205± Acre Recreational Tract

Madison County, MS

Camden, MS 39045



$875,000





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Cell: 601.454.9397
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LandReport 2011-2026 America's Best Brokerages

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Property Information

Location:

- Camden, MS 39045
- 35 Minutes from Canton, MS

Coordinates:

- 32.81615, -89.85480

Property Use:

- Recreational
- Hunting
- Timber

Property Highlights

- 205± Acres
- 29± Acres of Rolling Pasture
- 11± Acre Potential Lake Site
- 110± Acres of Pine Pole Timber
- 50± Acres of Mature Hardwoods
- Hobuck Creek Runs Through the Hardwood Bottoms
- 7 Established Food Plots & Shooting Houses
- 4 Boss Buck Feeders
- Brand-New Redneck Condo
- 2 Shadow Hunter Blinds
- 3 Hunter Condos
- Internal Road System
- Honda Foreman Four-Wheeler
- 2023 34 Ft Cherokee Limited Camper
  - Sleeps Up to 6
  - Full Kitchen with Appliances
  - Outdoor Kitchen with a Bar
  - 12x16 Deck
- Guest Cabin That Sleeps 2
- 60x40 Steel Truss Barn
- Covered & Lighted Game-Cleaning Shed
- 16x16 Custom Fire Pit Area
- 5 Ft Clipper, Disc, & Box Blade
- Club Car Golf Cart
- Mahinda Tractor
- OWNER AGENT

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The Property

205± Acres

Welcome to an exceptional 205± acre recreational and timber property in Madison County, Mississippi, conveniently located just 35 minutes from Canton. This diverse and scenic tract offers an impressive combination of approximately 29± acres of rolling pasture, including an approximately 11± acre potential lake site, approximately 110± acres of pine pole timber, and approximately 50± acres of mature hardwoods. Hobuck Creek winds through the hardwood bottoms, adding natural beauty and creating excellent wildlife habitat. The property is thoughtfully enhanced for hunting and recreation, featuring seven established food plots, seven shooting houses, four Boss Buck feeders, a brand-new Redneck Condo, two Shadow Hunter blinds, and three Hunter Condos. An extensive internal road system with directional signage provides convenient access throughout the property. Comfortable, turnkey lodging is also in place, including a 2023 34-foot Cherokee Limited camper that sleeps up to six and features a full kitchen with appliances, DirecTV, and an outdoor kitchen with bar. A 12-by-16-foot deck expands the outdoor living space, while a separate guest cabin provides additional sleeping accommodations for two along with shower facilities. Other improvements include a substantial 60-by-40-foot steel truss barn with water at each corner, a covered and lighted game-cleaning shed, and a custom 16-by-16-foot fire pit area, creating the perfect setting for relaxing and entertaining after a day outdoors. Equipment conveys with the sale, including a 40-horsepower Mahindra tractor, 5-foot Clipper, 5-foot disc, 5-foot box blade, Club Car golf cart, and Honda Foreman four-wheeler. With merchantable timber, mature hardwood bottoms, rolling pasture, a potential lake site, extensive wildlife improvements, multiple hunting structures, comfortable lodging, a guest cabin, game-cleaning facilities, equipment, and excellent access, this Madison County property is truly turnkey and ready to enjoy from day one.

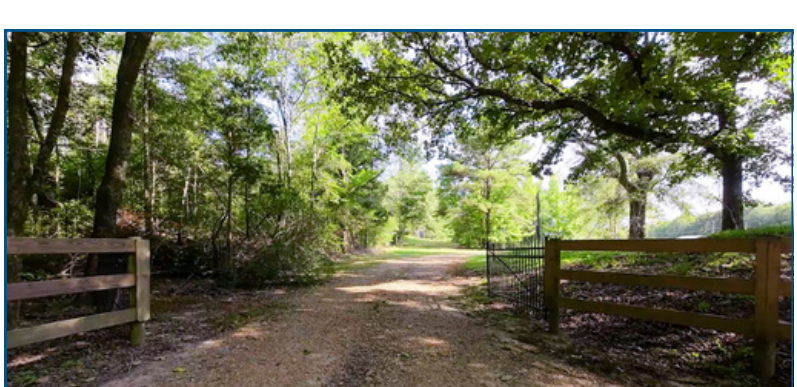
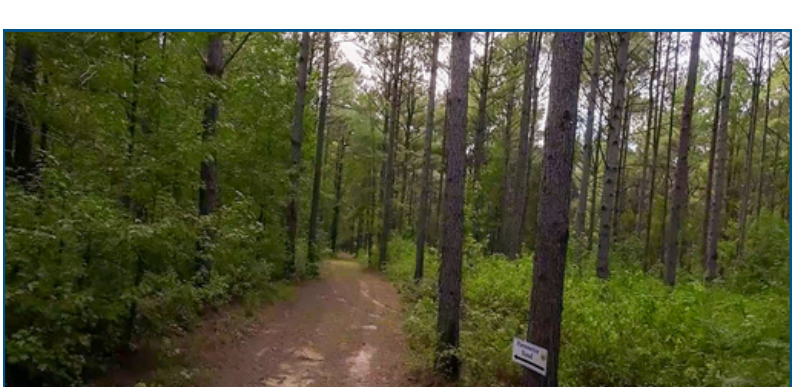
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The Property

