

70± Acres in Neshoba County, MS

\$79,900



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

Office 769-888-2522

Property Profile

Secluded Hunting Tract

Location:

- Neshoba County, MS
- Fronts County Road 127
- 15± Miles Southwest of Philadelphia

Coordinates:

- 32.620472, -89.233164

Property Information:

- 70± Acres
- County Road Frontage with Gate
- Internal Trail System
- Outstanding Wildlife Habitat
- Hardwood Regrowth with Small Pine Pockets
- Large Slough
- Sipsey Creek Bottomland

Property Use:

- Deer
- Duck
- Rabbit
- Camping

Tax Information:

- Parcel 11400-23-001.002: \$212.51 for 2021



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ADAM HESTER

ASSOCIATE BROKER

C: 601-506-5058

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P.O. Box K - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



Have you been searching for an affordable, secluded hunting property? Look at what this 70± acre Neshoba County tract has to offer. Located on County Road 127 with a gated entrance, approximately 15 miles southwest of Philadelphia, MS, this property offers a ton of potential for the avid hunter. The main feature this property offers is wildlife habitat. Whether you want to target deer or ducks, this tract provides an outstanding source for bedding, browse and water. The front portion is very thick with young hardwoods and pines. The internal trail system allows you to hunt lanes and navigates to the established food plot. The back portion consists of Sipsy Creek bottomland. This area provides year-round habitat for ducks and plenty of spots to set up on them this season. If you have been looking for an affordable, pure hunting property...give this place a look.



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Hunting properties located in Central Mississippi that offer the opportunity to chase after both deer and ducks can be hard to find. This tract offers the availability to target both!



