

**68± ACRES**  
**SCOTT COUNTY, MS**  
**\$234,600**



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

OFFICE (769) 760-0005

# THE SCOTT 68

# PROPERTY PROFILE

## LOCATION:

- 3.8± Miles South of I-20
- 7.4± Miles South of Morton
- 27± Miles East of Brandon

## COORDINATES:

- 32.27728, -89.5954

## PROPERTY USE:

- Home/Cabin Site
- Hunting
- Recreation
- Investment

## PROPERTY INFORMATION:

- 68 ± Acres
- Frontage Along Morton Marathon Road
- Home/Cabin Site
- Utilities Available (Water & Electricity)
- Select Cut Mixed Timber
- Trails and Food Plots
- Robinson Creek Frontage

## TAX INFORMATION:

Estimated \$142.86



**DENNIS WEST** | MANAGING BROKER  
C: 601-248-4396 | dennis@smalltownproperties.com

**JIMMY GENTRY** | LAND SPECIALIST  
C: 601-421-8500 | jimmy@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | smalltownproperties.com Information is believed to be accurate but not guaranteed.

# WELCOME TO THE SCOTT 68

**THIS SCOTT COUNTY, MS TRACT OFFERS 68± ACRES OF DIVERSE HUNTING OPPORTUNITY.** Areas of young planted pine and oaks make great cover and future income. Pockets of mature hardwood and mixed pine/hardwood help make this a diverse timber tract and recreational property. With a select cut, along with trails and food plots, you get the best of both worlds from a wildlife perspective. Sunlight stimulates new growth that wildlife need and love while also providing cover. The remaining hardwood trees still produce mast leaving another food option. Robinson Creek provides a water source giving the property food, cover, and water...the ingredients needed to hold wildlife. As mentioned, diversity on and around this place gives it a boost in the hunting realm. Open pasture and cutover on bordering tracts are an added bonus to this property. A powerline traversing the northeast corner of the tract allows for a food plot to be implemented. New trails and food plots have been installed to mke accessing the property an ease. A home or cabin site on the southeast corner could also be utilized along Morton Marathon Road where utilities are available. Located just 5 minutes south of I-20 allows for quick access to the property and to be on the deer stand during prime time.

**Give Jimmy Gentry or Dennis West a call to schedule a showing!**



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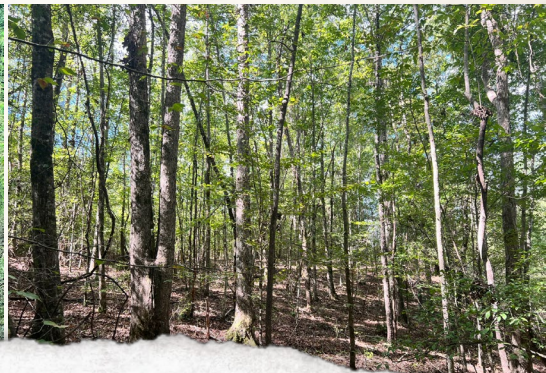
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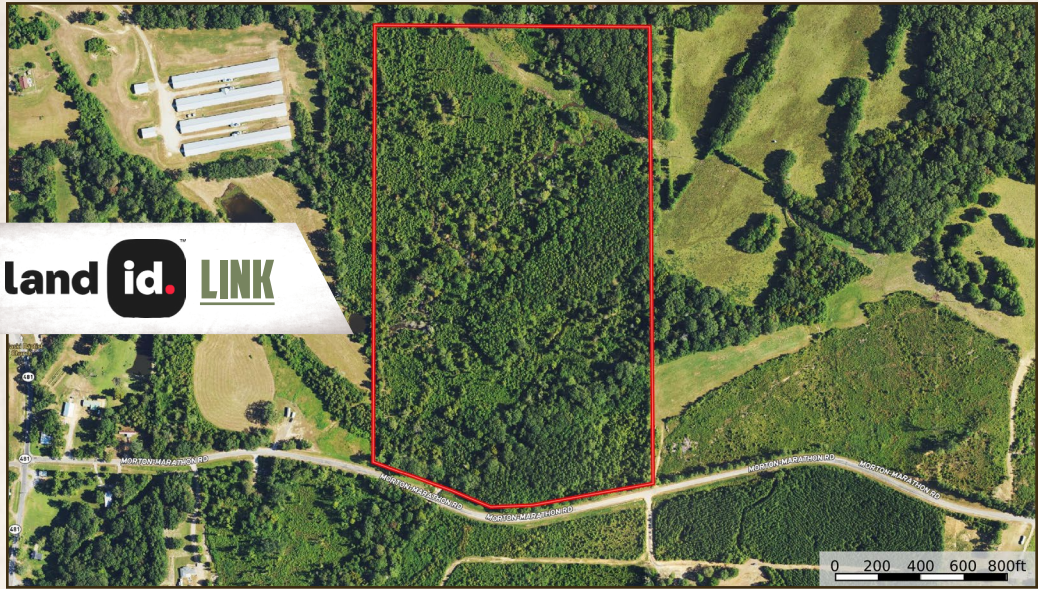
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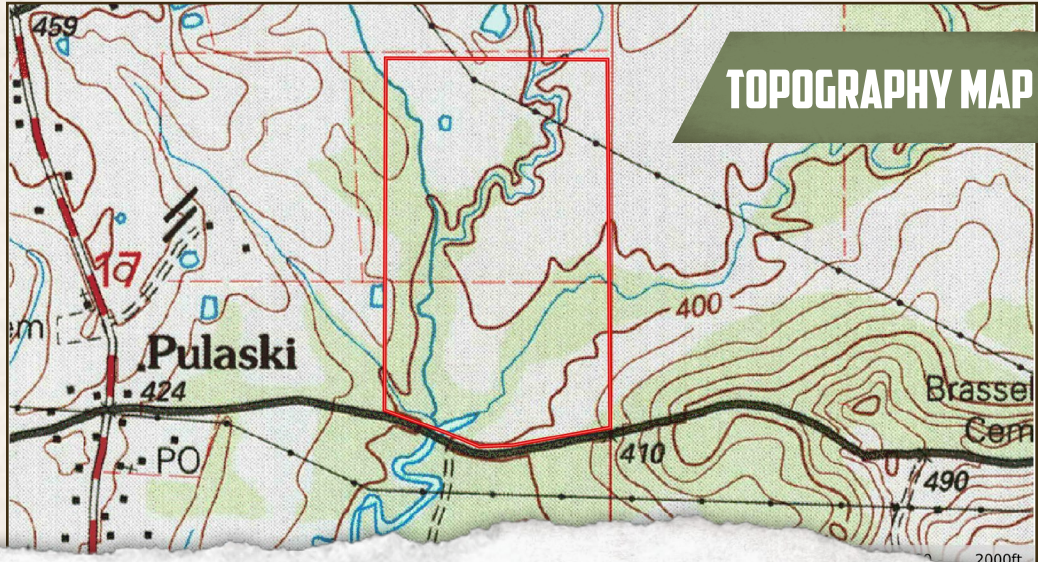
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land id. LINK



