

124± Acres & Camp in Leake County, MS

\$345,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 769-888-2522

Property Profile

Leake County Getaway

Location:

- Leake County, MS
- Fronts Old Pickens Road
- 45± Miles North of Madison
- 22± Miles South of Kosciusko

Coordinates:

- 32.871028, -89.688479

Property Information:

- 124± Acres
- Primarily 20± Year Old Pine Timber
- Scattered Hardwood Pockets and Bottoms
- Small Pond
- Pipeline for Hunting

Property Use:

- Deer
- Turkey
- Fishing

Improvements:

- 1,400± Sq. Ft. Restored Home
- 20' x 60' Workshop

Tax Information:

- Parcel 035280009: \$920.90 for 2021



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ADAM HESTER

LAND REALTOR | Licensed in MS

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P.O. Box K - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



Looking for a place out in the country? Whether you have been searching for your own hunting spot or a place to relax...take a look at what this property has to offer. Located near the Thomastown community in Leake County, MS, this property offers 124± acres with a restored, 100+ year old home. With frontage on Old Pickens Road, you are approximately 22 miles south of Kosciusko and 45 miles north of Madison.



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The restored home is perfect for a weekend camp. With 1,400± square feet, the home offers one large bedroom, a bunkroom, bathroom, a small foyer, living room, breakfast area and kitchen. If you are looking to relax, you have the option to do so either off the front or back porch! The current owner worked on the restoration for several years, addressing any issue he found.



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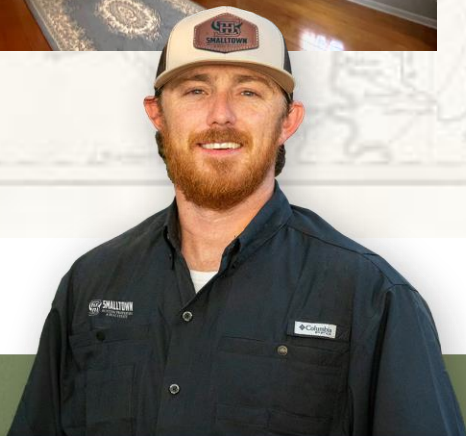
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The property make-up primarily consists of 20± year old pine with scattered hardwood pockets and bottoms. There is an established trail system navigating a portion of the property leading to the small pond and large pipeline. The terrain is easy, and a small creek helps provide the wildlife with an additional water source.



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For the past 20 years, there has been little to no hunting pressure on the property. Upon initial inspection, turkey tracks were everywhere! There are also plenty of deer tracks along the trails and in the creek bottom. For hunting purposes, the pipeline covers approximately 5 acres and can be planted as a food plot.



