



## MLS Client View

**LAND** MLS #: [302882](#)

**1 OLD FOREST RD**

**FOREST**

**MS 39074**

**Subdivision:**

**Type:** Hunting

**Elem Sch:** Scott Central

**High Sch:** Scott Central

**Status:** **Active**

**LP:** **\$266,200**

**County:** Scott

**Zoning:**

**Current Use:**

**Possible Use:**

**List Type:** Exclusive Right to Sell

**Middle Sch:** Scott Central Middle

**Other Sch:**

**Legal Description:**

**Directions:** From the intersection of I-20 and Highway 481 in Morton take highway 481 south 3.2 miles to the Morton Marathon Road. Take a left and travel east on the Morton Marathon Road for

### General Property Information:

**Acres:** 121.00 **Price/Acre:** 2,200.00

**Lot Dim:**

**Lot SqFt:**

**Lot Desc:** Hunting/Fishing, Rolling, V

**Acres Tillable:**

**Acres Wooded:**

**Acres Pasture:**

**Number Lots:**

**Flood Ins:** Unknown

**Legally Subdiv:** Yes

**Divisible:** No

**Easements:**

**Location:** Rural

**Mineral Rights:**

**Irrigated:**

**Maint Fee:**

### Features

**PRICE INCLUDES** Land

**DOCUMENTS** Aerial Survey, Land Survey, Legal Description

**WATERFRONT** Frontage, Lake

**ROAD FRONTAGE** County Road, Paved

**IMPROVEMENTS** None

**FENCE** Partial

**BUILDINGS** None

**FARM DESCRIPTION** Tree/Timber

**UTILITIES** Electric Available,

**Telephone Available**

**WATER** Public Water

**SEWER** None

**RESTRICTIONS** None

**COMMUNITY AMENITIES** None

### Farm Home Information

**Total Rooms:**

**Stories:**

**Sq Ft (living area):** /

**Beds:** **Baths:** /

**Year Built:**

**Fireplaces:**

**Garage Cap:**

### Taxes & Financing

**Leasehold Fee:**

**Lse Fee Incr:**

**Home Owners Assoc:**

**HOA Fee / Due:** /

**Parcel ID:** 1027 2500000 01300

**Tax Amt:**

**Tax Year:**

**Exclusion:** No

**Sold Price:**

**HOA Fee Includes:**

### Comments

This wonderful property is located in the Homewood area, a rural area of Scott County that is known for great hunting and easy country living. With frontage on a paved county road, water and electric are already available. A good road and trail system make the property easy to view and navigate and see the beauty of the property. The property boast two healthy stands of plantation pine with both approaching time to thin, one for a second time. Buy this property and hunt or live on a property that will though out cash from timber production for some time. A small lake is located on the property and is situated in such a way to yield several lovely home sites or cabin sites. Below the lake is a hardwood bottom that attracts deer, turkey and other small game for hunting or viewing. Hurry up and call because it won't last long!



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