CLICK HERE FOR PROPERTY VIDEO



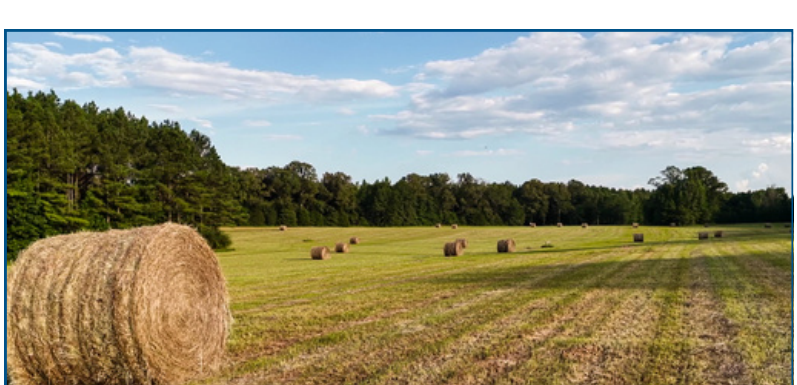


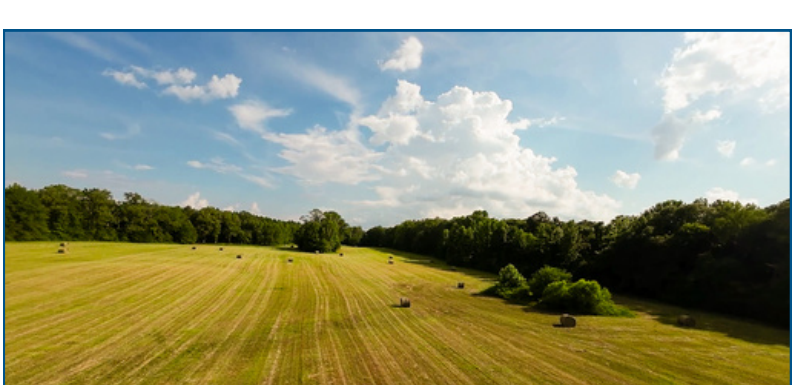
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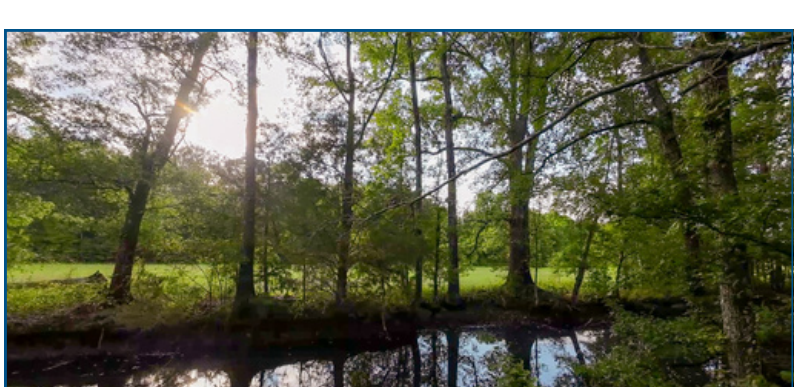
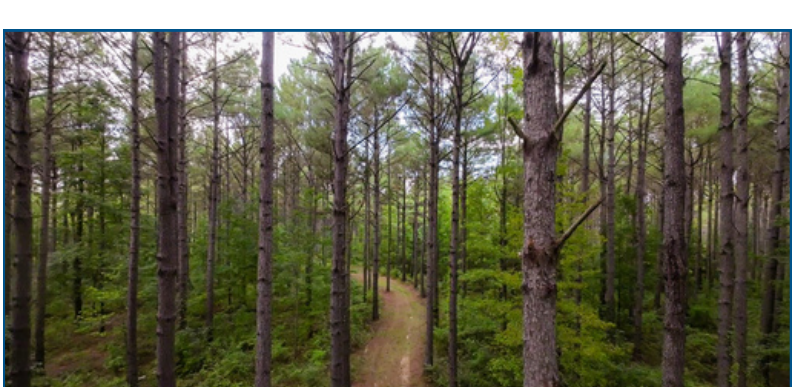


