



# SMALLTOWN

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

**78± ACRES**  
**MADISON COUNTY, MS**  
**\$599,500**

OFFICE (769) 888-2522 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE MADISON 78

## PROPERTY PROFILE

### LOCATION:

- Canton, MS
- Madison County
- 6± Miles Northeast of Madison

### COORDINATES:

- 32.57356, -90.04215

### PROPERTY USE:

- Development
- Residential Estate
- Recreational
- Investment

### PROPERTY INFORMATION:

- 78± Acres
- Close Proximity to the Nissan Plant
- Road Frontage Along N Old Canton Road
- Power Provided by Entergy Mississippi, Inc.
- City of Canton
- Water Available
- Residential Estate Zoning

### TAX INFORMATION:

2023 - \$\$422.22

- Parcel 1#: 082A-01-018/00.00
- Parcel 2#: 082A-01-019/00.00
- Parcel 3#: 082A-01-020/00.00



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

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

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

4848 Main St. - Flora, MS 39071

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

/25,000+ Followers

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE MADISON 78

**WELCOME TO THE MADISON 78 LOCATED LESS THAN ONE MILE FROM THE NISSAN PLANT IN CANTON, MS.** This Madison County property features paved frontage along the east side of Old Canton Road and gently rolling topography. Historically, the property was utilized as a dirt pit but has since been reclaimed and is ready for the next owner. The potential uses are endless – development, residential estate, recreational, investment. Utilities include power provided by Entergy Mississippi, Inc, and water by the City of Canton. The location is perfect being along the southern boundary of the Canton City Limits, 2.5± miles northeast of Gluckstadt, and 6± miles northeast of Madison.

**If you have been searching for a conveniently located Madison County property with endless opportunities, give Michael Oswalt a call for your private tour today.**



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

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER


C: 662-719-3967

O: 769-888-2522

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

4848 Main St. - Flora, MS 39071

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

 /25,000+ Followers

Information is believed to be accurate but not guaranteed.

78 ± ACRES

MADISON COUNTY, MISSISSIPPI



# SMALLTOWN

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

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER


C: 662-719-3967

O: 769-888-2522

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

4848 Main St. - Flora, MS 39071

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

 /25,000+ Followers

Information is believed to be accurate but not guaranteed.

78 ± ACRES

MADISON COUNTY, MISSISSIPPI



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

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER


C: 662-719-3967

O: 769-888-2522

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

4848 Main St. - Flora, MS 39071

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

 /25,000+ Followers

Information is believed to be accurate but not guaranteed.

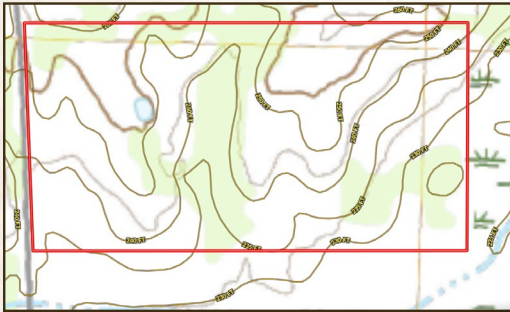
78 ± ACRES

MADISON COUNTY, MISSISSIPPI

land id. LINK



## TOPOGRAPHY MAP



## FLOOD MAP



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

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

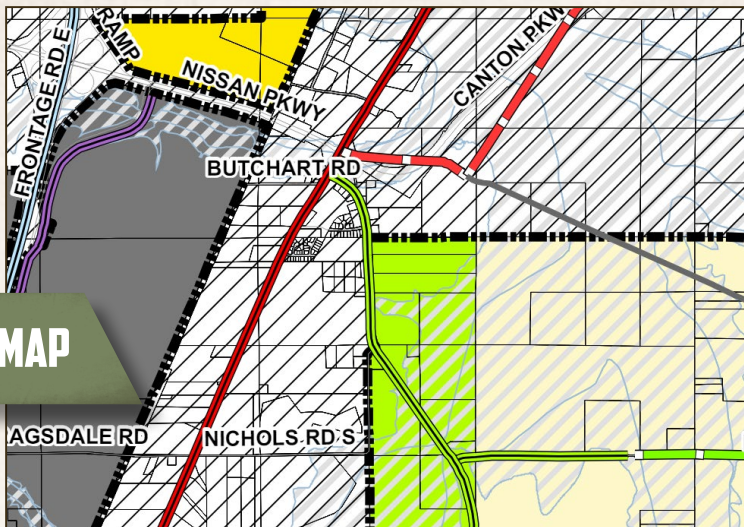
[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

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

/25,000+ Followers

Information is believed to be accurate but not guaranteed.



