

69.26± Acres in Franklin County, MS

\$575,000



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATE™**

Office 769-888-2522

Property Profile

Franklin County Turn Key

Location:

- Franklin County, MS
- Fronts Knoxville Road
- 15± Miles South of Roxie

Coordinates:

- 31.400521, -91.068427

Property Information:

- 69.26± Acres
- Camp House
- Metal Barn
- New Lake
- County Road Frontage with Gate
- Established Trail System
- Diverse Terrain & Habitat
- Food Plots with Stands
- Nice Mixture of Hardwood & Pine
- Power and Water

Property Use:

- Deer
- Turkey
- Recreation

Tax Information:

- Parcel 011-21-003-01: \$1589.12 for 2021



SMALLTOWN
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DENNIS WEST

ASSOCIATE BROKER

C: 601-248-4396

O: 769-888-2522

dennis@smalltownproperties.com

P.O. Box K - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

THIS PLACE IS THE TOTAL PACKAGE! Spend summers fishing, riding atv's and enjoying weekend getaways. Fall and winters will provide great deer hunting and many outdoor activities. Spring is turkey season and Franklin County, MS is known for its outstanding turkey habitat.



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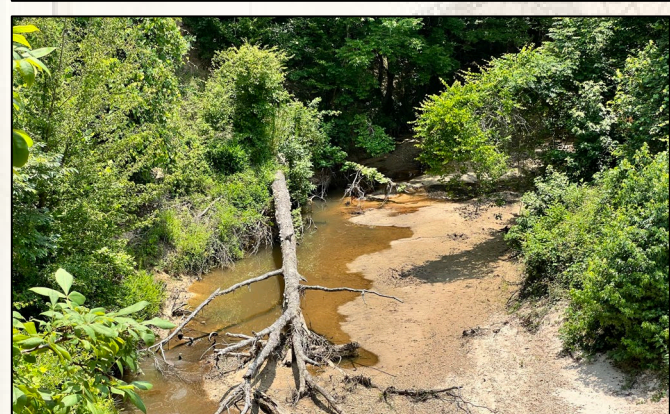
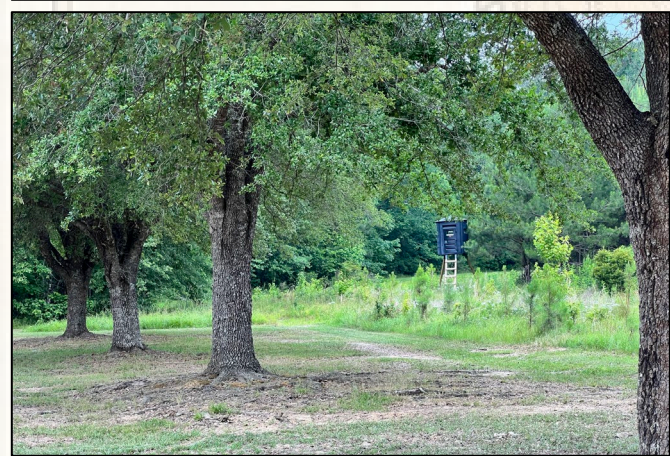
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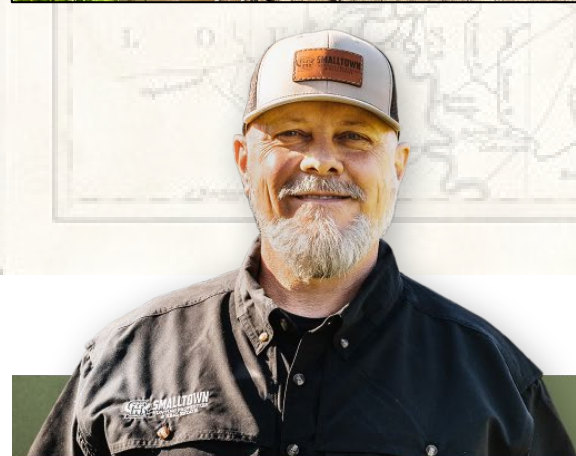
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This 69.26+/- acre property is complete with a brick ranch style camp house, large metal barn for equipment, tool shed, lake, creek, timber, trails, food plots with stands and much more. The furnished camp house offers two bedrooms, one bathroom, a large open kitchen and living area with a wood burning fireplace, perfect for relaxing at the end of the day. Watch the sunset from the large back porch overlooking the newly built 5+/- acre lake, which is filling up fast. Scenic Dry Creek and Lick Branch traverse the property giving plenty of water for wildlife and family recreation. The land is rolling with mature hardwood, areas of young timber for wildlife cover, trails and food plots with stands. Also, the property borders a secluded area of the Homochitto National Forest giving access to thousands of acres of public land right out your back door. The owner reports very little traffic along Knoxville Road. To see all this place has to offer, call Dennis West today.