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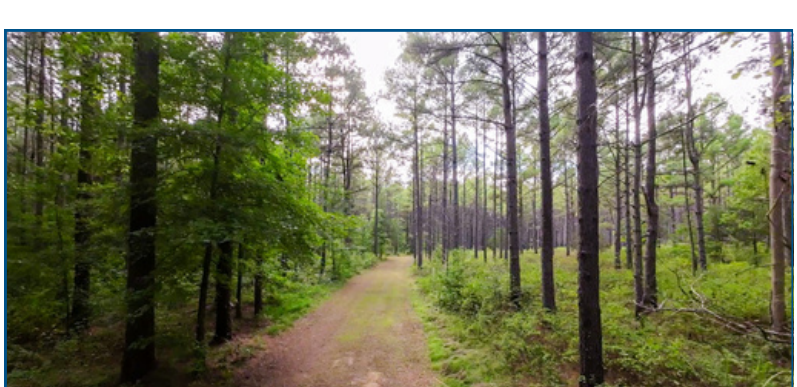
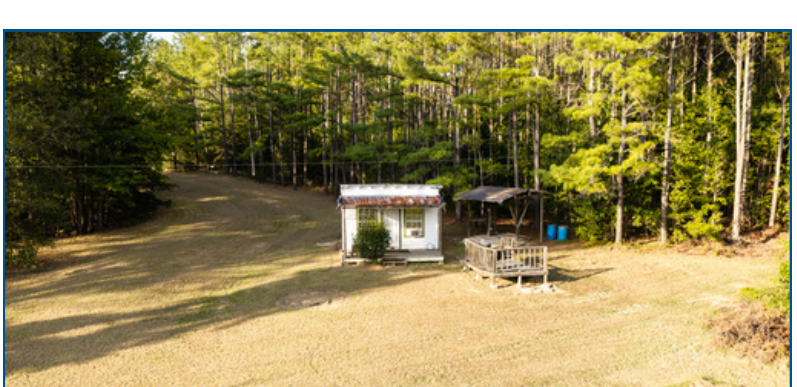
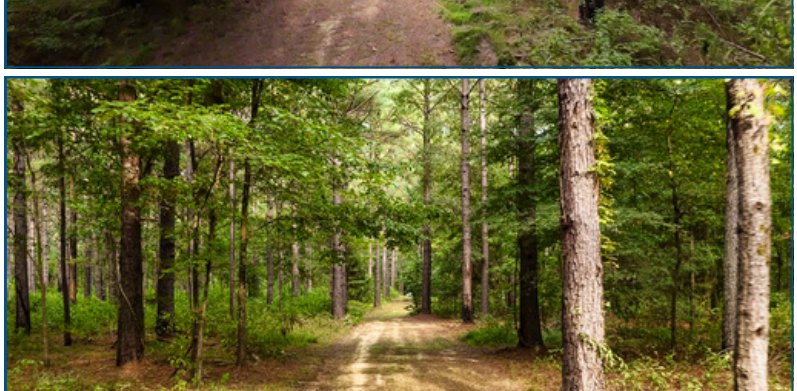


