

410± Acres in Leake County, MS

\$625,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

Office 769-888-2522

Property Profile

The Leake 410

Location:

- Leake County, MS
- Accessed by Deeded Easement
- 11± Miles Northwest of Carthage
- 48± Miles Northeast of Madison
- 20± Miles South of Kosciusko

Coordinates:

- 32.823553, -89.622322

Property Information:

- 410± Total Acres
- Approximately 150 Acres of Pine Timber
- 75± Acres of Pine-Hardwood Mix
- 180± Acres of Improved Cutover
- 10+ Food Plots
- Extensive Trail System

Property Use:

- Timber Investment
- Hunting

Tax Information:

- Parcel 48070019: \$65 for 2022
- Parcel 49180004: \$260 for 2022
- Parcel 37120005: \$383 for 2022
- Parcel 42130001: \$593 for 2022



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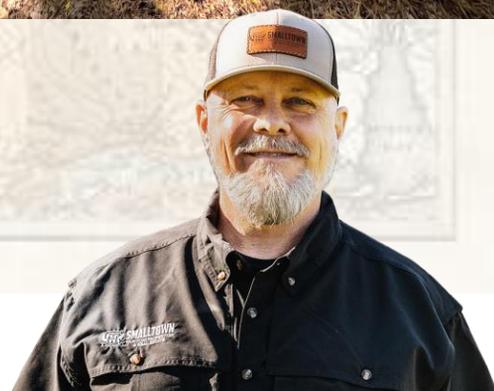
Simply put, this is a cool place! Whether you are looking for a moderate acreage recreational playground, or a short term/long term timber investment, the Leake 410 is worth a look! Located in western Leake County approximately 9 miles northwest of Carthage, MS, this 410± acre tract is tucked away off the beaten path. Accessed by a deeded easement, this property caters to someone looking for a secluded hunting property or timber investment.



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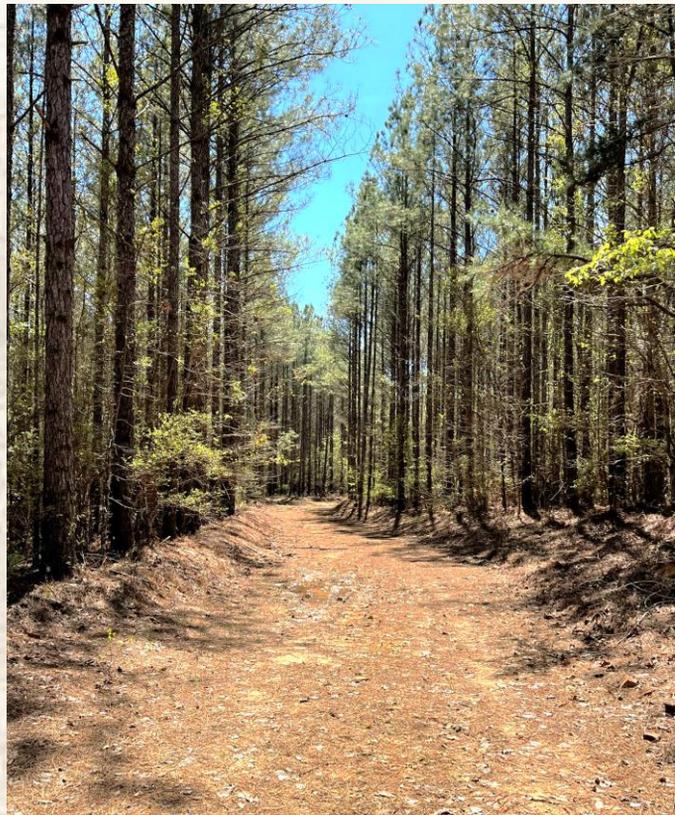


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Upon entry at the property gate, the primary trail navigates through the 150± acres of pine timber and its rolling terrain. The timber is growing well, has some height, and is ready for its first thinning. Once you exit the pines, you will find a former cutover that has been reworked to create an extensive trail system and 10+ food plots. This portion of the land covers approximately 180 acres and offers slightly rolling terrain and Shauv Koli Creek bottomland. The regrowth is at the age that it provides great habitat and is still young enough for a new owner to manipulate it to their liking. With the amount of food plots and trails, you have a spot to hunt, no matter the wind direction. In addition to deer, the property houses plenty of turkey, rabbit, and other small game.



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An additional feature is the 75± acres of Pine-Hardwood Mix. You will see various age and species classes, but overall, it is a solid looking stand. This is a great asset from the recreational aspect or for someone wanting a quick return on part of their investment.