ZONING MAP

Legend

	Agricultural		Municipal Limits
	Residential Estate		100-Year Floodplain
	Low-Density Residential		Proposed Collector
	Moderate-Density Residential		Collector
	High-Density Residential		Proposed Minor Arterial
	Manufactured Homes		Minor Arterial
	General Commercial		Proposed Hwy 43
	Low Intensity Commercial		Proposed Principal Arterial
	High Intensity Commercial		Principal Arterial
	Light Industrial		Interstate 55
	Heavy Industrial		
	Parks/Open Space		
	Public/Quasi Public		



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

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER


C: 662-719-3967

O: 769-888-2522

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

4848 Main St. - Flora, MS 39071

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

 /25,000+ Followers

Information is believed to be accurate but not guaranteed.

78 ± ACRES

MADISON COUNTY, MISSISSIPPI



**SOIL MAP**

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	24.39	30.55	0	55	3e
LoC2	Loring silt loam, 5 to 8 percent slopes, moderately eroded, central	22.19	27.79	0	47	4e
GrB2	Grenada silt loam, 2 to 5 percent slopes, eroded	15.98	20.02	0	48	2e
Oa	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded, north	13.18	16.51	0	74	2w
CbA	Calloway silt loam, 0 to 1 percent slopes	2.49	3.12	0	59	2w
Ar	Ariel silt loam	1.61	2.02	0	76	2w
TOTALS		79.84( )	100%	-	55.06	2.86



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

**MICHAEL OSWALT, ALC**  
PRINCIPAL BROKER  
C: 662-719-3967  
O: 769-888-2522  
michael@smalltownproperties.com

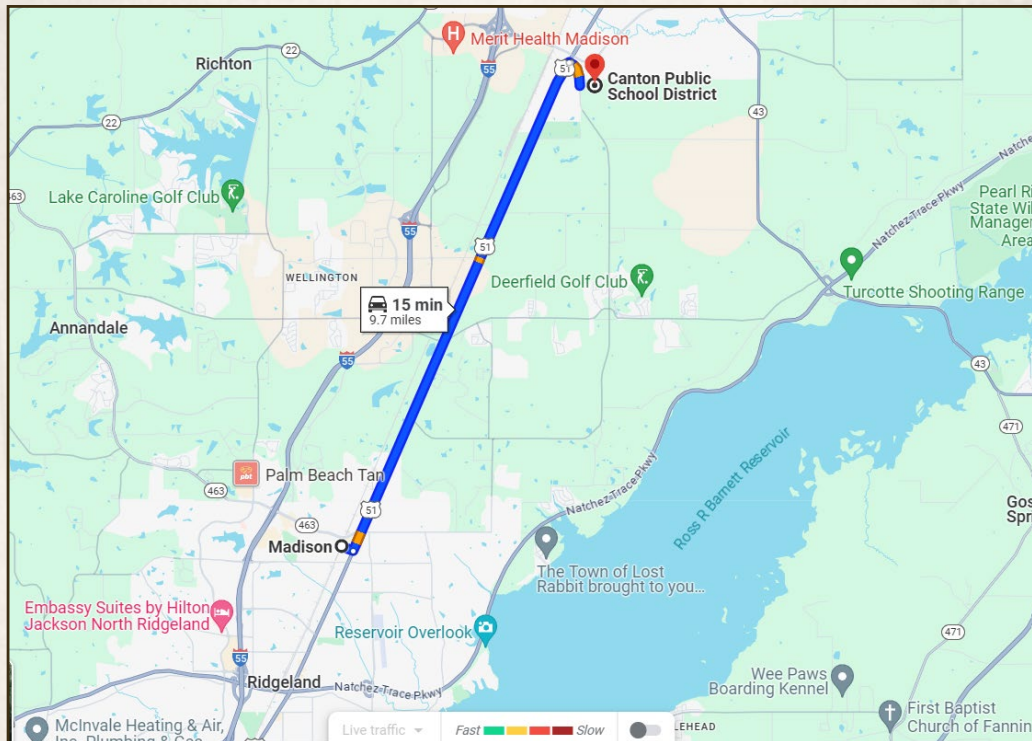
4848 Main St. - Flora, MS 39071

f/25,000+ Followers

smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*





## DIRECTIONS FROM MAIN STREET AND S-51 N IN MADISON, MS:

Travel northeast on US-51 N toward Strawberry Hill Drive and travel for 8.9 miles. Turn right onto N Old Canton Rd and travel for 0.5 miles.

The property is located on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

f/25,000+ Followers

Information is believed to be accurate but not guaranteed.