

**THE LEAKE 92**  
**92± Acres in Leake County, MS**

**\$249,900**



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

Office 769-888-2522

# Property Profile

## The Leake 92

### Location:

- Leake County, MS
- Fronts County Line Road
- 13± Miles North of Carthage

### Coordinates:

- 32.9296, -89.5219

### Property Information:

- 92± Acres
- 20± Acres of Pasture, Remainder in Woodland Mixture
- Rolling Topography
- Multiple Food Plots with Established Trail System
- Water & Power Available
- Small Cattle Pond & Creek

### Property Use:

- Deer
- Turkey
- Recreation
- Timberland Investment

### Improvements:

- Old Barn for Storage Purposes

### Tax Information:

- Parcel 012060005: \$351.60 for 2020



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**MICHAEL OSWALT**

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Welcome to the Leake 92! As you enter the gate off County Line Road, you will notice a 20± acre pasture area with a barn sitting on the hill. The old barn would make for a great place to store your hunting equipment and land maintenance tools. The pasture *looks to have* the topography to support a pond if the soil type would allow. The open area leaves plenty of room for building additional improvements, a shooting range, or planting more trees, etc. The diversity really stands out as you leave the pasture area to enter the timbered portion of the tract. The timber appears to have been cut in 2005/2006 with now a great stand of natural regeneration making a deadly combination for big Mississippi bucks! Look at the wildlife photos! The established trail system will lead you nearly anywhere you want to go.



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While riding the property you will notice three wildlife plots, an old cattle pond for year-round wildlife watering, and thick areas for bedding. All these attributes have helped the owner grow, and hold, big deer and turkey year after year.



