

# VERSATILE MULTI-USE TRACTS

## 38± Acres in Madison County, MS



# \$368,125

This offering includes four separate 38± acre tracts in Madison County, each providing a strong combination of timber value, recreational opportunity, and long-term development potential. Each tract features approximately 660± feet of frontage on Whiddon Rd along with access to an established internal road system for convenient entry throughout the acreage. Mature pine timber and two hardwood creek bottoms create both investment appeal and excellent wildlife habitat. The land includes established food plots and supports quality deer and turkey hunting. Located near the Natchez Trace and the Ross Barnett Reservoir, the area provides convenient access to recreation and amenities. With manageable tract sizes, generous road frontage, and flexible layout options, these parcels are well suited for residential or recreational use in a rapidly growing market. This is a rare chance to secure versatile, multi-use acreage in Madison County, MS.



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Information is believed to be accurate but not guaranteed.





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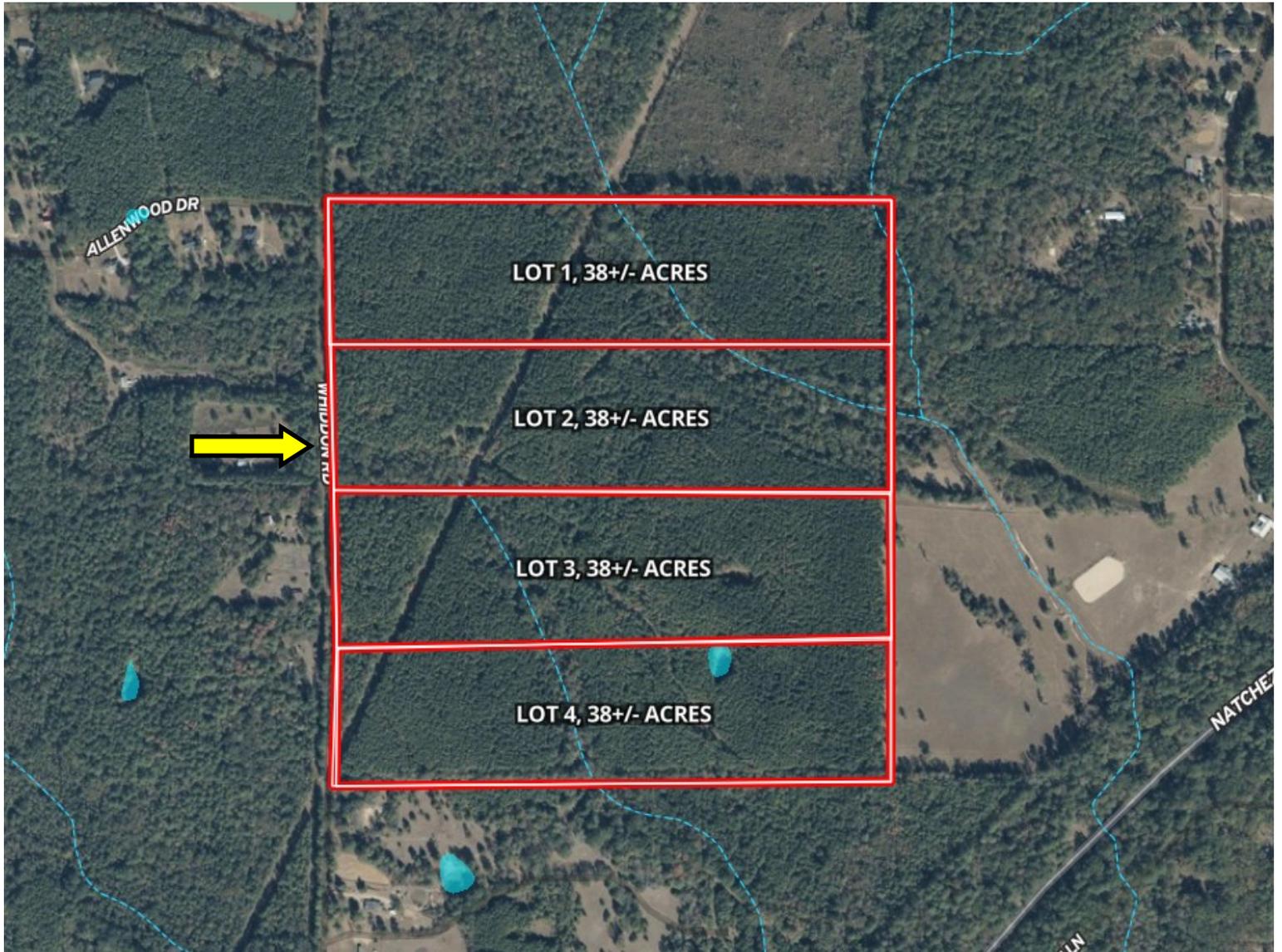
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# AERIAL MAP