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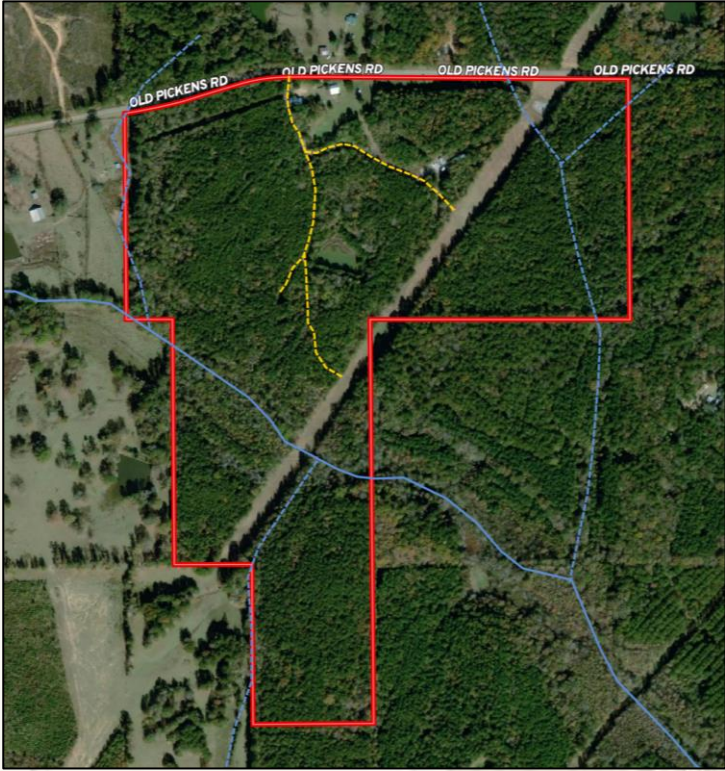
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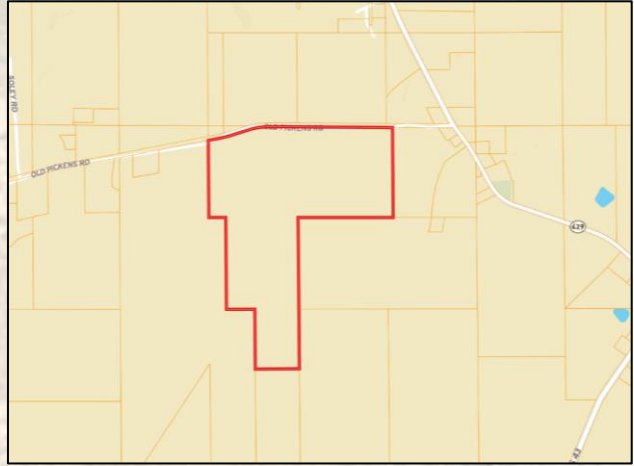
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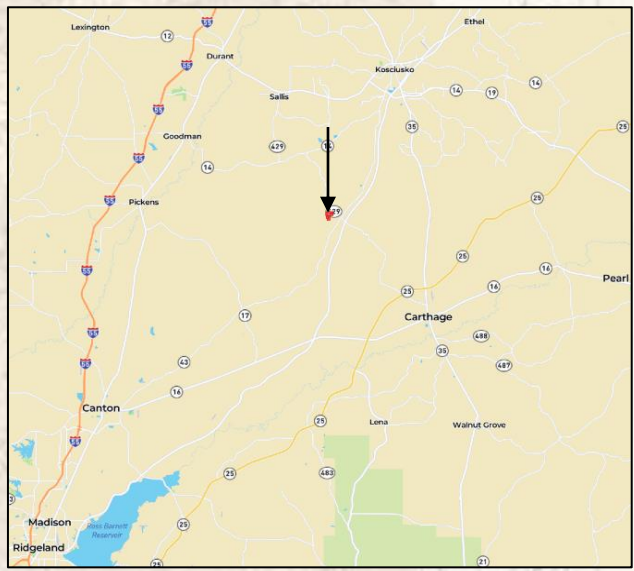
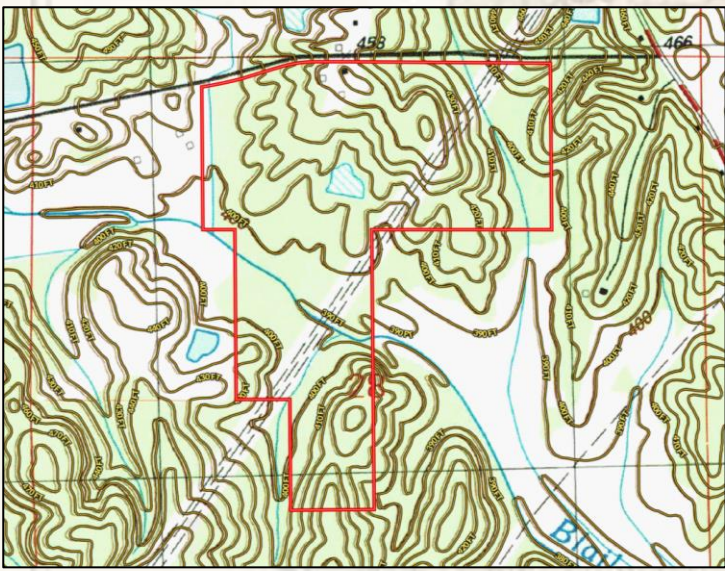
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- Boundary Consists of 124± Acres
- 1,400± Sq. Ft. Restored Home
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MapRight Link



Google Map Link



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