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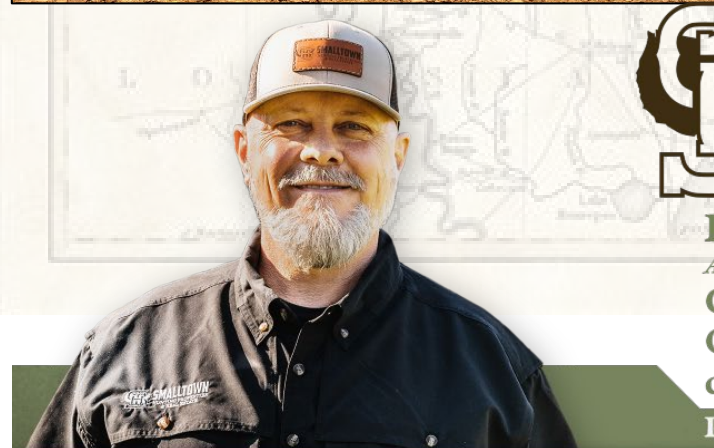
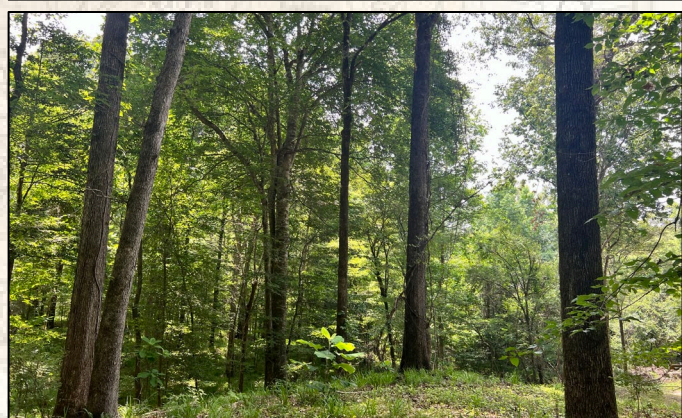
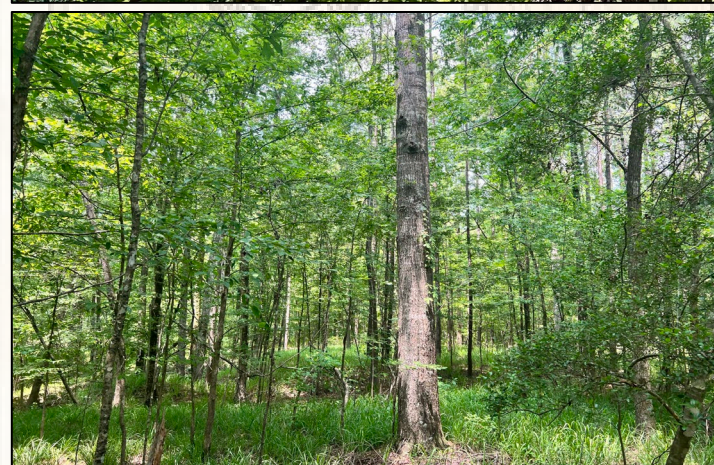
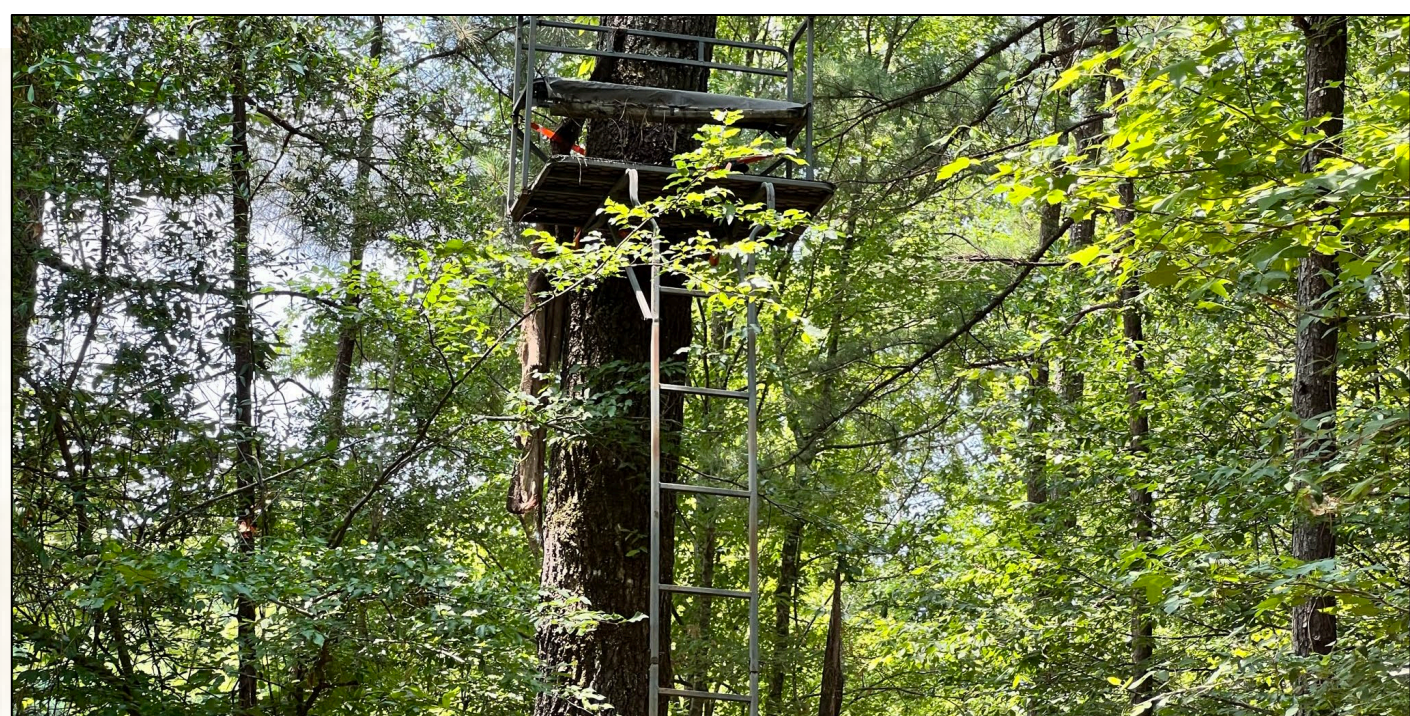