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The Camper









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The Camper





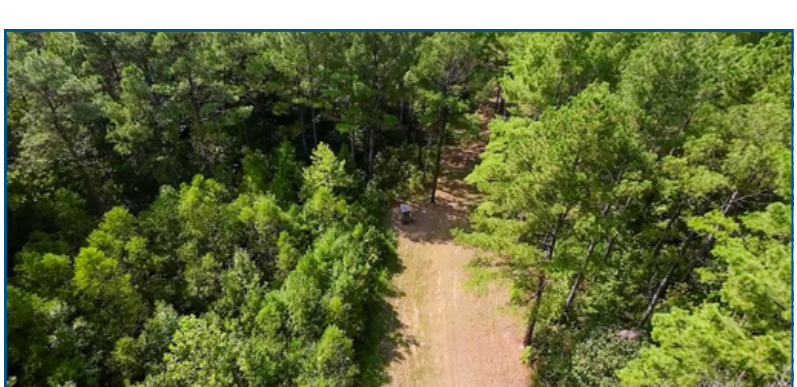
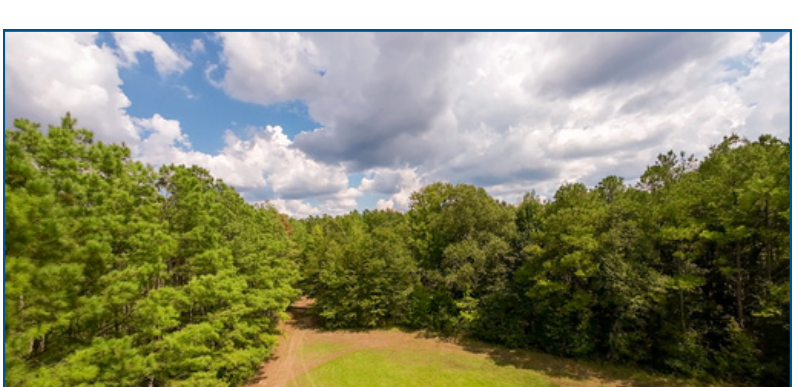



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Aerial Photos





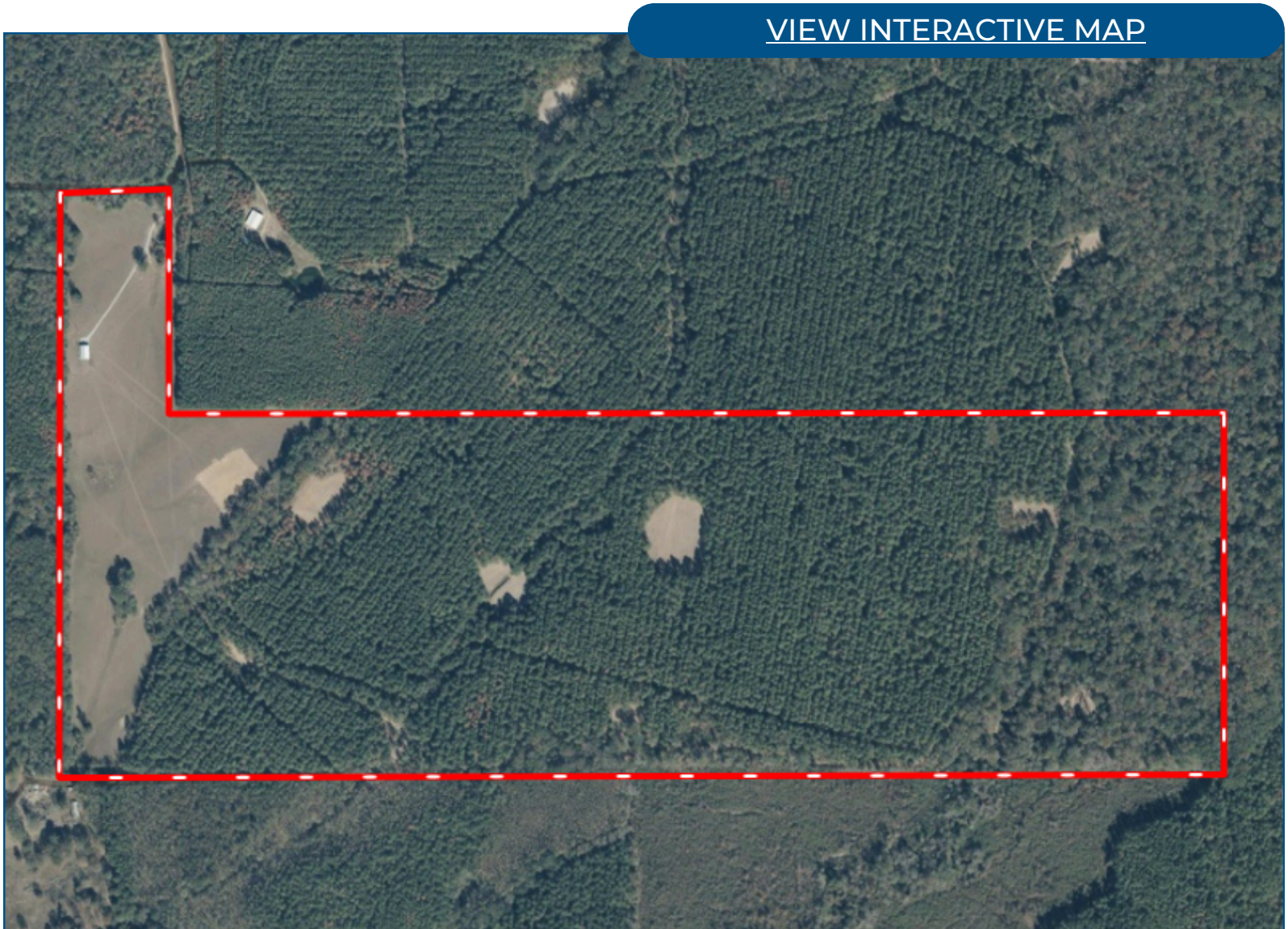
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Aerial Map