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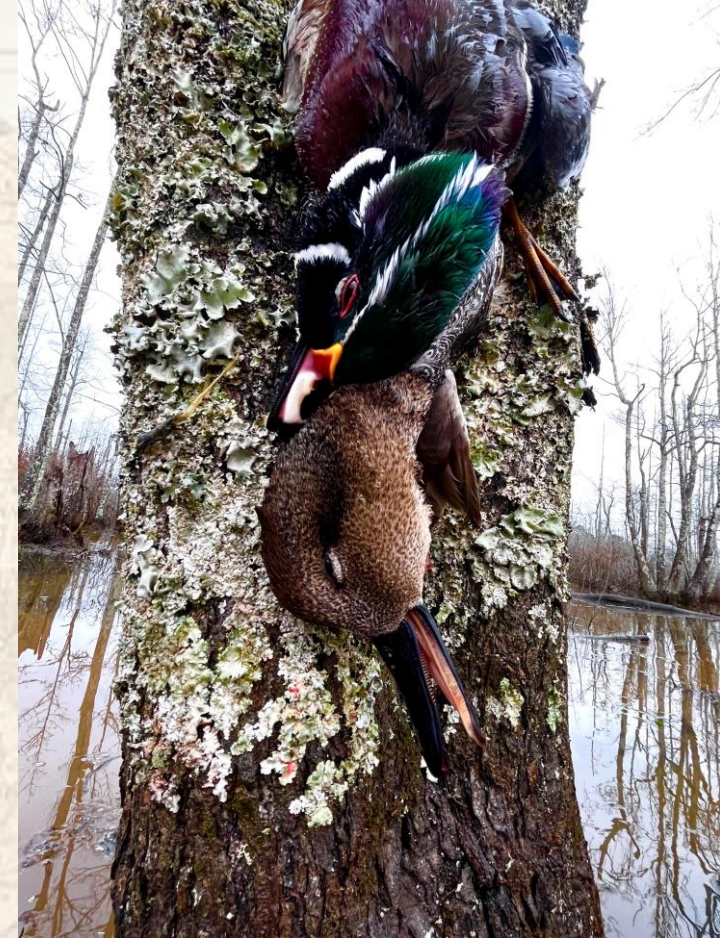
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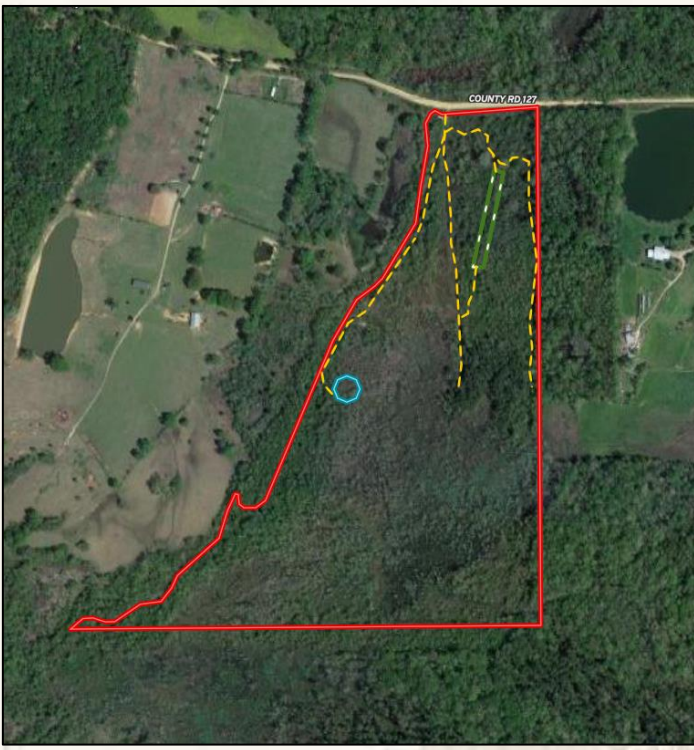
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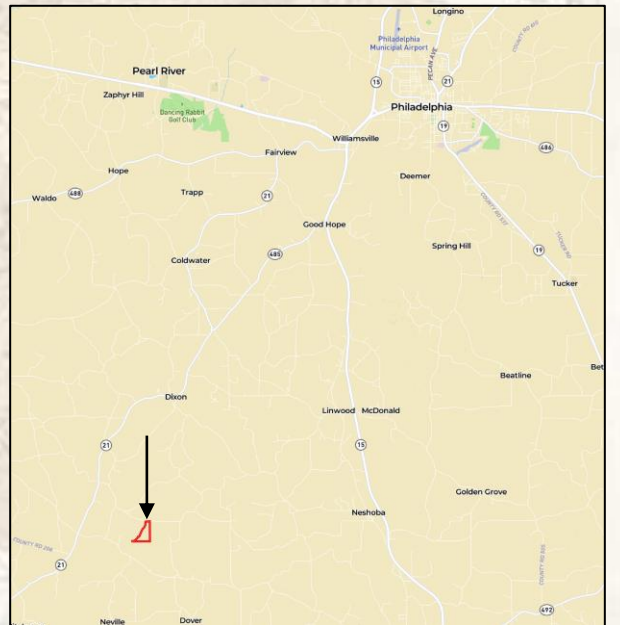
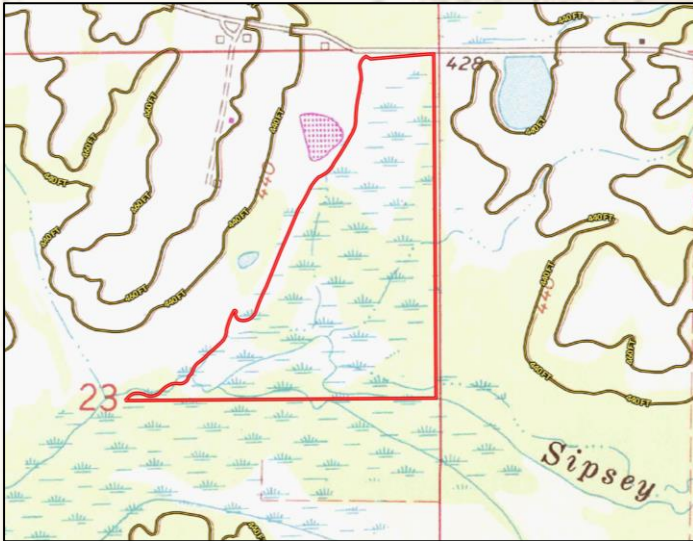
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- Boundary Consists of 70± Acres
- Internal Trail System
- Established Food Plot
- Great Duck Habitat
- County Road Frontage with Gate
- Cleared Spot for Parking and Camping
- Multiple Water Features



[MapRight Link](#)



[Google Map Link](#)



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