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This is a property that has a lot to offer. Whether you are looking for a place to park money for an investment, or a tract to enjoy off the beaten path, the Leake 410 should be considered!



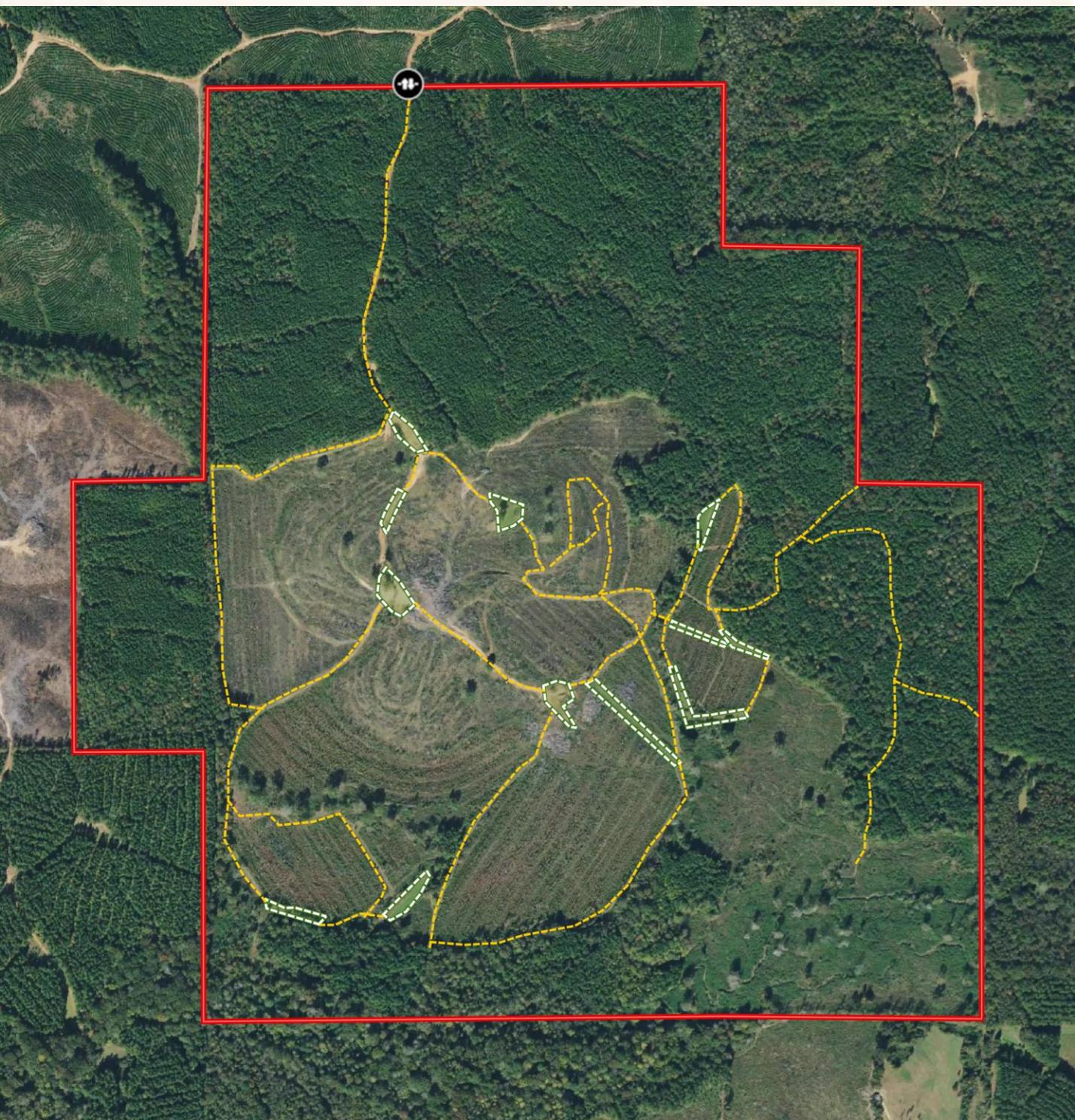
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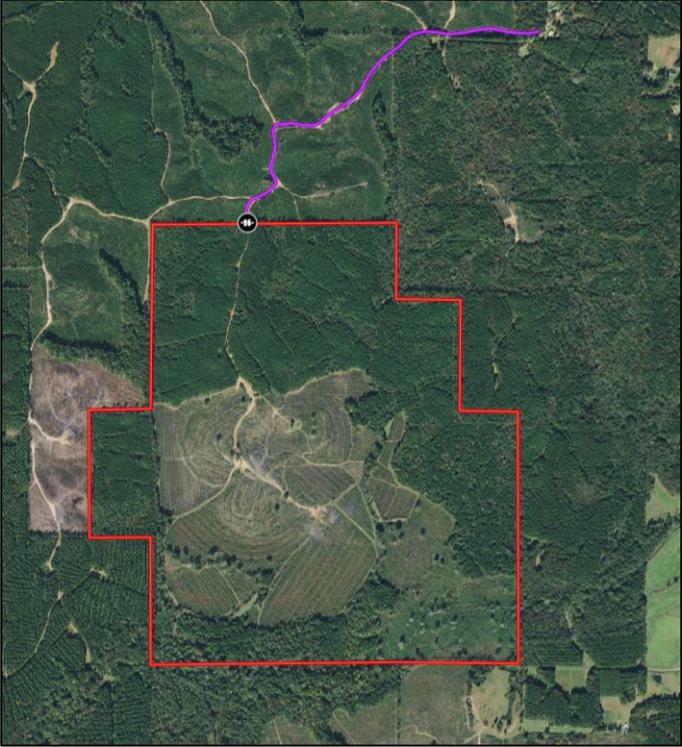