VIEW INTERACTIVE MAP



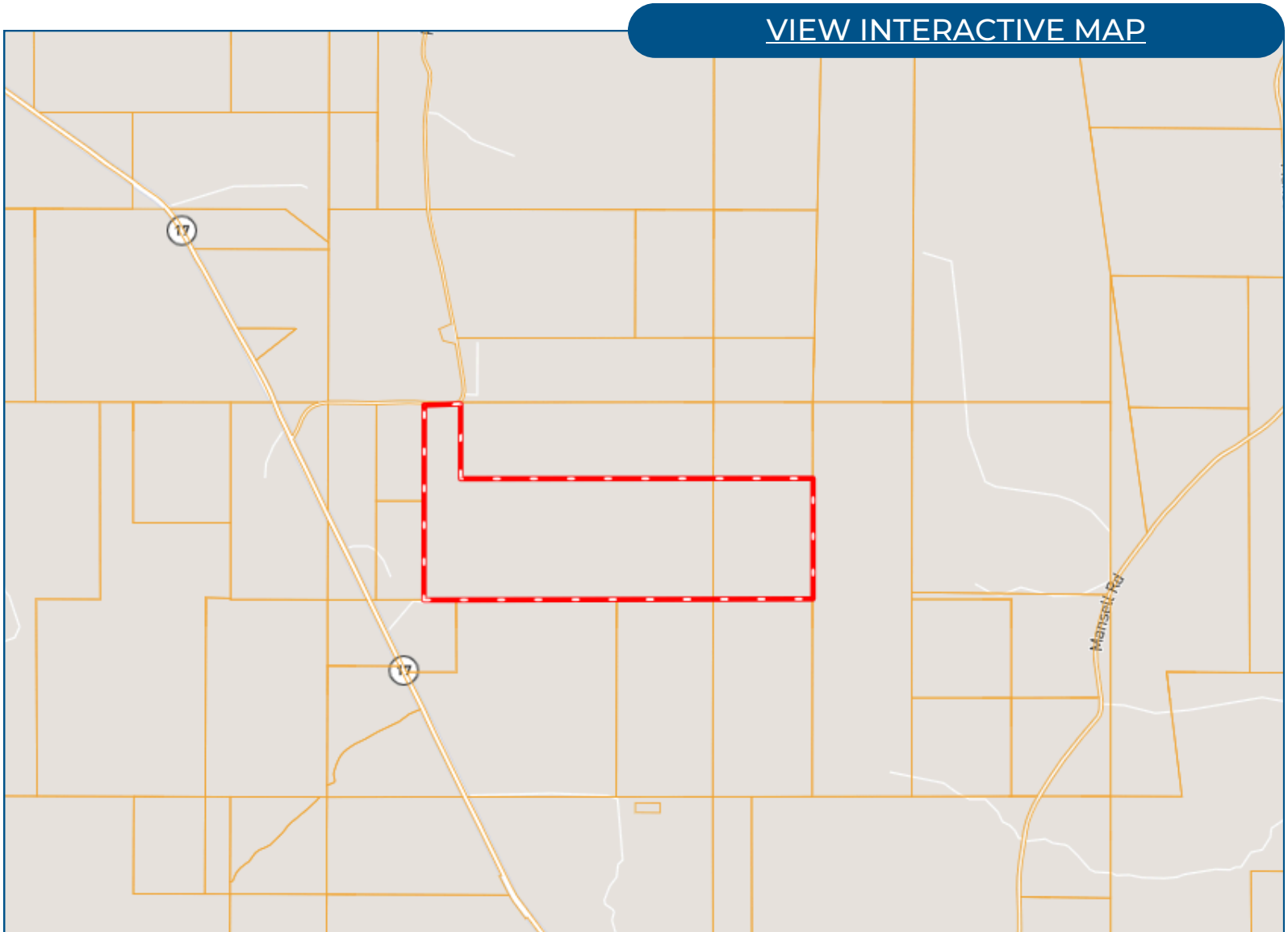
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Ownership Map

