

**80± ACRES**  
**BENTON COUNTY, MS**  
**\$254,500**



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

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# THE BENTON 80

# PROPERTY PROFILE

## LOCATION:

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

## COORDINATES:

- 34.9817825, -89.1487369

## PROPERTY USE:

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

## PROPERTY INFORMATION:

- 80± Acres
- 1,600± Feet of Paved Road Frontage
- Internal Trail System
- Established Food Plots
- Shooting Houses
- Mature Timber
- Creek
- CRP Income
- Deer & Turkey
- Electricity at the Road
- Owner/Agent

## TAX INFORMATION:

2023 - Approximately \$307

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



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**ANNAH BARNES**

LAND & RESIDENTIAL SPECIALIST

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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE BENTON 80

**WELCOME TO THE BENTON 80, AN OUTSTANDING HUNTING TRACT OFFERING THE RIGHT BLEND OF HABITAT FOR DEER AND TURKEY HUNTING.** Located in Benton County, MS, an area known for big bucks and tons of turkeys, this 80± acre property features incredible timber with gnarly thickets providing a diverse habitat for wildlife. This tract includes excellent turkey habitat enhanced by the abundance of mature timber that could be cut or thinned, adding an instant return on the investment. A CRP contract is in place and will be passed on to the new owner. The diverse topography also helps steer and funnel deer movement, creating numerous avenues and pinch points ideal for ambushing cruising bucks. Plenty of dense security and bedding cover ensure that deer feel safe and remain on the property. A creek flows through the center of the property, offering a year-round water source for wildlife.



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# MORE ABOUT THE BENTON 80

To the east, the property adjoins row crop acreage, adding to the diverse habitat. Along with 1,600± feet of road frontage along Hardaway Chapel Road, an established internal road and trail system provide easy access throughout. Meandering along these trails, you will find multiple established food plots with shooting houses in strategic locations that allow you to enter and exit the property undisturbed.

If you are interested in building your forever home or a camp, you have multiple places to choose from. For convenience, utilities are available at the road. The Benton 80 is a versatile and attractive option for hunters, investors, and nature lovers!

**Contact Annah Barnes for more  
information and to schedule a viewing.**

*Owner/Agent*



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land id. LINK



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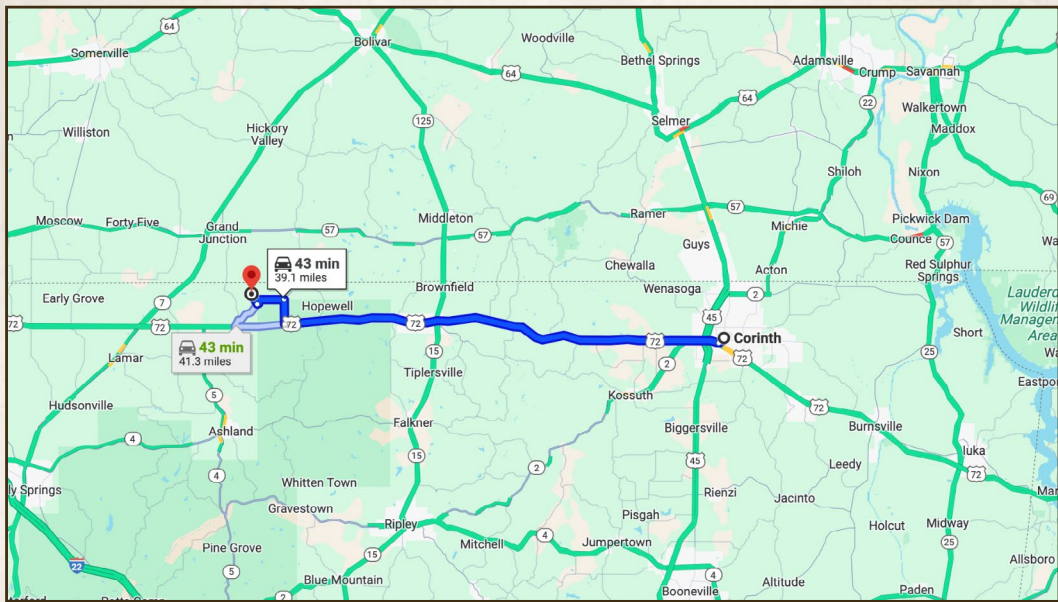
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**Directions From Memphis, TN:** Travel I-40 E then take I-240 W exit toward Jackson, MS. In 5 miles, take Exit 16 for TN-385 E/Bill Morris Pky towards Collierville. In 14 miles, exit onto US-72 toward Corinth. Proceed 22 miles and at the traffic circle, 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 Road. In 2 miles, take a slight left onto Hardaway Chapel Rd. The drive to the property will be on your right in 0.9 miles.

**Directions From Corinth, MS:** Travel US-72 W and turn right onto Pottery Road. Continue 0.7 miles and turn right onto Hardaway Church Rd. In 2 miles, take a slight left onto Hardaway Chapel Road. The drive to the property will be on your right in 0.9 miles.

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



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