



**27.90± ACRES**  
**AMITE COUNTY, MS**  
**\$166,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**OFFICE (769) 888-2522**

# THE AMITE 27.90

## PROPERTY PROFILE

### LOCATION:

- Clay Hill Road  
Liberty, MS 39645
- Amite County
- 12.5± Miles N of Liberty

### COORDINATES:

- 31.2973, -90.7993

### PROPERTY USE:

- Recreational/Hunting
- Home/Cabin Site
- Investment
- Potential Development

### PROPERTY INFORMATION:

- 27.90± Total Acres
- Internal Trail System
- Pond
- 5± Year Old Naturally  
Regenerated Pine Trees
- 1,700± Feet of Blacktop Road Frontage
- Power Provided by Magnolia EPA
- Water Provided by North Central  
Amite Water

### TAX INFORMATION:

2023 - \$87.91

- Parcel #: 44-50022-0000700



LEE WHITE | LAND SPECIALIST  
C: 601-600-1395 | lee@smalltownproperties.com

ALINDA CRUISE WHITE | LAND & RESIDENTIAL SPECIALIST  
C: 601-660-4356 | alinda@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

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

# WELCOME TO THE AMITE 27.90

SITUATED OFF CLAY HILL ROAD IN NORTH CENTRAL AMITE COUNTY, MS, THIS 27.90± ACRE PROPERTY OFFERS OPPORTUNITIES FOR HUNTING, RECREATION, DEVELOPMENT AND MORE. Featuring 1,700± feet of blacktop road frontage, the tract also provides 5± year old natural regenerated pines, multiple trails and a pond. This is an ideal spot to build your dream home or cabin for quiet weekend getaways. Power is available by Magnolia EPA and water is provided by North Central Amite Water. This parcel can also be attractive to developers to subdivide into multiple tracts.

To learn more about the Amite 27.90 and to schedule a private tour, call Lee and Alinda White today!



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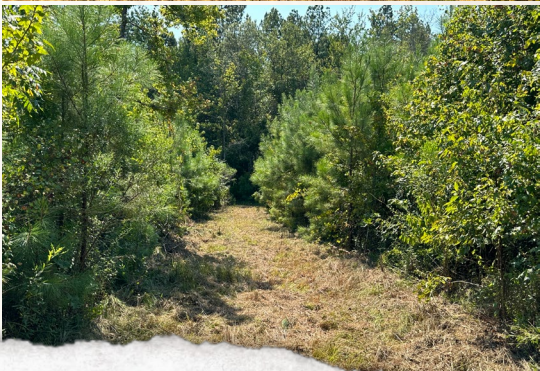


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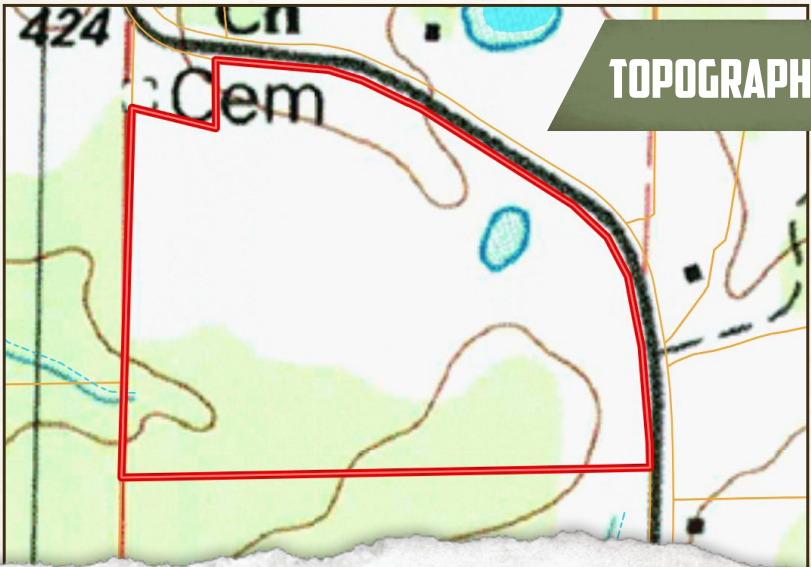