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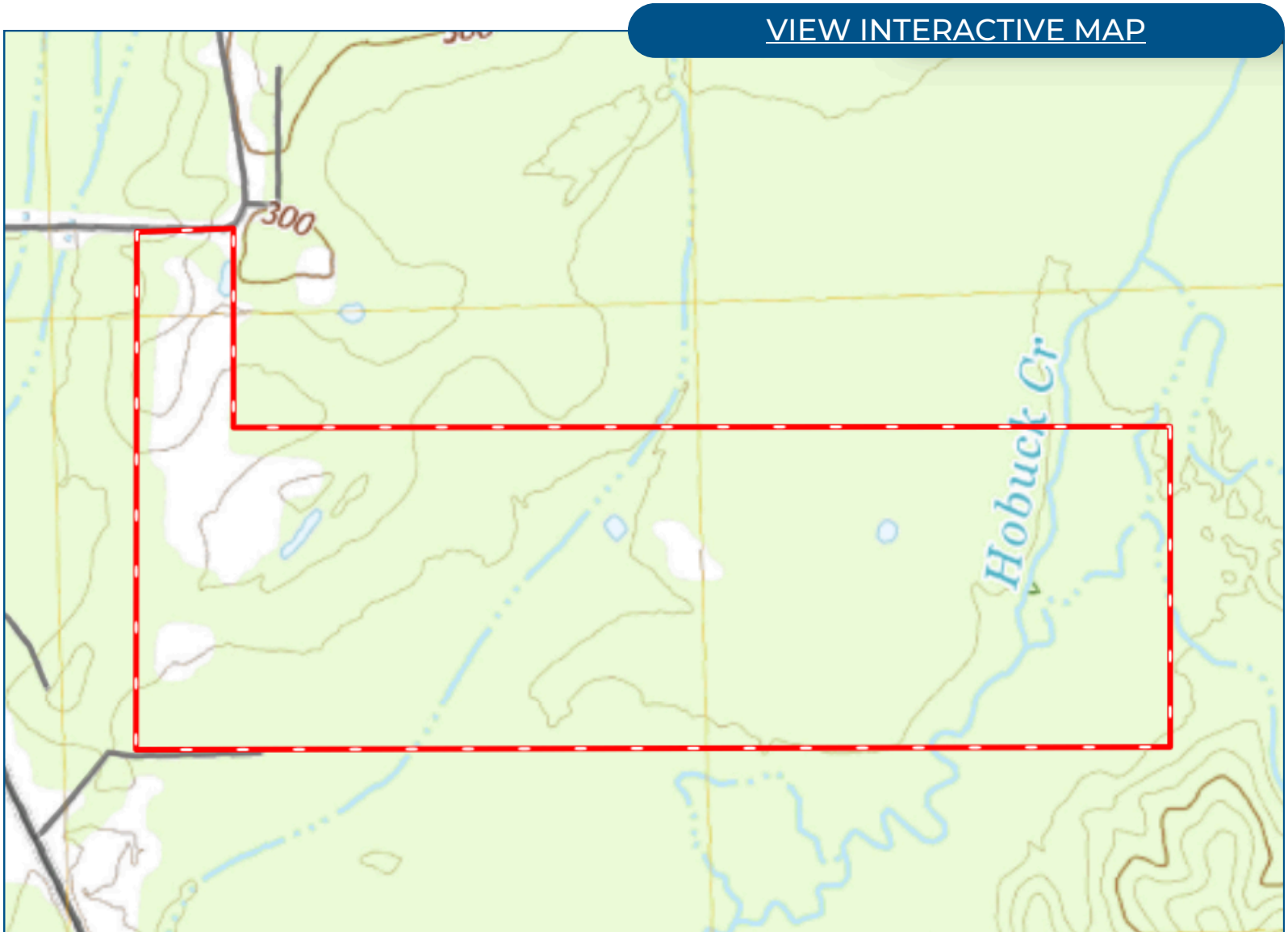
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Topo Map

