

44.86± ACRES IN BENTON COUNTY, MS

\$160,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 769-888-2522

Property Profile

The Benton 44.86

Location:

- Benton County, MS
- Located in Ashland
- Approximately One Hour NE of Oxford

Coordinates:

- 34.7926, -89.2638

Property Information:

- 44.86± Acres
- Heavily Timbered
- Abundant Wildlife (Deer, Turkey, and Small Game)
- Wildlife Plots in Place

Property Use:

- Investment
- Good Hunting
- Excellent Recreation
- Great Getaway

Tax Information: 2021 - \$106

- Parcel #: 103502500003300



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MICHAEL OSWALT

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4848 Main St. - Flora, MS 39071

smalltownproperties.com

15,000+ Followers

Information is believed to be accurate but not guaranteed.

Gobble Gobble! Welcome to The Benton 44.86, your final North Mississippi turkey hunting destination. For many years to come, this property will produce the best turkey hunting experiences. When it comes to turkey hunting, small tracts usually don't make it to the top of the list but this one packs a punch. Mature hardwood bottoms, big pine ridges, a creek bottom, and a couple of wildlife plots make for a deadly recipe when it comes to chasing Eastern Turkeys.



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A deeded easement is in place, leaving the property perfectly secluded from the graveled Reeves Road. Once you enter, you will quickly notice the big white oaks, red oaks, pines, and cedars. The interior road system leads you along the top of a big ridge to a hardwood bottom wildlife plot. The setting is beautiful, and the double man stand is in place. As you the leave the plot, next you will pop out on a pasture finger plot with a big box stand in place. You can easily imagine the plot full of wildlife. Although the turkey hunting is exceptional, don't rule out the deer hunting. There were many scrapes noted throughout the property on the initial inspection.



