

**156± Acres in Amite County, MS**  
**\$405,600**



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

Office 769.888.2522

# Property Profile

## The Homochitto 156

### Location:

- Meadville, MS
- Amite County
- 31± Miles Northwest of McComb

### Coordinates:

- 31.31454, -90.97798

### Property Information:

- 156± Acres
- Blank Slate Ready for Recreational Development
- Natural Regeneration and Some Mature Timber
- Frontage Along Homochitto Road with Multiple Entrances in Place
- Frontage Along Homochitto National Forest
- Bushy Creek Runs East of the Pasture
- Electricity Available

### Property Use:

- Recreational
- Timberland
- Hunting
- Investment

### Tax Information: Calculated at Closing

- Parcel 1#: 42-600-17-0000100S (Part of)
- Parcel #2: 42-600-16-0000200
- Parcel #3: 42-600-16-0000300



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**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER


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Information is believed to be accurate but not guaranteed.

Welcome to The Homochitto 156 located in northwest Amite County, Mississippi. The 156 offers a good mix for avid outdoorsman – pasture area, a beautiful creek, natural regeneration timberland, and some pockets of standing timber. This diversity is usually what a hunter is looking for. The 8± acre pasture area would be a great place to put a camp (electricity in place along the road, would need a well and septic installed) with some potential building areas overlooking the creek. Just east of the pasture you will find Brushy Creek, one of the most beautiful clear water and white sand creeks I've ever seen. The property enjoys nearly 3,750 frontage feet on either side of the creek. Get ready to let the kids swim, the wife layout on the beaches, and ride the atv's and side by sides in the creek. The fun is truly endless in the creek bottom. Across the creek there is approximately 121 acres of natural regeneration timberland that looked to have been cut in 2017/2018. Today, this portion of the property is raw land with foot access only; however, the east side of the creek enjoys over 8,500 frontage feet along the Homochitto National Forest (189,000± acre National Forest known for a multitude of the outdoor activities including hunting & fishing). The 156 has over 3,000 frontage feet along the east side of Homochitto Road with multiple entrances. The location is perfect, being just 31± miles northwest of McComb, MS, 30± miles southeast of Natchez, MS, and 60± miles northeast of Baton Rouge, LA. This tract has been in the same family for many, many years and ready for a new owner to come in make it their own. If you have been looking for a full-blown recreational tract with Homochitto National Forest access, call Michael Oswalt for your private tour of the Homochitto 156 today.