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land id. LINK



TOPOGRAPHY MAP



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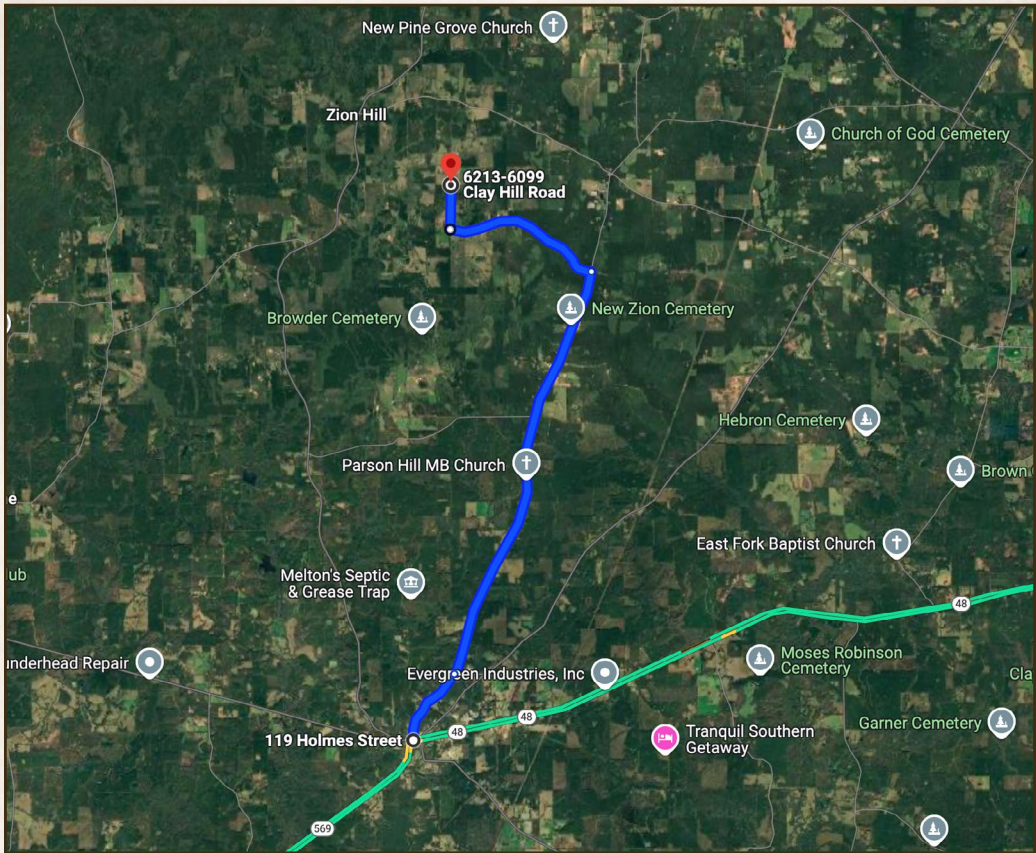
**SOIL MAP**

Code	Description	Acres	%	CPI	NCCPI	CAP	?
<b>RuB</b>	Ruston sandy loam, 2 to 5 percent slopes	12.87	48.42%	-	54	3e	?
<b>RuC</b>	Ruston sandy loam, 5 to 8 percent slopes	8.03	30.21%	-	75	3e	?
<b>SmD</b>	Smithdale sandy loam, 8 to 12 percent slopes	5.36	20.17%	-	53	4e	?
<b>PrB</b>	Providence silt loam, 2 to 5 percent slopes	0.32	1.2%	-	49	2e	?



27.90 ± ACRES

AMITE COUNTY, MISSISSIPPI



Directions From the Intersection of MS-24 and Holmes Street in Liberty, MS: Travel north on Holmes Street for 1.4 miles. Continue onto Meadville Road for 7.5 miles. Turn left onto Coleman Road and proceed for 2.8 miles. Turn right onto Clay Hill Road and in 0.8 miles the property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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