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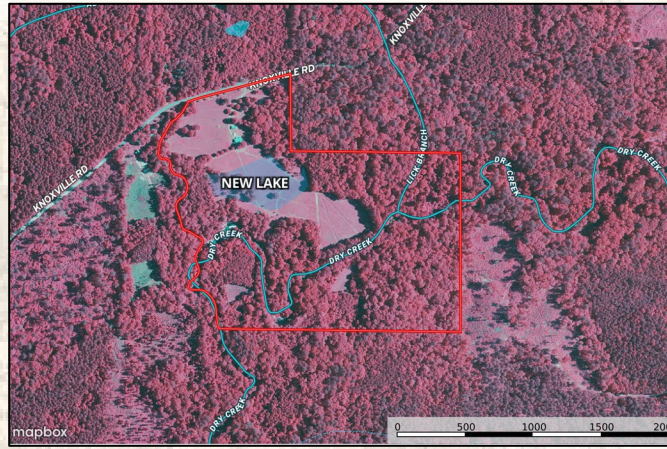
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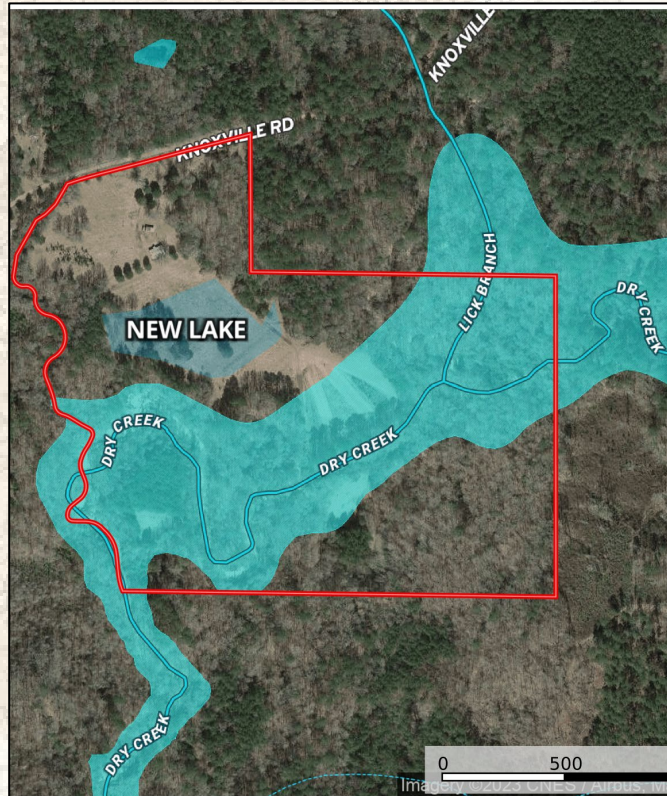
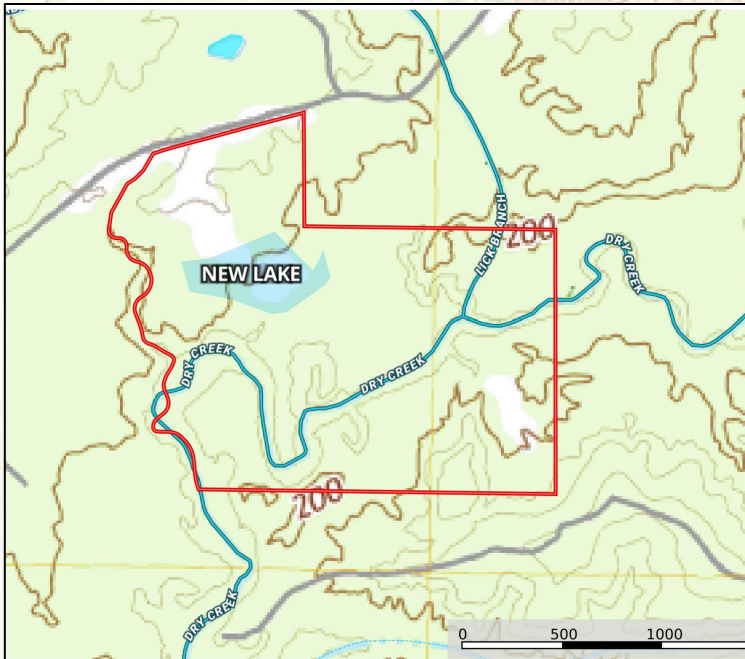
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Google Map Link



- Boundary Consists of 69.26± Acres
- Knoxville Road Frontage

MapRight Link



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