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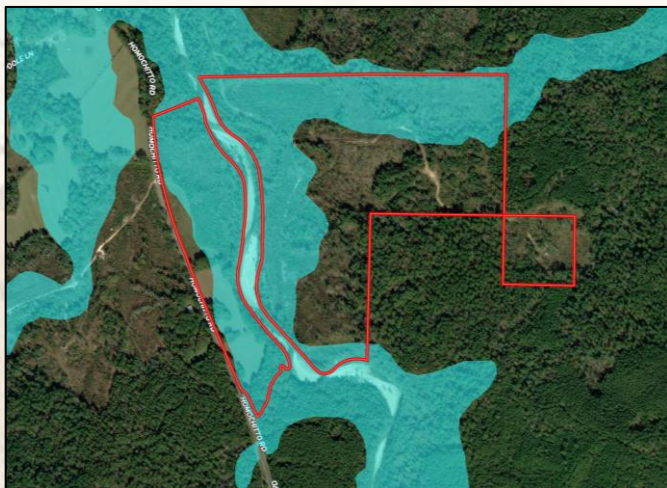
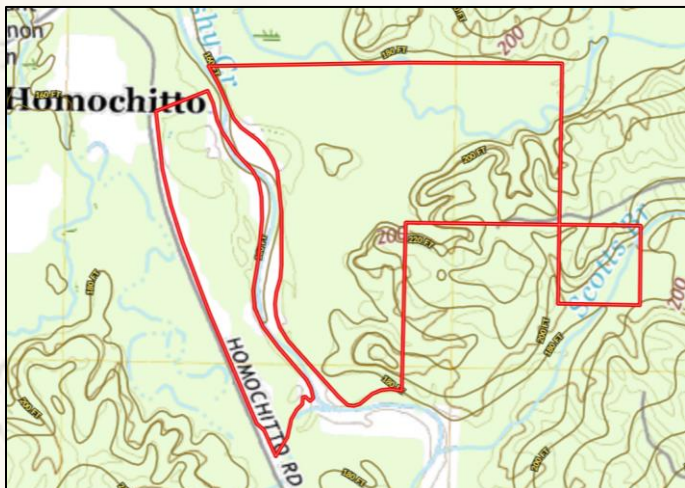
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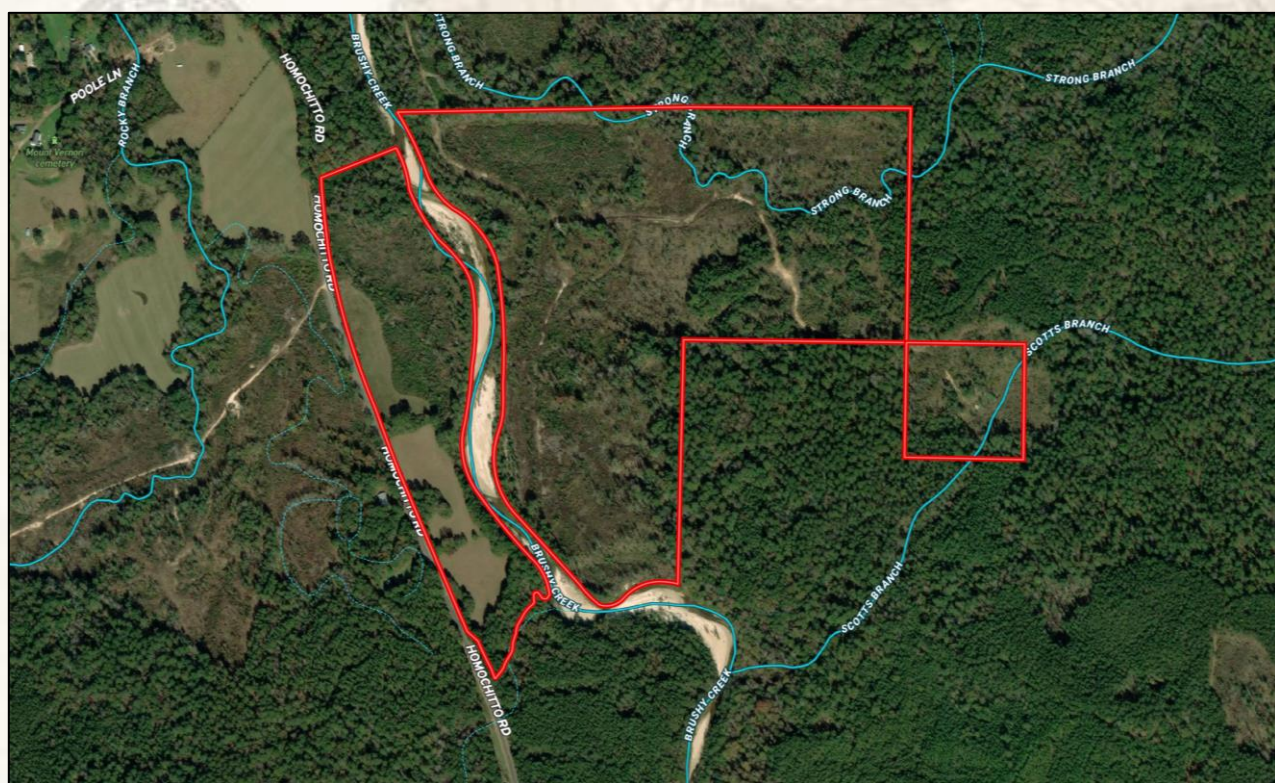
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# Aerial Map & Topo Map



