



**126.39± ACRES**  
**BENTON COUNTY, MS**  
**\$389,500**



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

OFFICE (662) 238-4077

# THE BENTON 126.39

## PROPERTY PROFILE

### LOCATION:

- Hardaway Chapel Road  
Michigan City, MS 38647
- Benton County
- 39± Miles W of Corinth
- 62± Miles SE of Memphis, TN

### COORDINATES:

- 34.9788410, -89.1479117

### PROPERTY USE:

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

### PROPERTY INFORMATION:

- 126.39± Surveyed Acres
- Turn-Key
- 3,300± Feet of Road Frontage
- Internal Trail System
- Established Food Plots
- Shooting Houses & Stands
- Deer & Turkey
- Pond
- Spring-Fed Creek
- CRP Contract
- Electric Available
- Septic Approved
- Home/Cabin Site
- Owner/Agent

### TAX INFORMATION:

2023 - Approximately \$485

- Parcel# 1-0710-24-000-010.00



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**ANNAH BARNES**

LAND & RESIDENTIAL SPECIALIST

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[annah@smalltownproperties.com](mailto:annah@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE BENTON 126.39

**WELCOME TO THE BENTON 126.39, AN INCREDIBLE FORESTLAND TRACT WITH AN OLD HOME SITE.** This 126.39± surveyed acre Benton County, MS tract is dominated primarily by mixed pines and hardwoods. The property also offers spring-fed creeks, a pond, an immaculate road and trail system, box stands, and food plots. The gently rolling topography makes it easy to walk or ride. With 3,300± feet of frontage on Hardaway Chapel Road, there is plenty of room to build a weekend getaway or the “hunt where you live” home you’ve always wanted. For convenience, electricity is already available at the road, and the property is approved for septic. A main road runs end to end with trails cut by a dozer that wind through and interconnect the property. You will find several food plots scattered around in strategic places. The turkey population is second to none here. Located right on the TN state line, this farm is in the world-renowned turkey hunting mecca.



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# MORE ABOUT THE BENTON 126.39

Additionally, this property offers an outstanding timber investment. The previous owner was meticulous about deer management and maintained a disciplined approach to harvest. Check out some of the recent game pictures! A CRP contract is in place and will be passed along to the new owners.

**Take advantage of this Benton County gem;  
call Annah Barnes today to learn more!**

*Owner/Agent*



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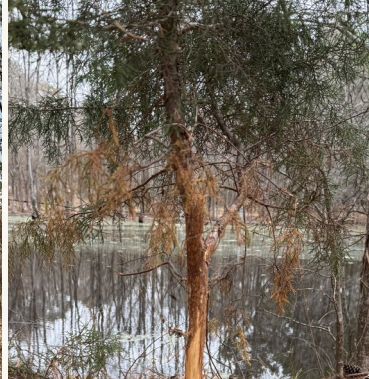
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land id. LINK



# SMALLTOWN

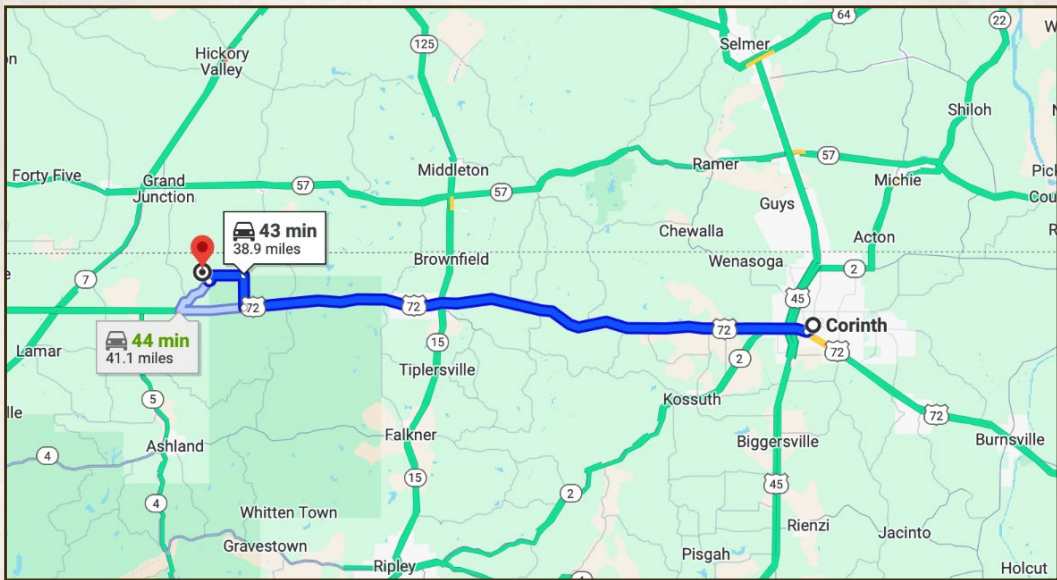
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**Directions From Corinth, MS:** Travel US-72 W and turn right onto Pottery Road. Continue 0.7 miles and turn right onto Hardaway Church Road. In 2.0 miles, take a slight left onto Hardaway Chapel Road. The drive to the property will be on your left in 0.7 miles.

**Directions From Memphis, TN:** Travel I-40 E then take I-240 W exit toward Jackson, MS. In 5 miles, take Exit 16 for TN-385 E/Bill Morris Pky towards Collierville. In 14 miles, exit onto US-72 toward Corinth. Proceed 22 miles and at the traffic circle, take the 2nd exit to stay on US-72 E. In 7 miles, turn left onto Pottery Road. Continue 0.7 miles and turn right onto Hardaway Church Rd. In 2.0 miles, take a slight left onto Hardaway Chapel Road. The drive to the property will be on your left in 0.7 miles.

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



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