



48.29± ACRES
MADISON COUNTY, MS
\$209,950



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE MADISON 48.29

PROPERTY PROFILE

LOCATION:

- Old Highway 51
Pickens, MS 39146
- Madison County
- 3± Miles From the
Big Black River Bottom
- 23± Miles From Gluckstadt
- 28± Miles From Madison
- 34± Miles From Yazoo City
- 41± Miles From Jackson

PROPERTY USE:

- Hunting
- Homesite
- Recreational
- Investment

COORDINATES:

32.79125, -89.96359

PROPERTY INFORMATION:

- 48.29± Total Acres
- Mature Hardwood Timber
- Mature Plantation Pine
- Deer, Turkey & Small Game
- Established Internal Trails
- 3 Different Food Plots
- Pipeline Traverses from
South to North
- Road Frontage
- Power/Water Available

TAX INFORMATION:

- 2023 - \$190.34



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CHRIS REED

LAND SPECIALIST

C: 601-906-0723

O: 769-888-2522

chris.reed@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MADISON 48.29

WELCOME TO THE MADISON 48.29, LOCATED LESS THAN 30 MINUTES NORTH OF GLUCKSTADT, IN MADISON COUNTY, MS. If you are looking for an affordable hunting tract or homesite with acreage, this place is worth considering! This 48.29± acre gem is covered primarily in 25± year old plantation pine, which is ready for a final thinning. A small tributary creek meanders along the northern property line, covered with impressive, mature hardwood timber. There is an established trail system around and through the property providing ease of access throughout. You will notice a nice sized field at the front of the property, with ample road frontage along Old Highway 51, that could be utilized as a home/cabin site or easily reclaimed and used as a pasture. The diversity of habitat on this small acreage tract provides ample food and cover for deer, turkey and small game species. This place is primed for high quality hunting for years to come especially with agricultural fields to the north, fresh cutover to the south and east, and being situated less than three miles from the Big Black River bottoms.



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MORE ABOUT THE MADISON 48.29

With easy access to nearby Gluckstadt and the rapidly growing Madison County area, you can enjoy the peace that comes from living the country life, while still enjoying the nearby amenities and conveniences of town. Whether you're a family looking for space to spread out or searching for a high-quality recreational tract, where you can be in the deer stand 30 minutes after work, the Madison 48.29 is that place.

Call Chris Reed today and schedule your private showing.



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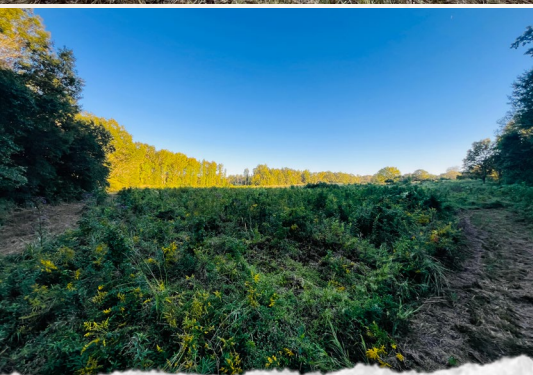
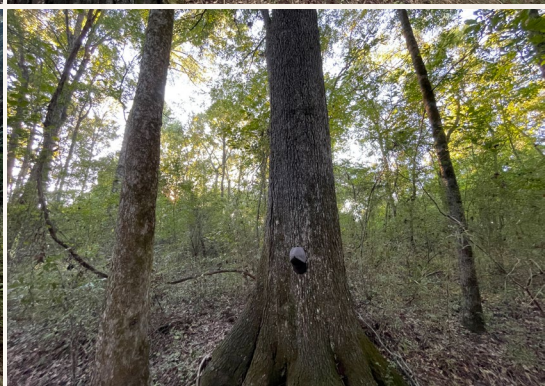
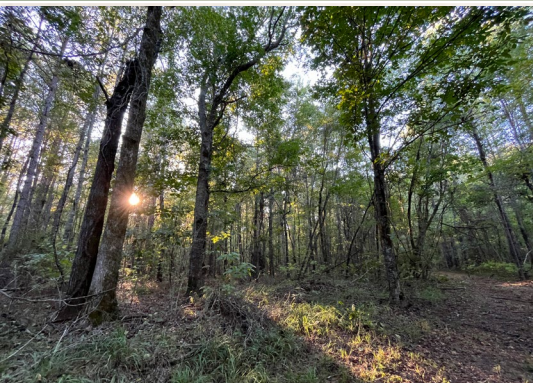
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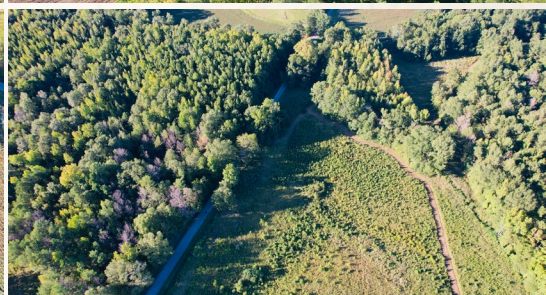
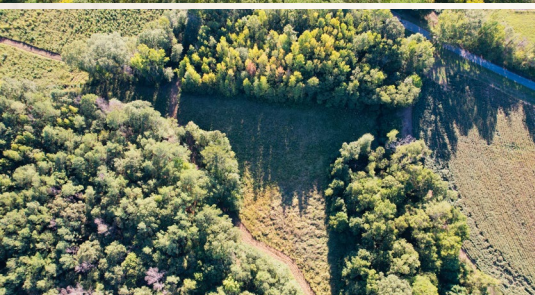
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48.29± ACRES **MADISON COUNTY, MISSISSIPPI**