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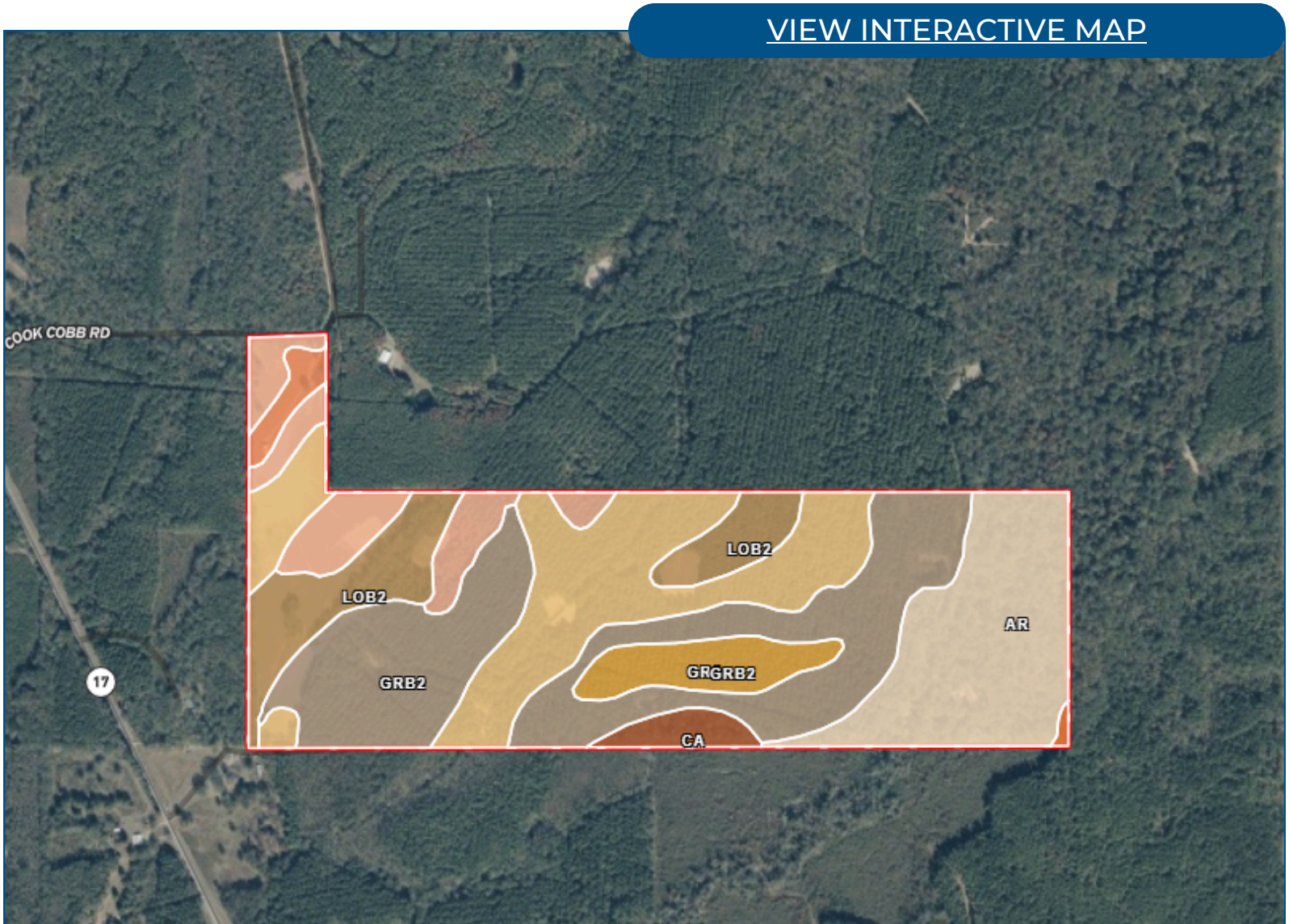
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Soil Map

