

138± ACRES
SCOTT COUNTY, MS
\$241,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 760-0005

THE SCOTT 138

PROPERTY PROFILE

LOCATION:

- Scott County, MS
- Salem Road Frontage
- 7± Miles Northeast of Forest

COORDINATES:

- 32.396527, -89.372596

PROPERTY USE:

- Hunting
- Investment
- Cabin Site
- Recreation

PROPERTY INFORMATION:

- 138± Acres
- County Road Frontage
- Gently Rolling Terrain and Creek Bottom
- Cutover
- Hontokalo Creek Frontage
- Power and Water Nearby

TAX INFORMATION:

2023 - \$450.96

- Parcel: 1-148-33-000-00-00600
- Parcel: 1-0922-04-000-00-00200



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DENNIS WEST

EAST MISSISSIPPI MANAGING BROKER

ALABAMA QUALIFYING BROKER

LOUISIANA ASSOCIATE BROKER

C: 601-248-4396 | O: 769-760-0005

dennis@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301

smalltownproperties.com

WELCOME TO THE SCOTT 138

ARE YOU SEARCHING FOR LAND TO SCULPT INTO YOUR OWN PLACE TO PLAY, LIVE, INVEST OR JUST ENJOY IN CENTRAL MISSISSIPPI? Unlimited possibilities abound on this 138± acre tract in Scott County. The property offers frontage on Salem Road with plenty of options for a home or cabin site, gently rolling terrain and over a half mile of frontage on Hontokalo Creek! The fresh cutover is ready for a new owner to replant in trees, install an interior road system, create food plots for wildlife or clear it all for pasture for livestock. The property is situated approximately seven miles northeast of Forest and is super convenient to I-20.

Call Dennis West today to schedule a private showing.



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Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

**CAPABILITY
LEGEND**

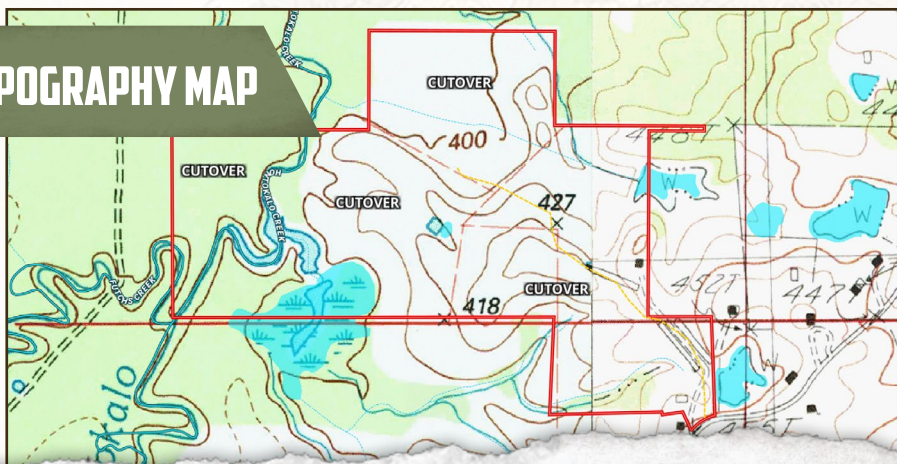
Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

TOPOGRAPHY MAP

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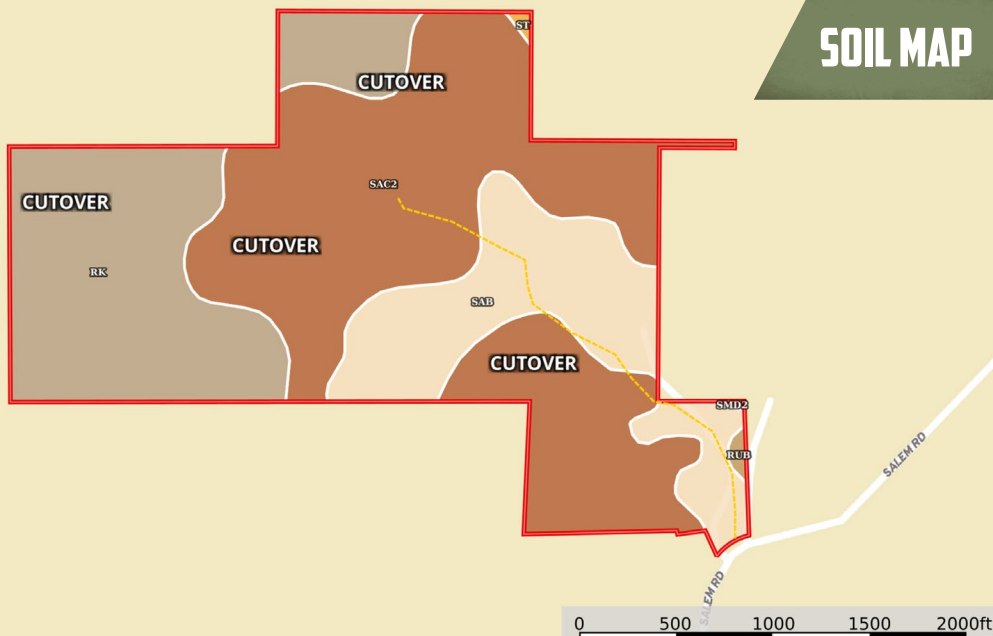
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SaC2	Savannah fine sandy loam, 5 to 8 percent slopes, moderately eroded	71.06	50.22	0	38	3e
Rk	Rosebloom and Arkabutla soils, frequently flooded	41.66	29.44	0	59	5w
SaB	Savannah fine sandy loam, 2 to 5 percent slopes	27.96	19.76	0	54	2e
RuB	Ruston fine sandy loam, 2 to 5 percent slopes	0.45	0.32	0	72	2e
St	Stough fine sandy loam, 0 to 2 percent slopes	0.28	0.2	0	31	2w
SmD2	Smithdale fine sandy loam, 8 to 15 percent slopes, eroded	0.11	0.08	0	70	4e
TOTALS		141.52(*)	100%	-	47.47	3.39