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

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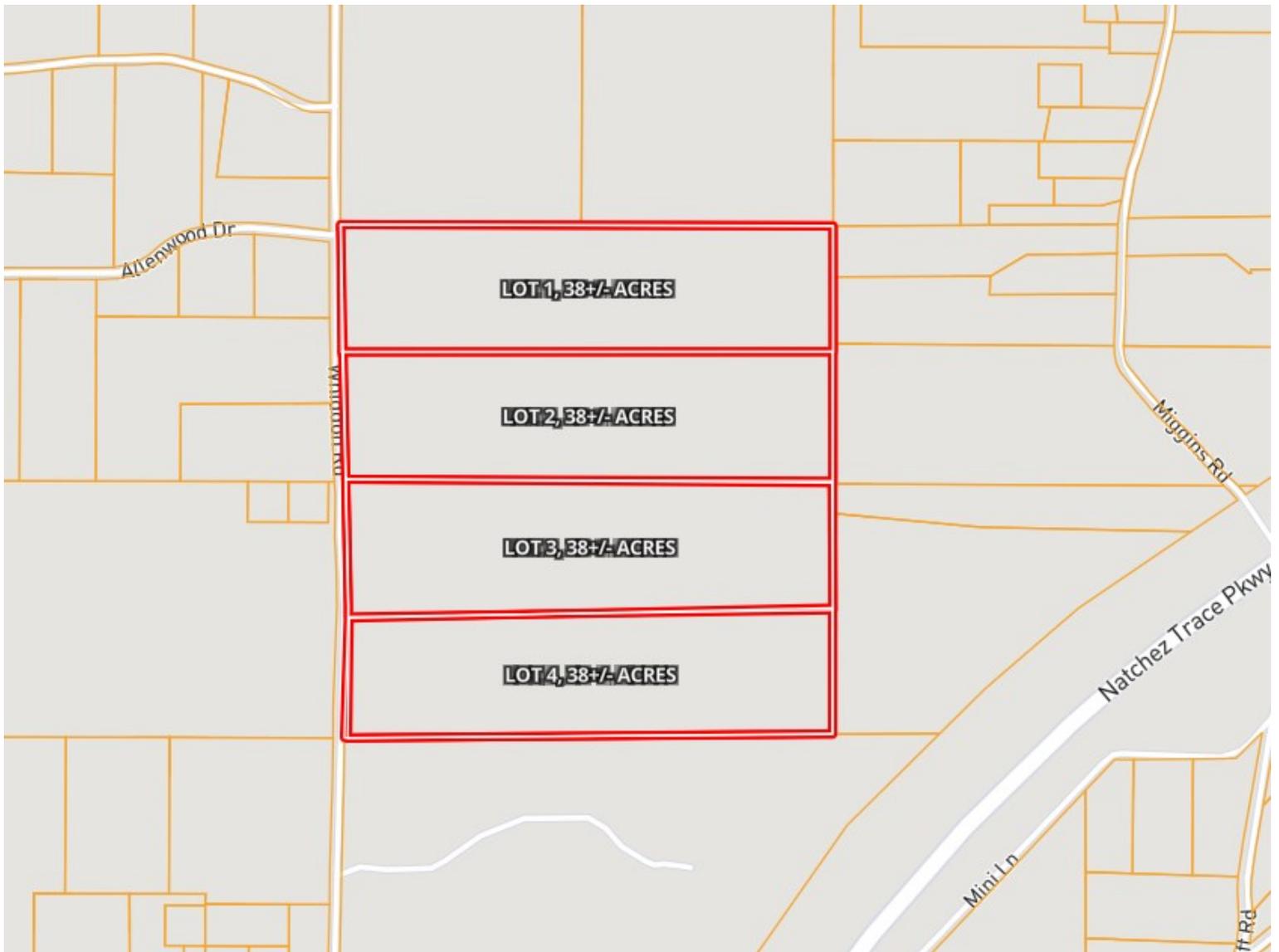
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# OWNERSHIP MAP



