

237± ACRES
MADISON COUNTY, MS
\$391,050



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE MADISON 237

PROPERTY PROFILE

LOCATION:

- Madison County
- 17± Miles from Canton
- 35± Miles from Madison

COORDINATES:

- 32.70468, -89.7923

PROPERTY USE:

- Recreational
- Hunting
- Investment

PROPERTY INFORMATION:

- Great Area for Deer and Turkey
- Cutover with Timber Along the Creeks
- Thickets for Deer
- Food Plots
- Internal Road System

TAX INFORMATION:

- 105E-15-001-00-00 \$107.06
- 105E - 21-010-00-00 \$449.16
- 105E - 21-006-00-00 \$366.61



BARRY HOLT | LAND SPECIALIST
C: 601-613-2288 | barry@smalltownproperties.com

STEVE MARTENS | LAND SPECIALIST
C: 601-573-2962 | steve@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MADISON 237

ARE YOU IN SEARCH OF AN AFFORDABLE TRACT IN MADISON COUNTY, MS THAT OFFERS ENDLESS POSSIBILITIES? Look no further than this 237+/- acre property, primarily cutover with timber along the creeks. Customize the blank canvas to create the ultimate hunting haven. Featuring existing food plots, road systems, and a pipeline that's perfect for additional food plots, this land requires minimal clearing to tailor it to your needs.

Situated in the heart of Madison County's prime hunting territory, this tract offers exceptional opportunities for bagging big bucks and turkeys. Imagine owning 237 acres in Madison County at an unbeatable price – this is your chance to make it happen.

Take advantage of this rare find, call **Steve Martens** or **Barry Holt** today to schedule a showing.



Barry Holt | Land Specialist
C: 601-613-2288 | barry@smalltownproperties.com

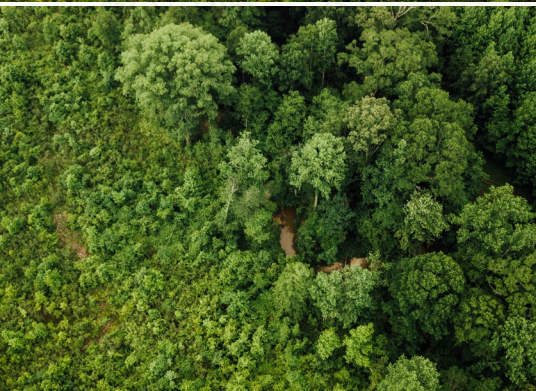
Steve Martens | Land Specialist
C: 601-573-2962 | steve@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522

Information is believed to be accurate but not guaranteed.

237± ACRES

MADISON COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™



BARRY HOLT | LAND SPECIALIST
C: 601-613-2288 | barry@smalltownproperties.com

STEVE MARTENS | LAND SPECIALIST
C: 601-573-2962 | steve@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522

Information is believed to be accurate but not guaranteed.

237± ACRES

MADISON COUNTY, MISSISSIPPI



BARRY HOLT | LAND SPECIALIST
C: 601-613-2288 | barry@smalltownproperties.com

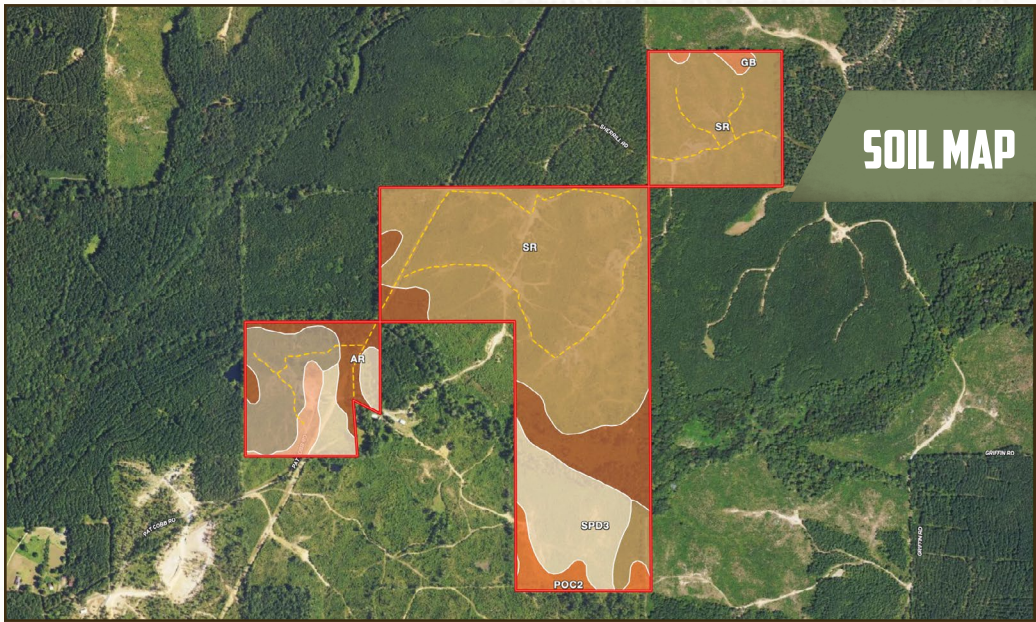
STEVE MARTENS | LAND SPECIALIST
C: 601-573-2962 | steve@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522