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



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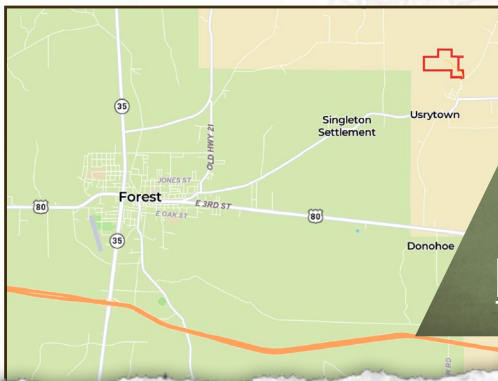
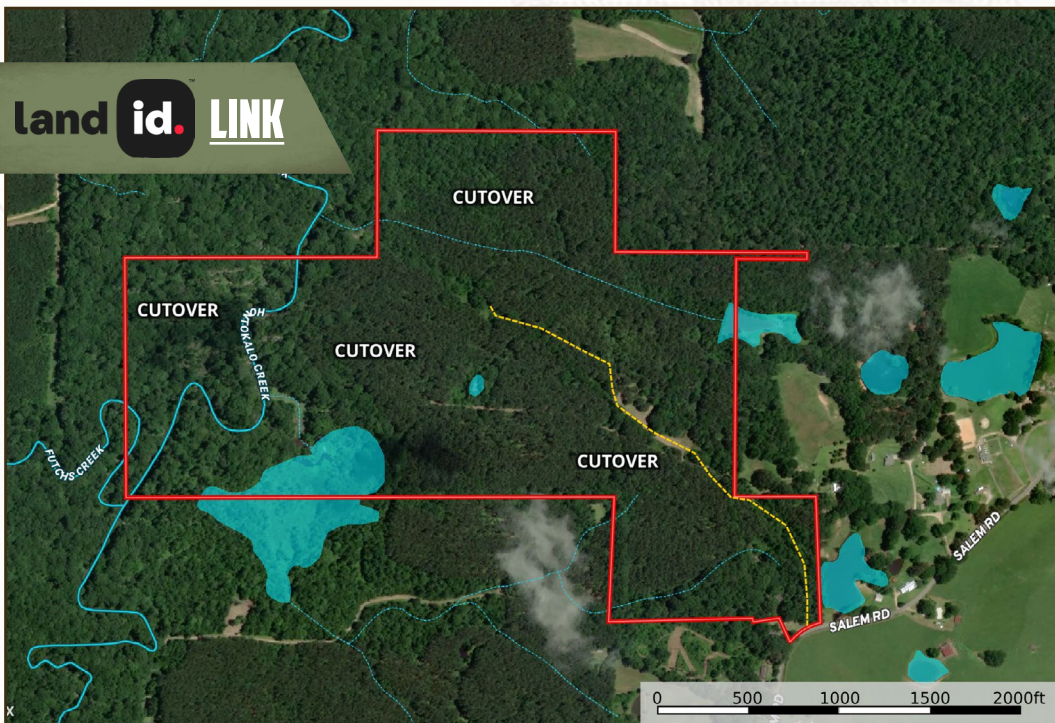
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land id. LINK



Directions from Forest, MS: Travel east on Hwy 80 to Old Hwy 80 and then turn left onto Old Hwy 80. Travel to Salem Road and turn left. The property will be on your left in 0.4 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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