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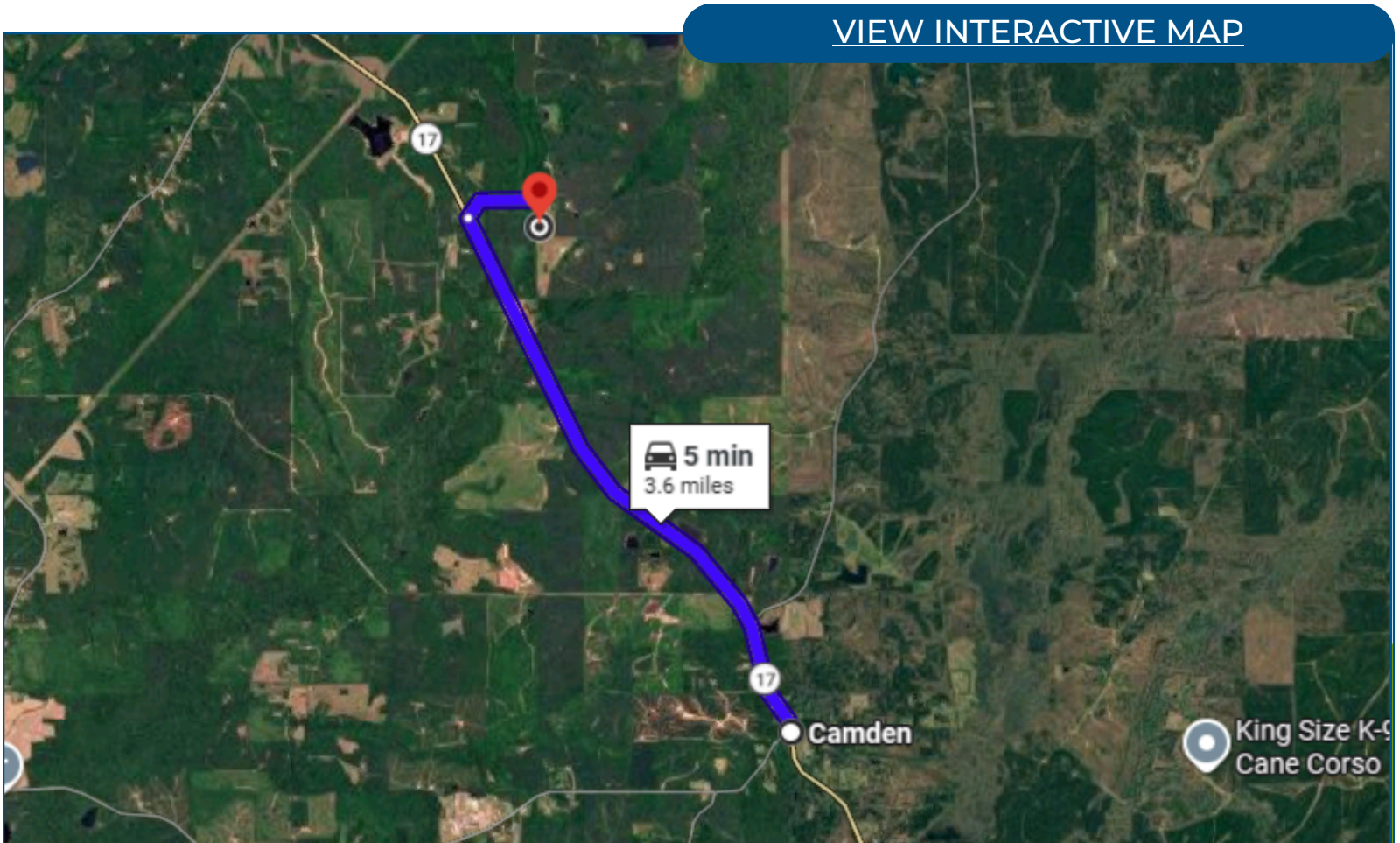
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Directional Map

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Directions from Camden, MS:

Head north on MS-17 N for 3.2 miles. Turn right onto Cook Cobb Rd for 0.4 miles. The destination is on the right through the gated entrance.

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