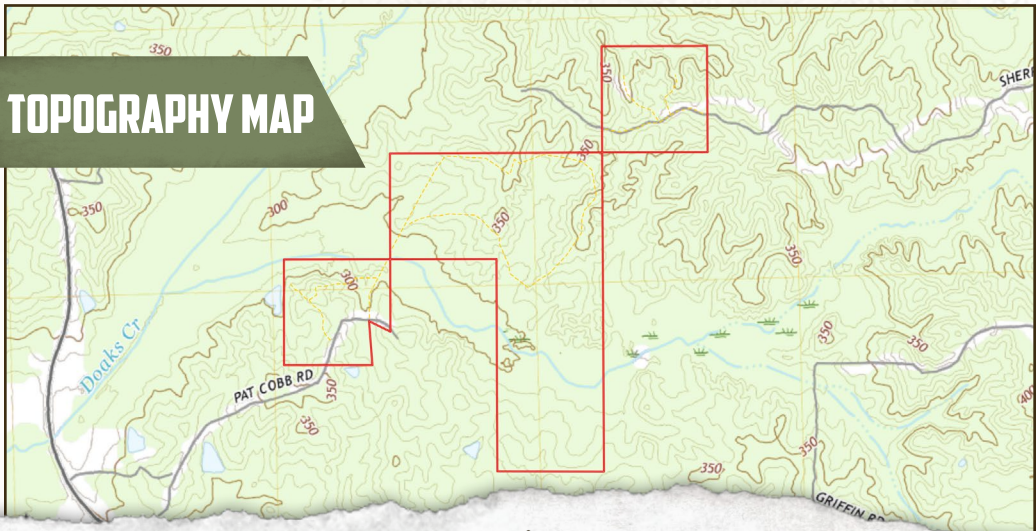
Information is believed to be accurate but not guaranteed.

237± ACRES

MADISON COUNTY, MISSISSIPPI



SOIL MAP



TOPOGRAPHY MAP



BARRY HOLT | LAND SPECIALIST
 C: 601-613-2288 | barry@smalltownproperties.com

STEVE MARTENS | LAND SPECIALIST
 C: 601-573-2962 | steve@smalltownproperties.com

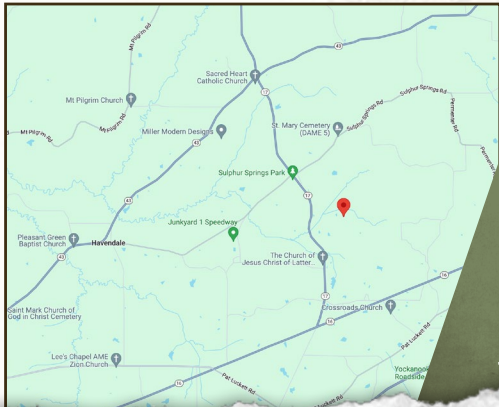
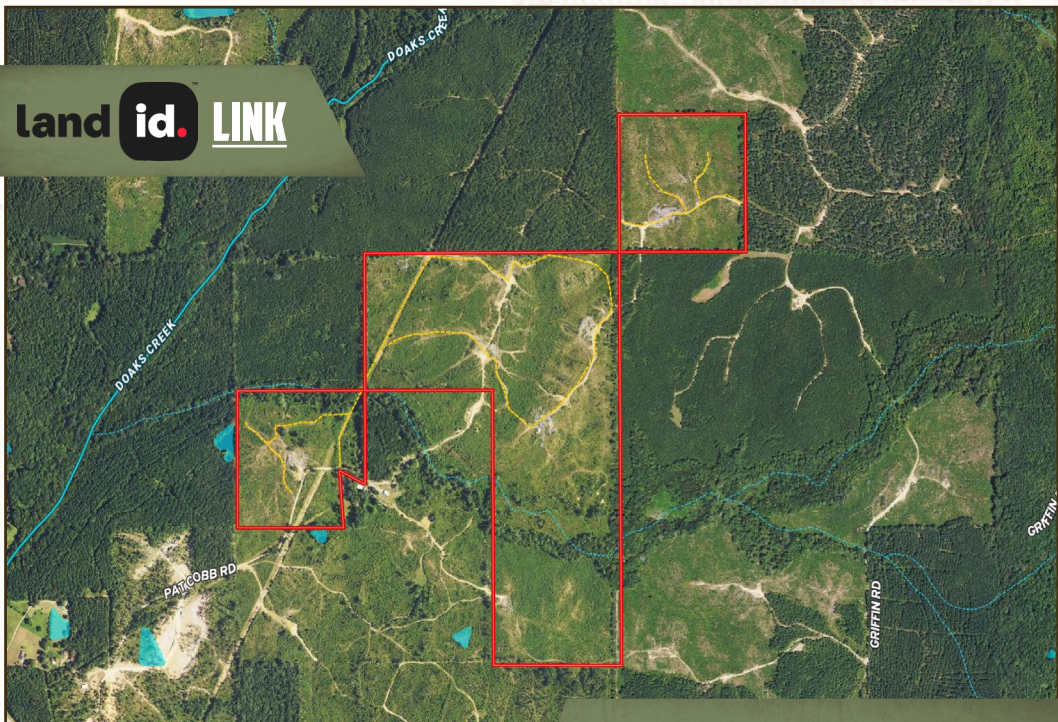
4848 Main St. - Flora, MS 39071 | O: 769-888-2522

Information is believed to be accurate but not guaranteed.

237± ACRES

MADISON COUNTY, MISSISSIPPI

land id. LINK



Directions starting from Canton:
 Travel Hwy 16 east to Carthage approximately 14.5 miles. Turn left onto Hwy 17 and travel approximately 1.6 miles to Patt Cobb Road. Turn right on Patt Cobb Road and drive approximately .7 miles and the property will be on both sides of the road. The main part is on your left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



SMALLTOWN
 HUNTING PROPERTIES
 & REAL ESTATE™



BARRY HOLT | LAND SPECIALIST
 C: 601-613-2288 | barry@smalltownproperties.com

STEVE MARTENS | LAND SPECIALIST
 C: 601-573-2962 | steve@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522

Information is believed to be accurate but not guaranteed.