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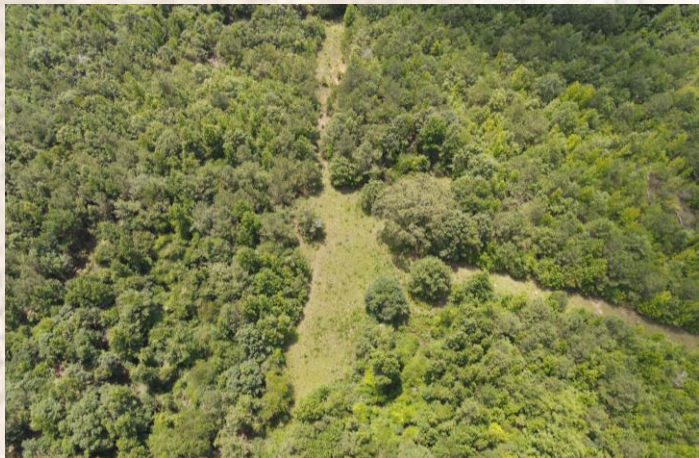
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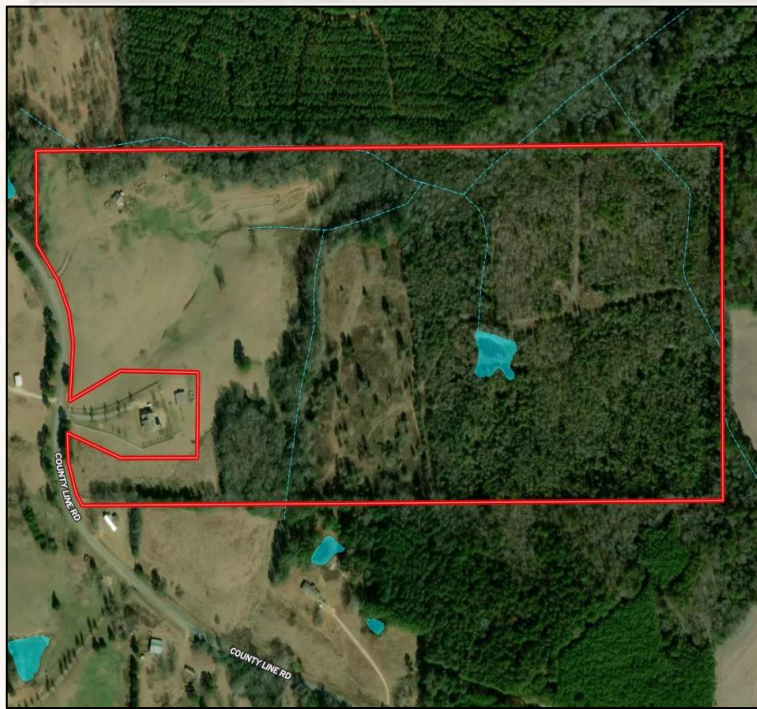
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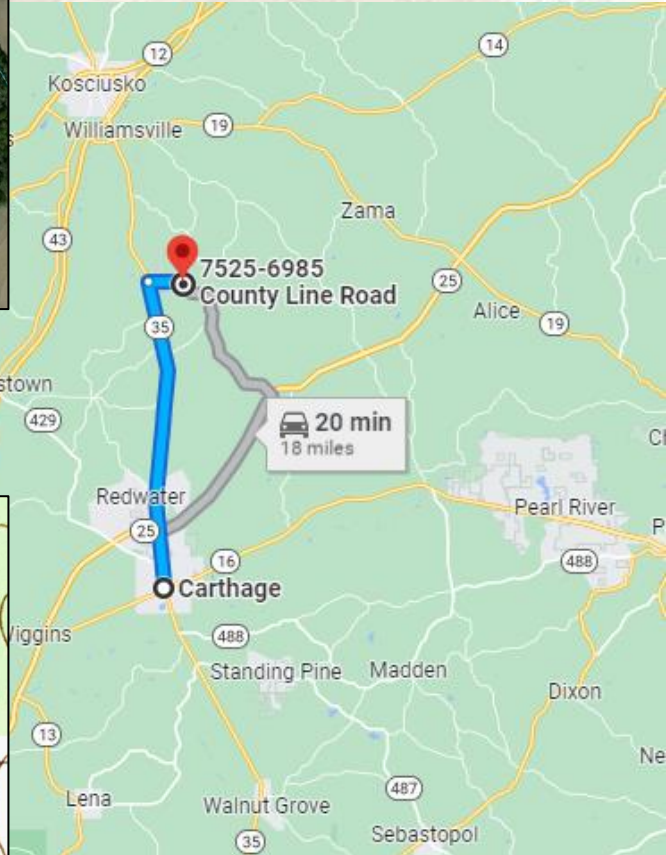
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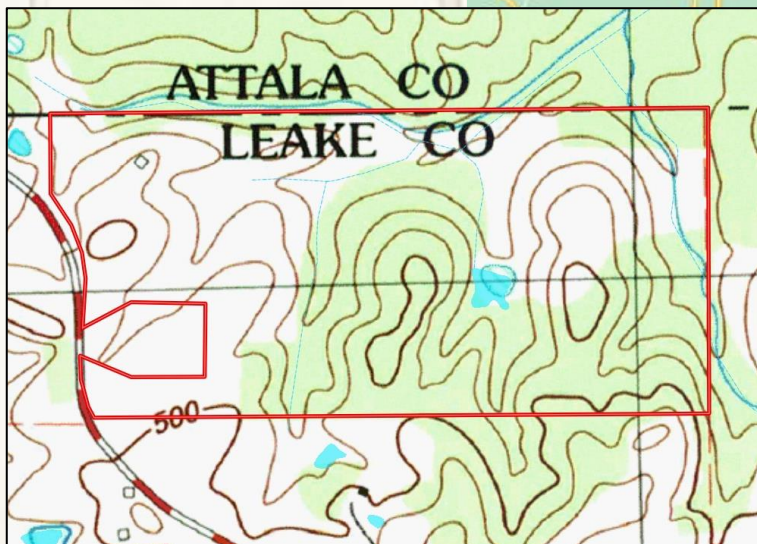
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- Boundary Consists of 92± Acres
- No Flood Zone per FEMA MAP
- Small Creeks Traversing
- Rolling Topography
- 5± Miles East of the Natchez Trace
- 10± Miles SE of Kosciusko, MS
- Approx 70 Minutes NE of Madison, MS



## MapRight Link



## Google Map Link



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