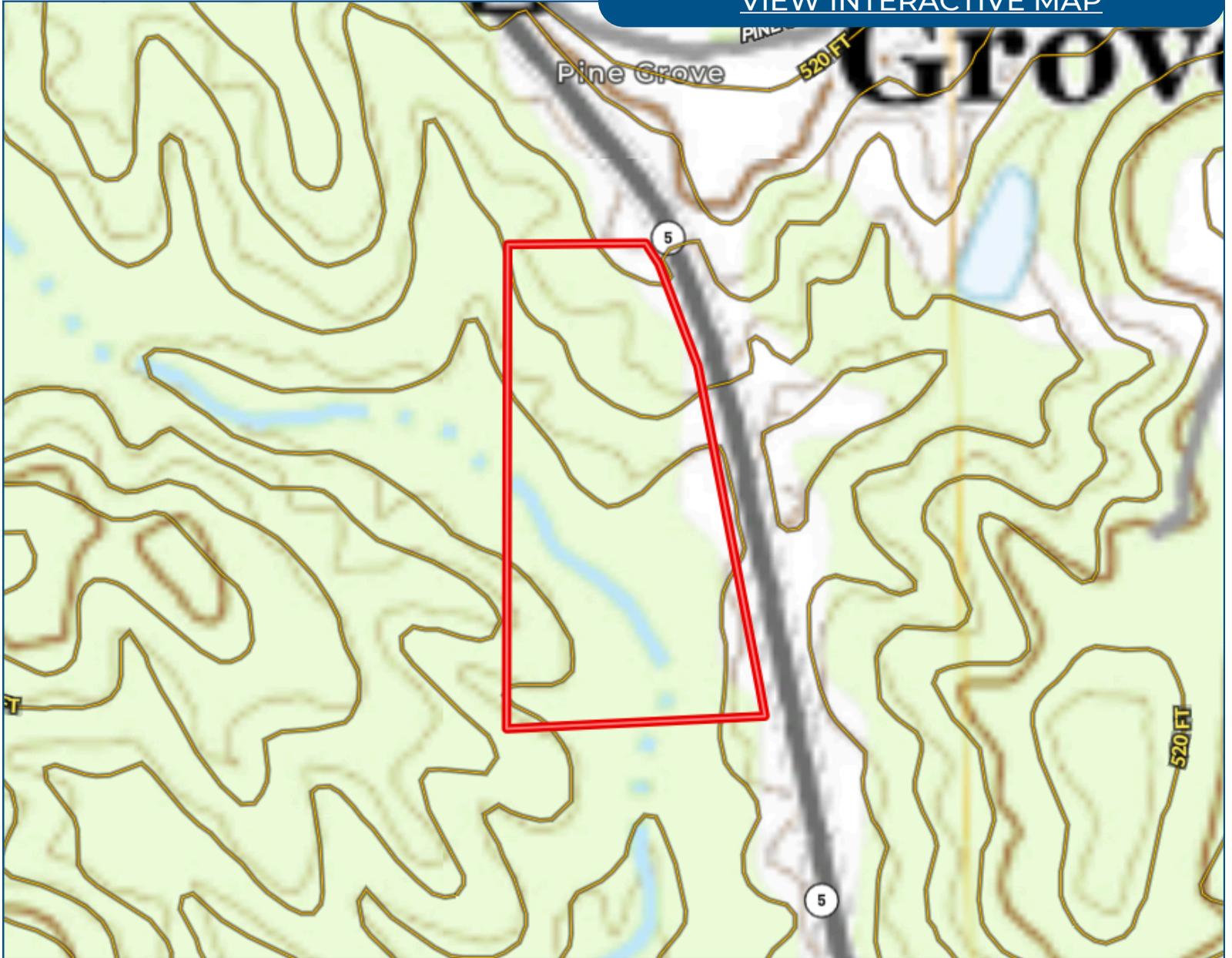
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Topo Map