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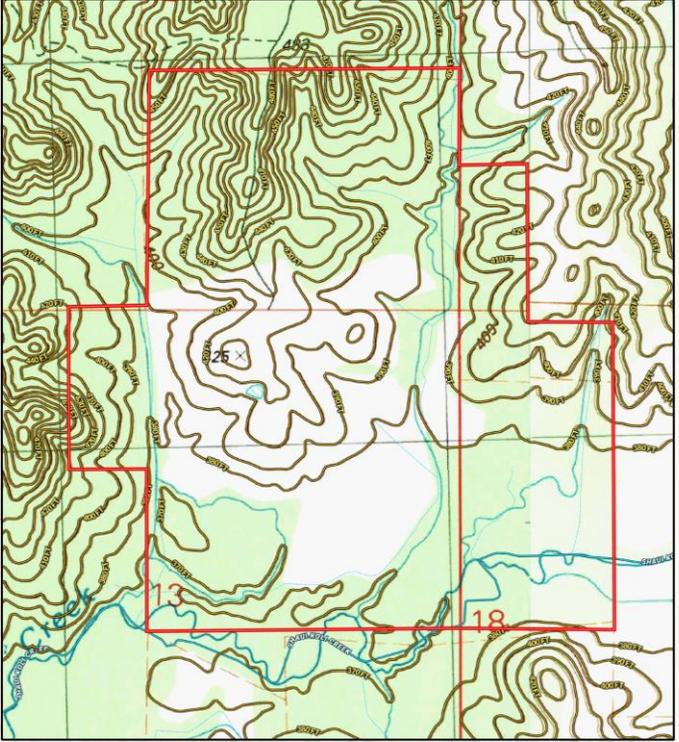
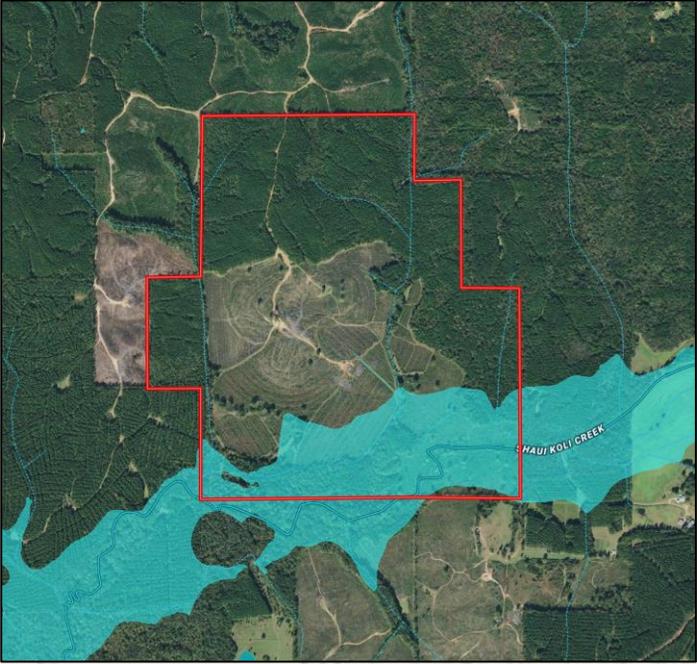
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Google Map Link

- Boundary Consists of 410± Acres
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- 11± Miles Northwest of Carthage
- 48± Miles Northeast of Madison
- 20± Miles South of Kosciusko

MapRight Link



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