

67.5± ACRES
BENTON COUNTY, MS
\$199,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE BENTON 67.5

PROPERTY PROFILE

LOCATION:

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

COORDINATES:

- 34.9770707, -89.1458937

PROPERTY USE:

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

PROPERTY INFORMATION:

- 67.5± Acres
- 1,600± Feet of Paved Road Frontage
- Internal Trail System
- Established Food Plots
- Shooting Houses
- Mature Timber
- Small Pond & Creek
- CRP Income
- Deer & Turkey
- Potential Home/Cabin Sites
- Electricity at Road
- Owner/Agent

TAX INFORMATION:

2023 - Approximately \$250

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



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ANNAH BARNES

LAND & RESIDENTIAL SPECIALIST

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50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE BENTON 67.5

INVEST IN AN EXCELLENT SLICE OF TURKEY AND WHITETAIL PARADISE, KNOWN AS THE BENTON 67.5! Comprised of mature timber, brush, bedding thickets, and 1,600± feet of road frontage on Hardaway Chapel Road, this 67.5± acre Benton County property Cheka many boxes. With the soft access points from the remarkable road frontage, deer hunting is much less intrusive, and your odds are increased of harvesting one of the giant, mature whitetails that roam these ridges and slip into food plots. The internal trail system also makes it easy to navigate the tract and ambush the expansive amount of long beards strutting this timber. A small pond on the northwest border and a creek running along the eastern border offer the wildlife a year-round water supply. The deer and turkey numbers are incredible here. This property is turn-key, with multiple established food plots and shooting houses in strategic locations.

Not only can you make memories of a lifetime here, but there is great timber value along with a CRP contract which will be passed on to the new owner.

**The Benton 67.5 is worth considering;
call Annah Barnes today to schedule a private tour.**

Owner/Agent



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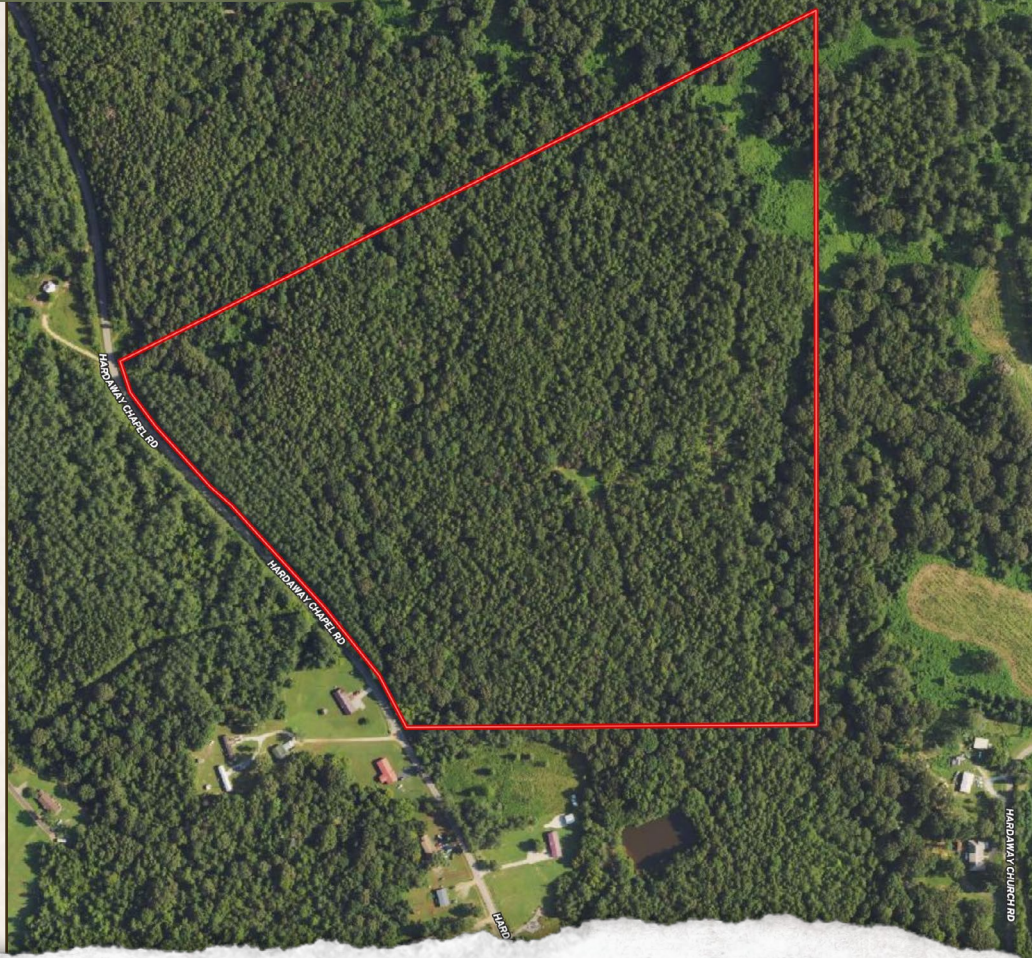
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land id. LINK



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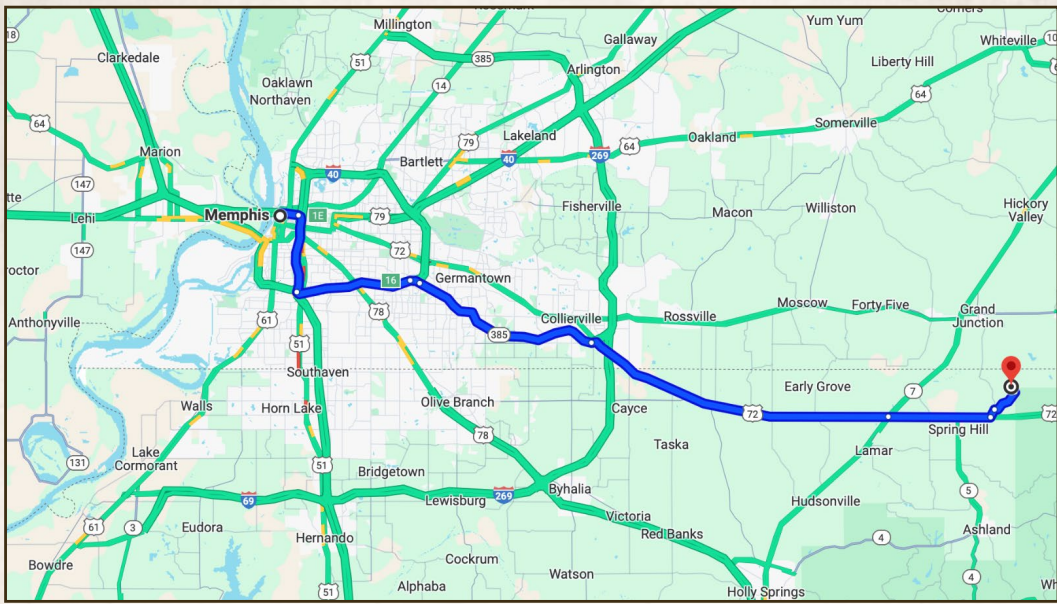
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Directions From Memphis, TN: Travel I-40 E then take I-240 W exit toward Jackson, MS. In 5 miles, take Exit 16 for TN-385 E/Bill Morris Pky towards Collierville. In 14 miles, exit onto US-72 toward Corinth. Proceed 22 miles and at the traffic circle, 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 2.0 miles, take a slight left onto Hardaway Chapel Road. 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 Road. In 2.0 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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