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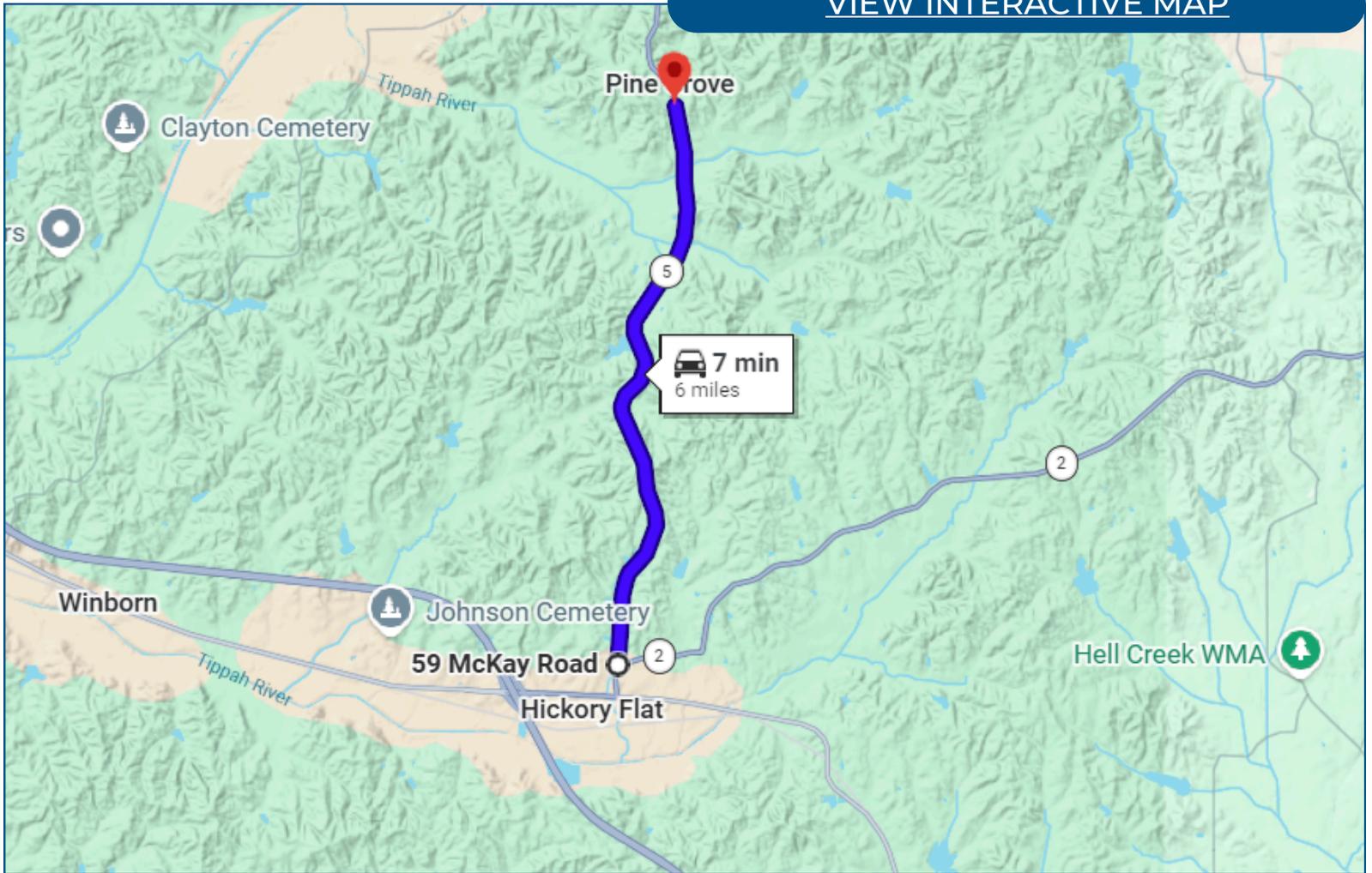
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Directional Map

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From the Intersection of Hwy 5/Hwy 2 in Hickory Flat, MS: Take Hwy 5 north for 6.0 miles and the property will be on the left.

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Listing Agent



TOM WISEMAN
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Tom has lived in New Albany all his life. He graduated from Mississippi State University in 1985 with a BS in Forestry and is a Registered Forester and Certified General Appraiser. He retired from the Right of Way Division of the Mississippi Department of Transportation in 2014 with 29 years as a staff appraiser, review appraiser, and forester.

Tom and his wife, Veronica, are active within The First Baptist Church New Albany. Tom is an avid outdoorsman and is involved with the Trail Life USA Troop MS-356. His outdoor activities also include hunting, fishing, bicycling, and golf. With a passion for the outdoors and being raised on the land, he is the perfect choice to assist you in finding the ideal place for your family's next home or tract of land.

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CALL TOM TODAY!

