



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

76.34± ACRES
BENTON COUNTY, MS
\$329,500



OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE BENTON 76.34

PROPERTY PROFILE

LOCATION:

- Witherspoon Road
Michigan City, MS 38829
- Benton County
- 5± Miles from US-72
- 39± Miles from Corinth
- 63± Miles from Memphis, TN

COORDINATES:

- 34.97561, -89.15525

PROPERTY USE:

- Hunting
- Recreational
- Home/Cabin Site
- Timberland
- Investment

PROPERTY INFORMATION:

- 76.34± Acres
- Hardwood & Pines
- Power on Site
- 1,050+/- Feet Road Frontage
- Internal Trail System
- Tree Stands & Shooting Houses
- Established Food Plots
- Row Crop
- Owner/Agent

TAX INFORMATION:

2023 - \$226

- Parcel# 1-0720-25-000-056.00



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ANNAH BARNES

LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

O: 662-238-4077

annah@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

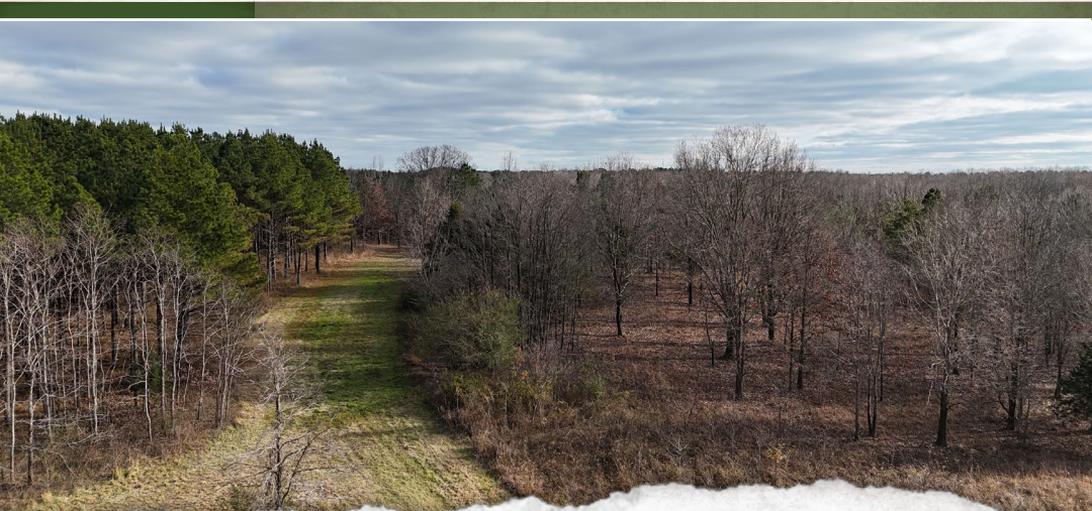
WELCOME TO THE BENTON 76.34

HAVE YOU BEEN SEARCHING FOR A SMALL, DIVERSE LAND TRACT? The Benton 76.34 could end your search! Situated on Witherspoon Road in Michigan City, MS, roughly five miles from US-72, this 76.34± acre property has proven success with turkey hunting and holding mature bucks. Come build your forever home or weekend getaway, and hunt while you're at it! The turn-key Benton County tract offers 1,050± feet of road frontage, and a cleared home/cabin spot already has power on site.

You will find tons of rubs and scrapes all around, proving that this area is heavily used by deer, not to mention the flock of turkeys that live here. They are literally everywhere! Internal trails throughout the property in multiple directions allow access to the entire tract. Several different areas are set up to hunt with stands and shooting houses in place. In the middle of the property is a big tillable field providing potential income and ample food for all wildlife. In addition, this place offers a gnarly, thick cover for the deer to bed. Additional acreage is available.

**To schedule a private tour of the
Benton 76.34, call Annah Barnes today!**

OWNER/AGENT



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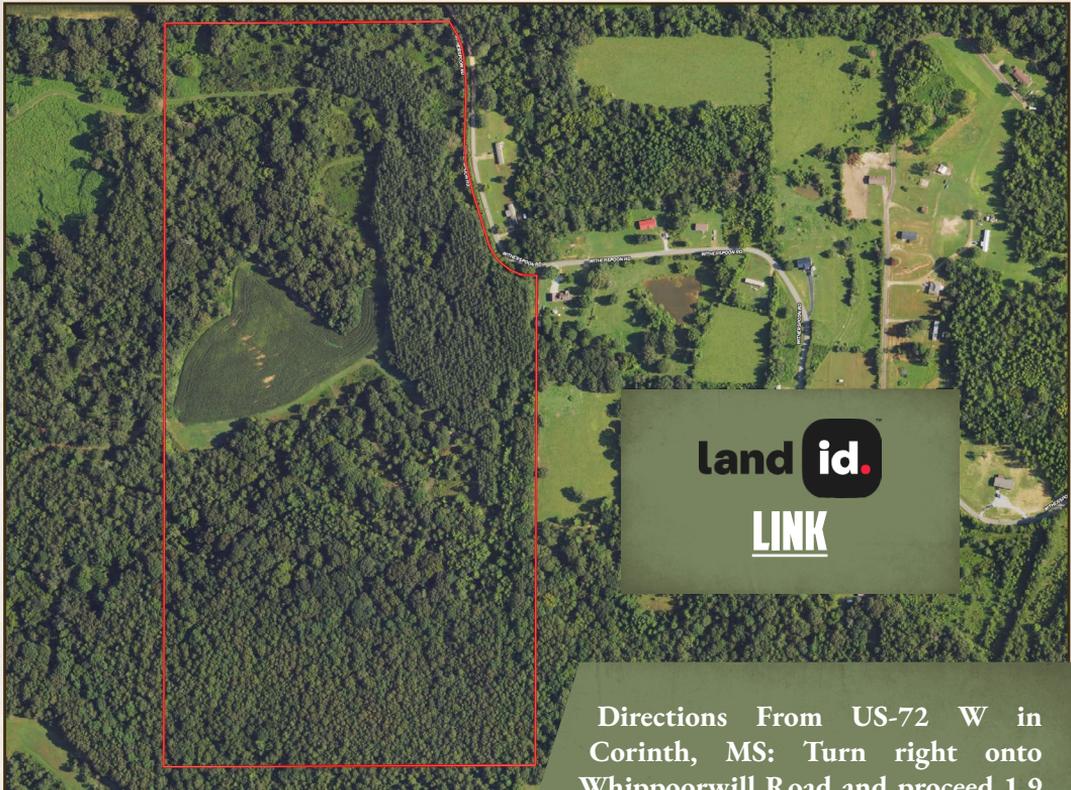
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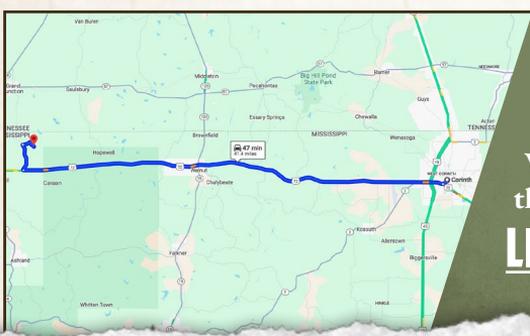
BENTON COUNTY, MISSISSIPPI



land id.
LINK

Directions From US-72 W in Corinth, MS: Turn right onto Whippoorwill Road and proceed 1.9 miles. Turn left onto Hamer Road/Hardaway Church Road. In 2.3 miles turn right onto Hardaway Chapel Rd. In 482 feet, take a slight left onto Witherspoon Road and travel 1 mile to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



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