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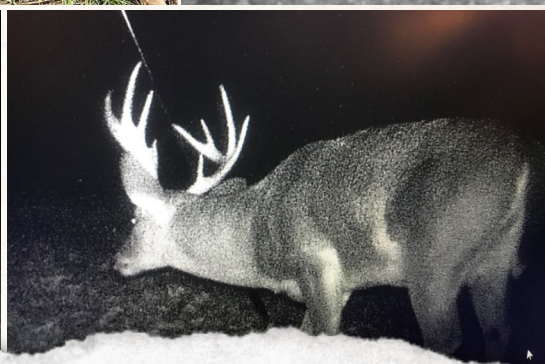
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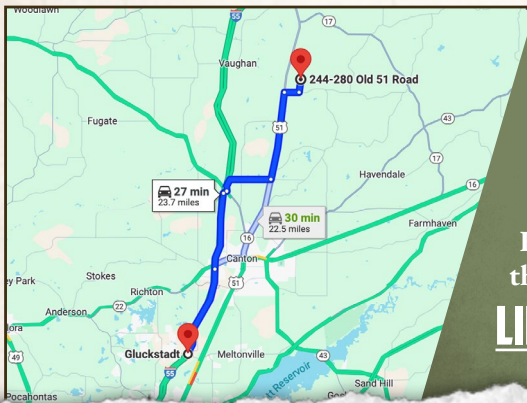
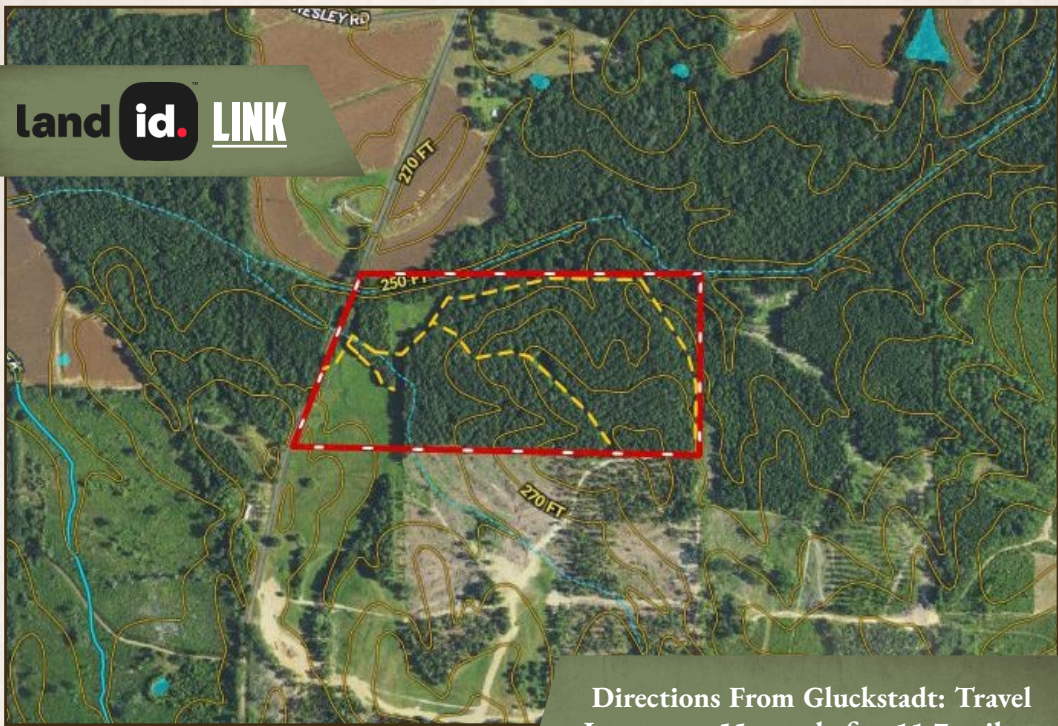
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land id. LINK



Directions From Gluckstadt: Travel Interstate 55 north for 11.7 miles. Take exit #124 to MS Hwy 16 East. Follow Davis Crossing Road for 3.7 miles to Highway 51 North and turn left. Proceed for 6.1 miles and then turn right onto Loring Road Exd. Travel one mile and then turn left onto Old Highway 51. In approximately 0.9 miles, the property will be on your right.

LINK TO GOOGLE MAP DIRECTIONS



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