TOPOGRAPHY MAP



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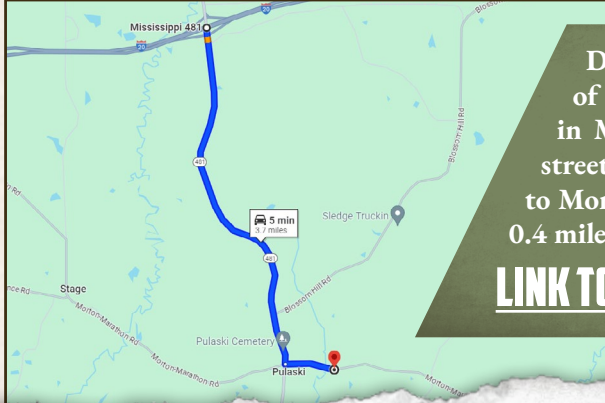
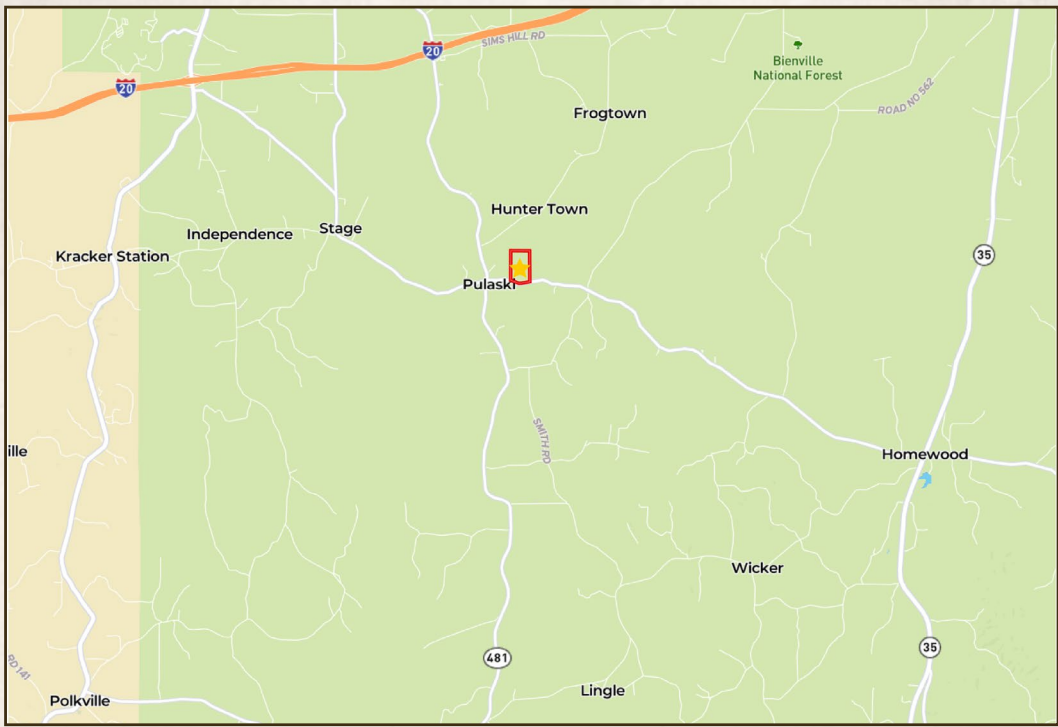
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Directions from the Intersection of Hwy 80 and 5th street/Hwy 481 in Morton, MS: Travel south on 5th street/Hwy 481 for 7 miles. Turn left on to Morton Marathon Road and continue 0.4 miles and the property is on your left.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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