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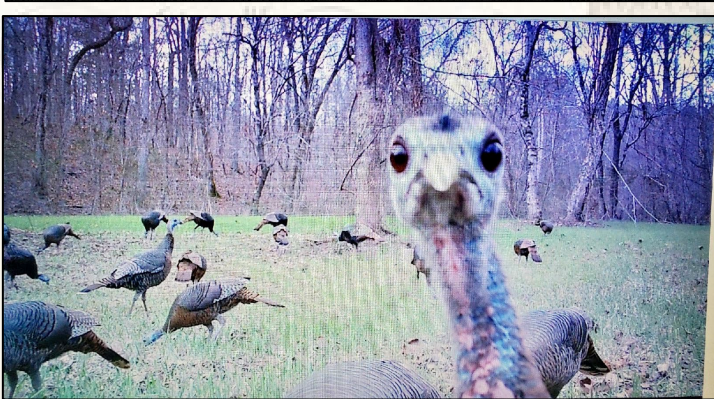
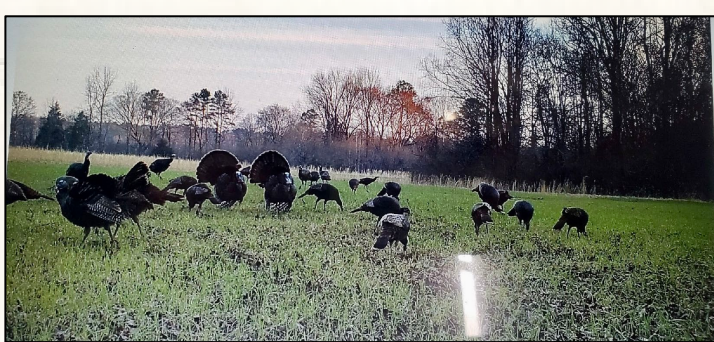
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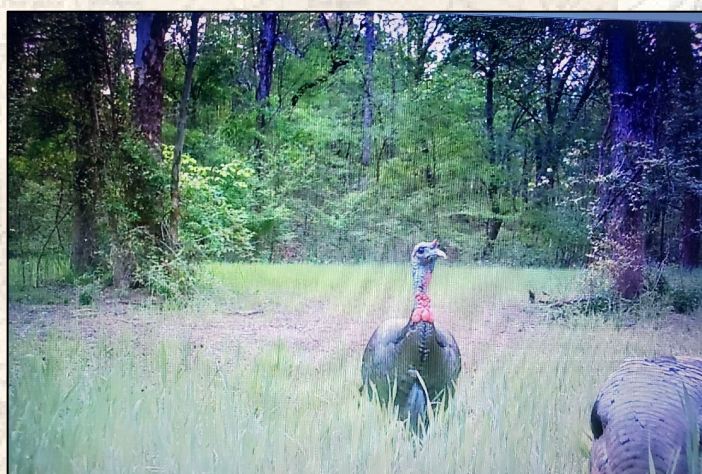
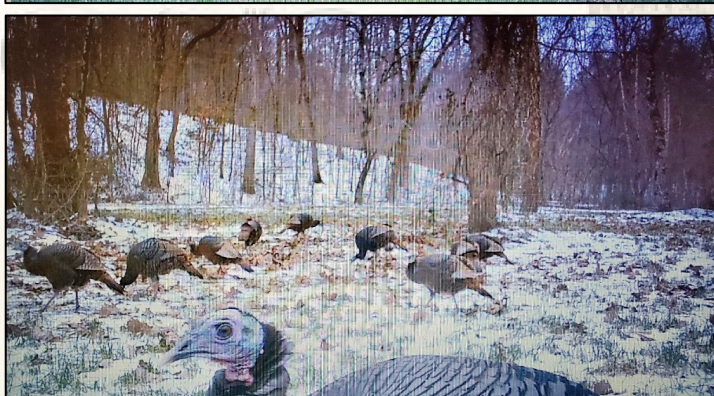
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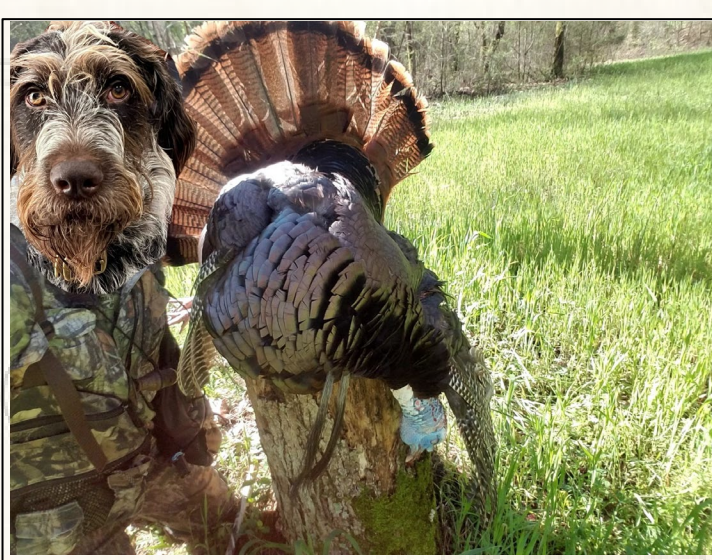
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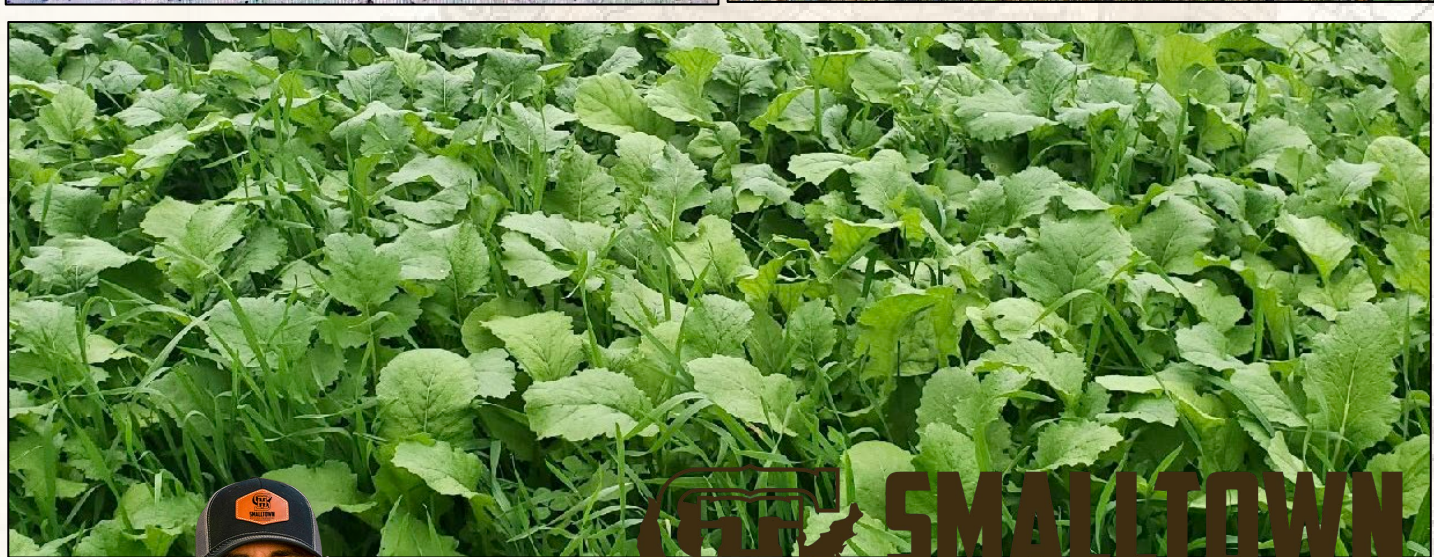
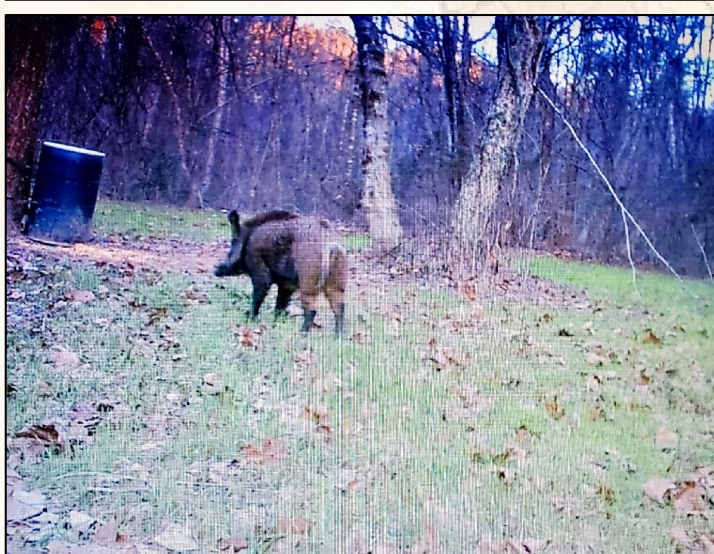
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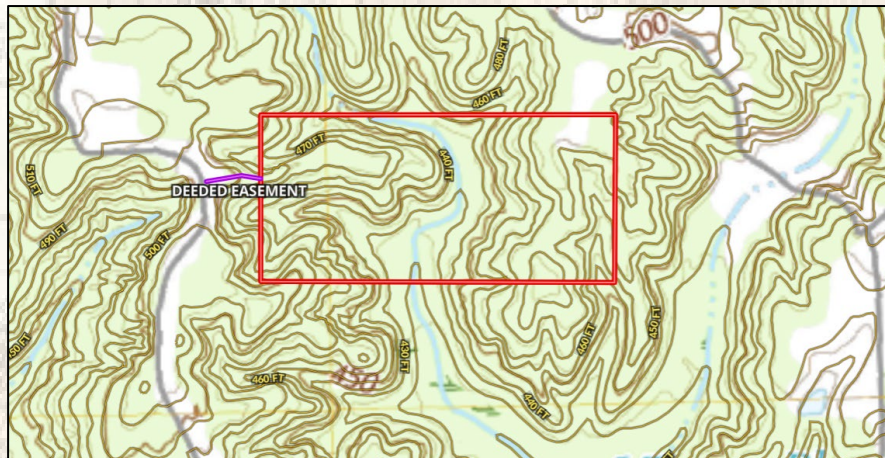
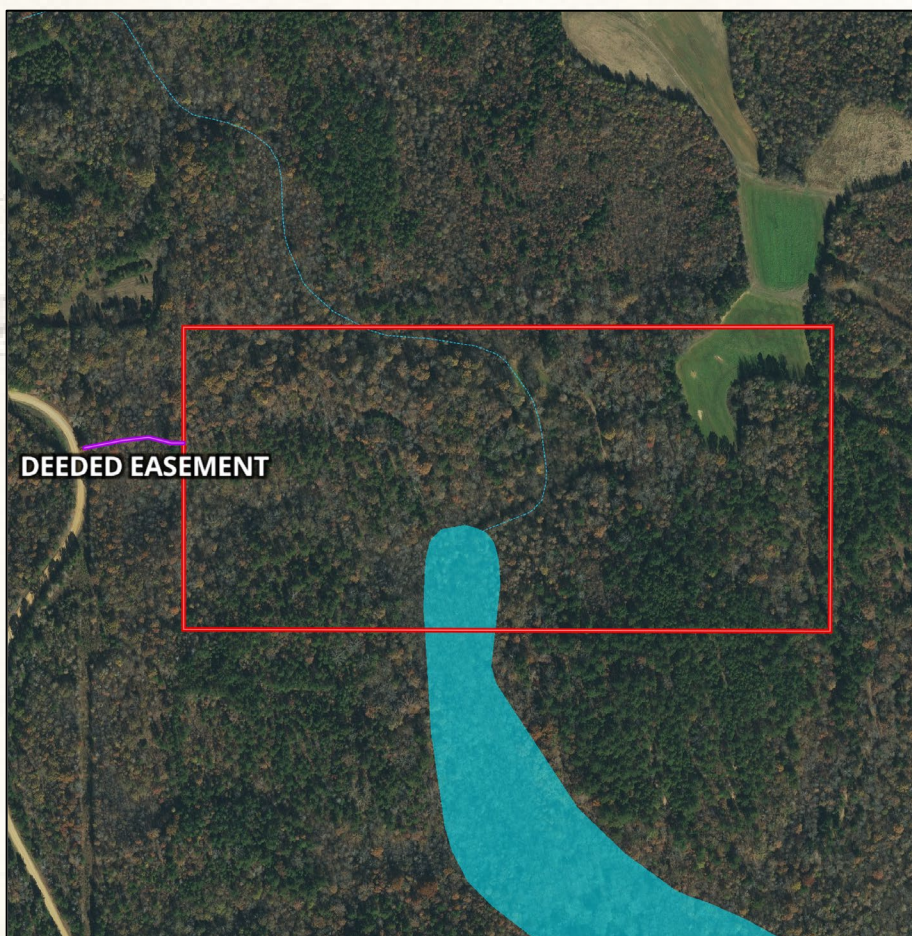