## Land id Link



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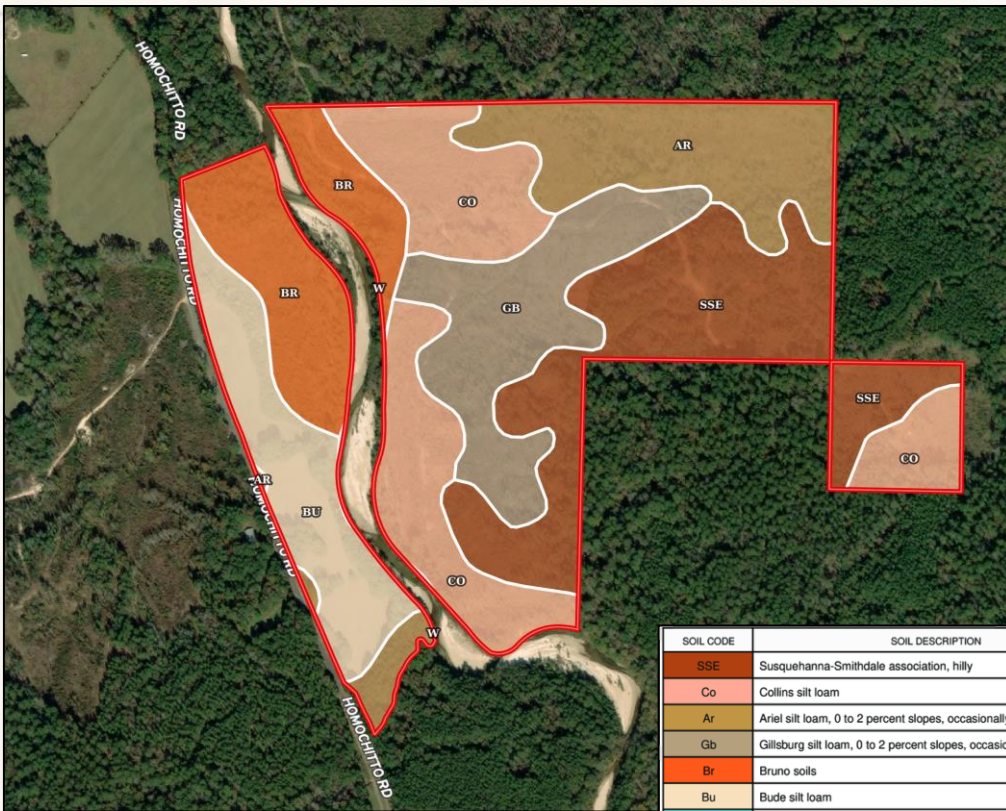
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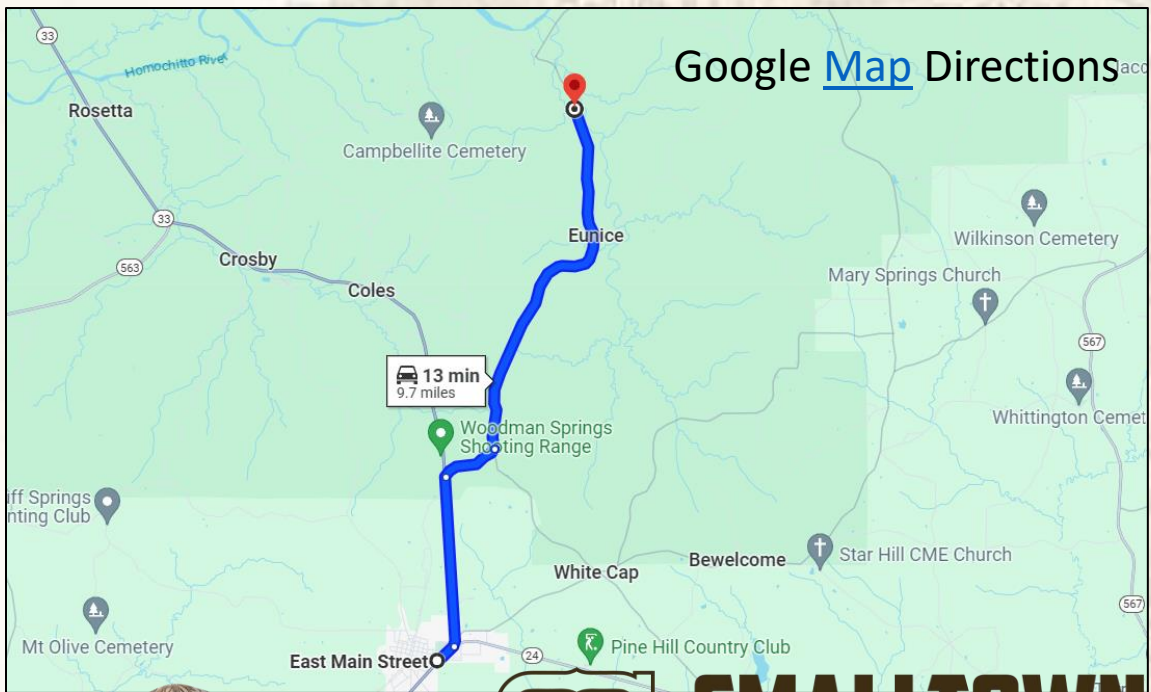
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# Soil Map

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SSE	Susquehanna-Smithdale association, hilly	36.03	22.83	0	50	6e
Co	Collins silt loam	34.06	21.58	0	56	2w
Ar	Ariel silt loam, 0 to 2 percent slopes, occasionally flooded	24.85	15.75	0	53	2w
Gb	Gillsburg silt loam, 0 to 2 percent slopes, occasionally flooded	22.97	14.56	0	40	2w
Br	Bruno soils	21.31	13.5	0	28	5w
Bu	Bude silt loam	18.38	11.65	0	56	2w
W	Water	0.2	0.13	0	-	-
TOTALS		157.8( )	100%	-	47.98	3.32



Google [Map](#) Directions



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