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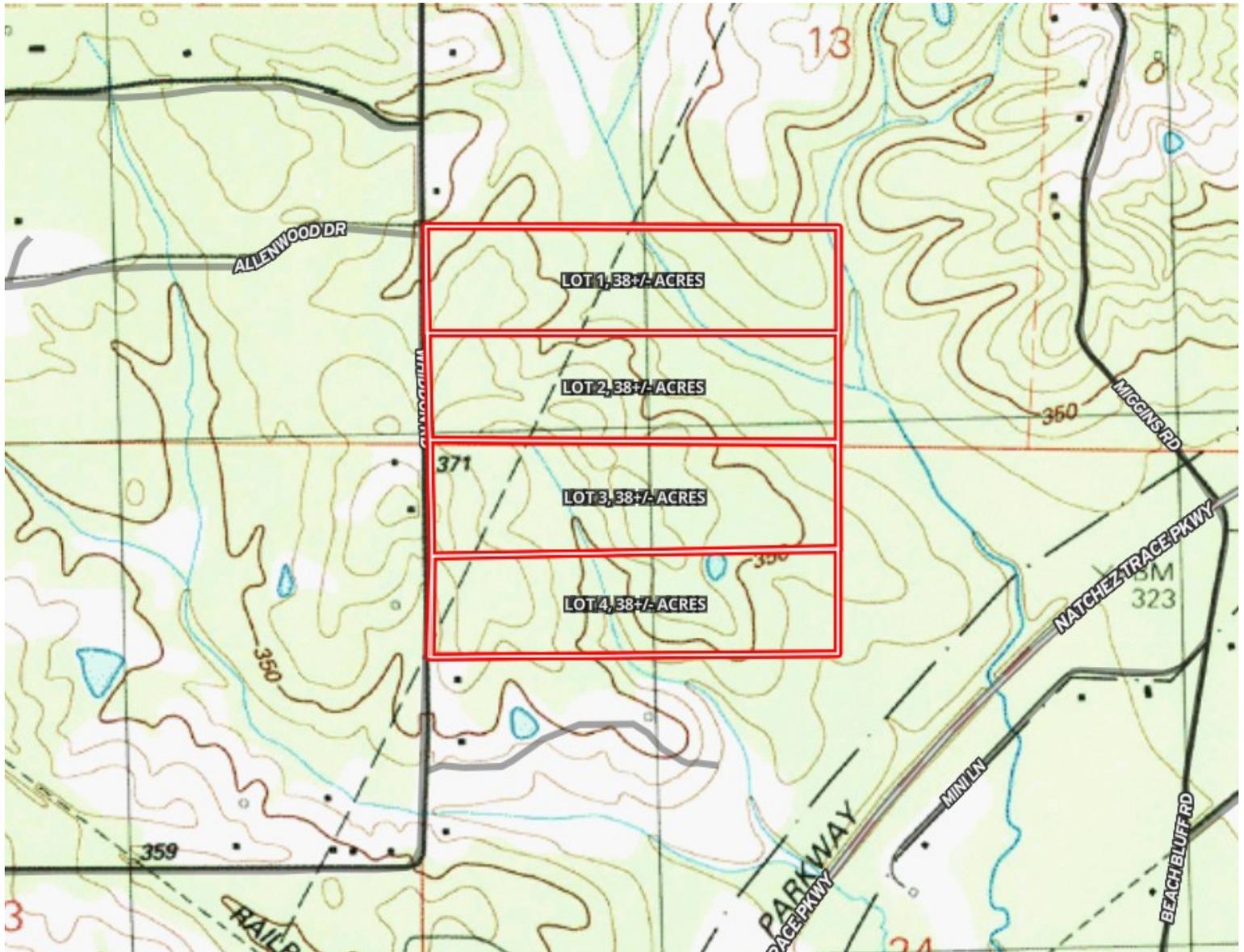
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# TOPO MAP