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MapRight
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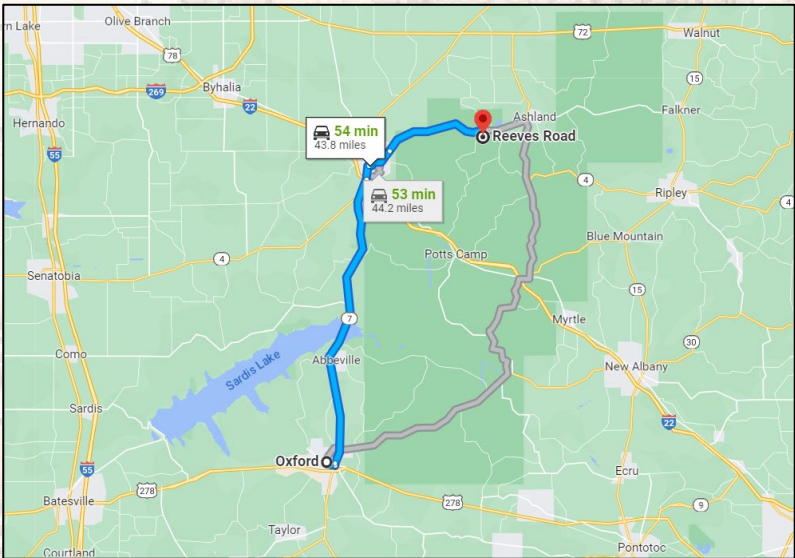
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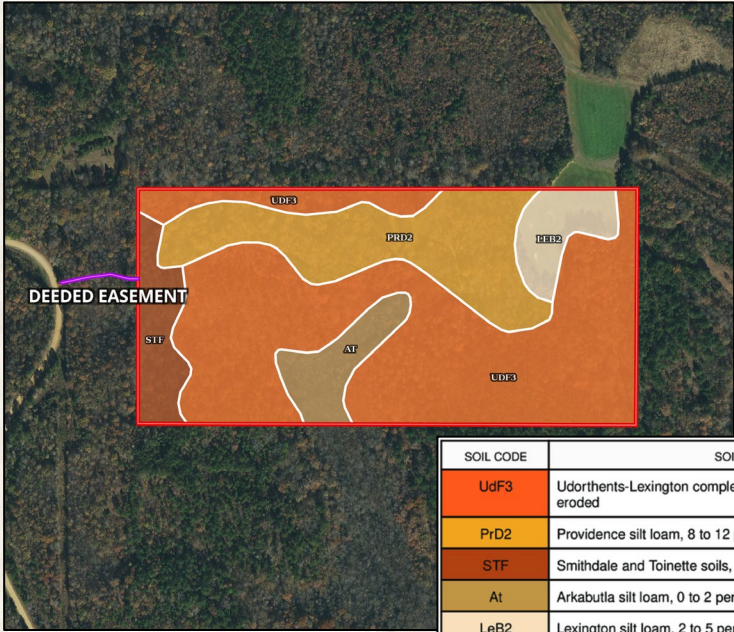
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The location is easily accessible being just one hour southeast of Germantown, TN and one hour northeast of Oxford, MS.



Google Map Directions



If you have been searching for an affordable hunting tract to call your own or a satellite farm to add to your current operation, call Michael Oswalt for your private tour of The Benton 44.86 today!

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
UdF3	Udorthents-Lexington complex, 5 to 25 percent slopes, severely eroded	24.21	58.95	0	67	7e
PrD2	Providence silt loam, 8 to 12 percent slopes, moderately eroded	9.17	22.33	0	35	4e
STF	Smithdale and Toinette soils, 20 to 45 percent slopes	2.76	6.72	0	15	7e
At	Arkabutla silt loam, 0 to 2 percent slopes, rarely flooded	2.55	6.21	0	75	2w
LeB2	Lexington silt loam, 2 to 5 percent slopes, moderately eroded	2.39	5.82	0	77	2e
TOTALS		41.08()	100%	-	57.46	5.73



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