



## MLS Client View

**LAND**MLS #: [302947](#)**01 CR 563****MORTON****MS 39117****Subdivision:****Type:** Hunting**Elem Sch:** Raleigh**High Sch:** RaleighStatus: **Active**LP: **\$186,500****County:** Smith**Zoning:****Current Use:****Possible Use:****List Type:** Exclusive Right to Sell**Middle Sch:** Raleigh**Other Sch:****Legal Description:****Directions:** From the intersection of I-20 and Highway 481 in Morton travel south on Highway 481 for 11.0 miles to CR 563. Turn right on CR 563 and Travel West for .8 miles. Property is on

### General Property Information:

**Acres:** 113.00 **Price/Acre:** 1,650.00**Lot Dim:****Lot SqFt:****Lot Desc:** Hunting/Fishing, Rolling, V**Acres Tillable:****Acres Wooded:** 113.00**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, Brochure, Legal Description**WATERFRONT **Stream**ROAD FRONTAGE **County Road, Paved**IMPROVEMENTS **None**FENCE **None**BUILDINGS **None**FARM DESCRIPTION **Tree/Timber**UTILITIES **Electric Available,****Telephone Available**WATER **Public Water**SEWER **None**UTILITY/ELECTRIC **Southern Pine**UTILITY/TELEPHONE **AT&T**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:** 084 -19-000-002**Tax Amt:****Tax Year:****Exclusion:** No**Sold Price:****HOA Fee Includes:**

### Comments

Located just 32 miles from Brandon and 12 miles from Morton, this remote sanctuary is a hunters dream. This property is situated immediately between the Bienville National Forest and large agricultural fields. The property has great deer hunting with other small game in abundance. There is no need to stop at your property line if you want to hunt more property, just keep going onto the thousands of acres of national forest land. The national forest boast many other recreational opportunities within just a few miles of the property. The property has a very good young stand of hardwood timber and is a great timber investment. A small creek flows through creating a unique bottom land site for camping, hunting or just gazing. A great road system are in place to trail ride and food plot opening are in place. A great home site or cabin site has already been cleared. This property was family held for several generations for a good reason so don't wait, it may soon be gone again for several more!



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