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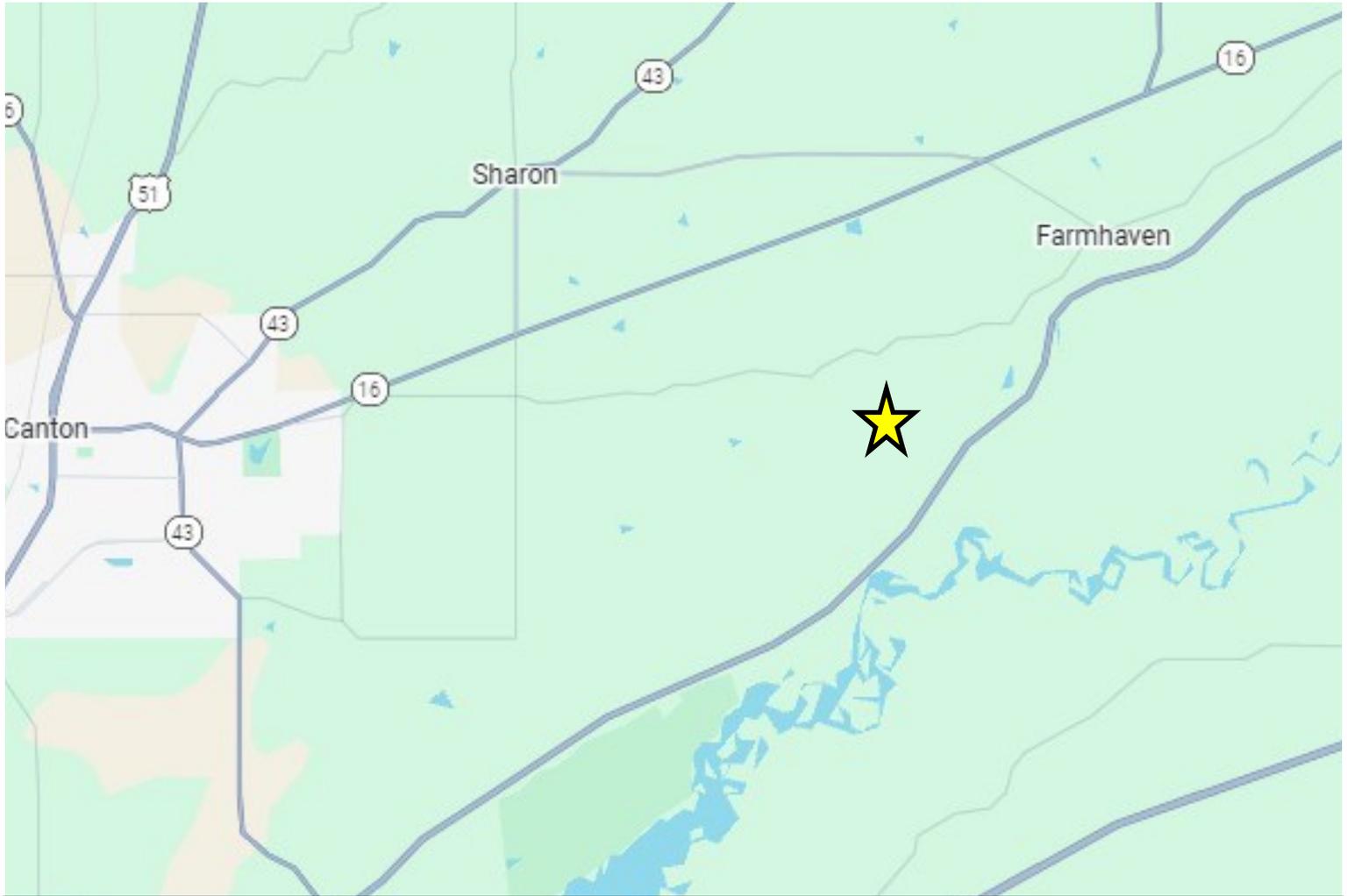
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# DIRECTIONAL MAP



Directions from MS-16/MS-43 intersection in Canton: Head east on MS-16 for 10.3 miles, turn right onto Miggins Rd for 2.0 miles, then right onto Robinson for .5 miles then left onto Whiddon Rd. After 1 mile the property will be on your left.

[GOOGLE MAP LINK](#)

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