

21.40± ACRES
AMITE COUNTY, MS

\$127,330



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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THE AMITE 21.40

PROPERTY PROFILE

LOCATION:

- Clay Hill Road
Liberty, MS 39645
- Amite County
- 11.8± Miles N of Liberty

COORDINATES:

- 31.2879, -90.7994

PROPERTY USE:

- Recreational/Hunting
- Home/Cabin Site
- Investment
- Potential Development

PROPERTY INFORMATION:

- 21.40± Acres
- Internal Trail System
- 5± Year Old Planted Pine
- 580± Feet of Frontage
on Clay Hill Road
- 247± Feet of Frontage
on Coleman Road
- Power by Magnolia EPA
- Water by North Central
Amite Water

TAX INFORMATION:

2023 - \$70.15

- Parcel #1: 44 80027 0000711
- Parcel #2: 44 80028 0001700



LEE WHITE | LAND SPECIALIST
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Information is believed to be accurate but not guaranteed.

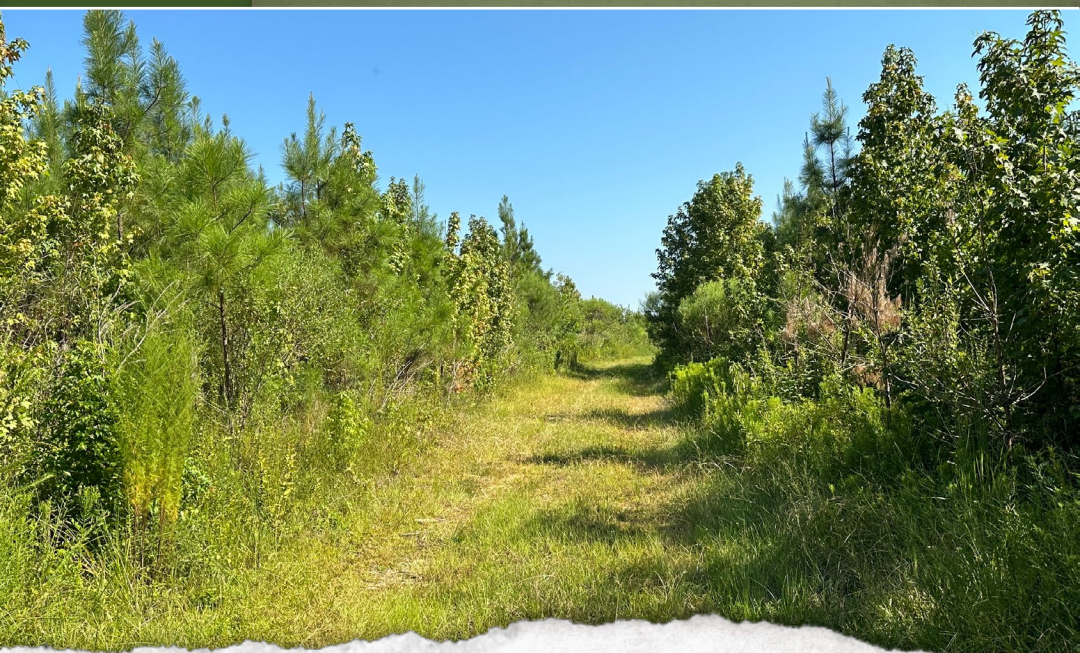
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WELCOME TO THE AMITE 21.40

IF YOU ARE SEARCHING FOR A SPOT TO HUNT AND/OR BUILD YOUR DREAM HOME OR CABIN, THIS COULD BE THE ONE! Situated in north central Amite County, Mississippi, this 21.40± acre tract offers several options. Key features include 5± year old planted pines, road frontage on Clay Hill Road and Coleman Road, internal trails and a food plot. This tract is located approximately 12 miles north of Liberty and is an ideal location for constructing your forever home or a cabin for a quiet weekend getaway. Power and water are available, provided by Magnolia EPA and North Central Amite Water. An old pond is on the property and with some work could be restored. *DISCLAIMER: Deer stands and feeders are reserved by the seller.*

This parcel can also be attractive for developers...subdivide into multiple tracts and start building!

**Call today to schedule your appointment
with Lee and Alinda White.**



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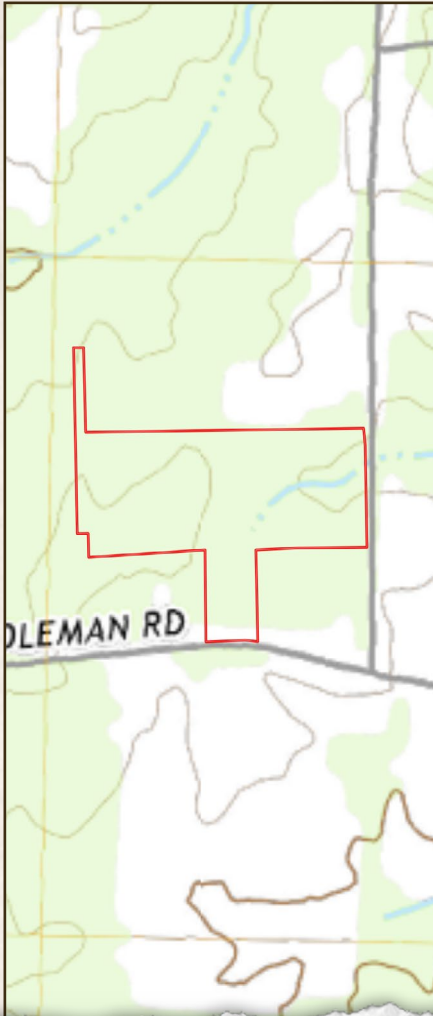


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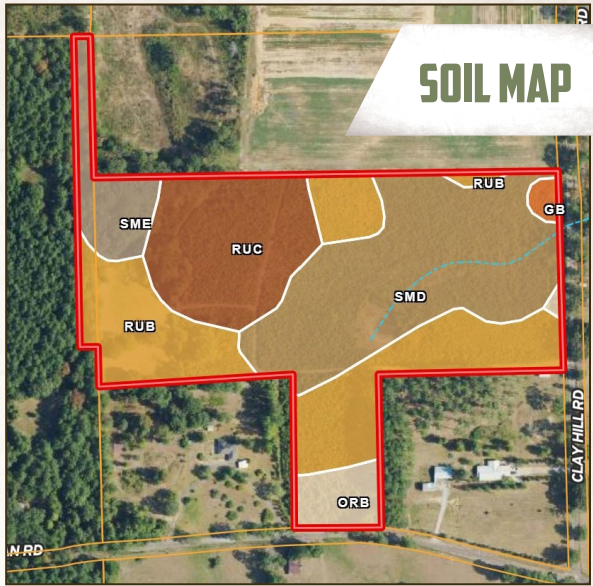
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TOPOGRAPHY MAP



SOIL MAP



Code	Description	Acres	%	CPI	NCCPI	CAP	?
SmD	Smithdale sandy loam, 8 to 12 percent slopes	7.52	34.8%	-	53	4e	?
RuB	Ruston sandy loam, 2 to 5 percent slopes	7.06	32.67%	-	54	3e	?
RuC	Ruston sandy loam, 5 to 8 percent slopes	4.17	19.3%	-	75	3e	?
SmE	Smithdale sandy loam, 12 to 35 percent slopes	1.58	7.31%	-	27	7e	?
OrB	Ora loam, 2 to 5 percent slopes	1.05	4.86%	-	41	2e	?
Gb	Gillsburg silt loam, 0 to 2 percent slopes, occasionally flooded	0.24	1.11%	-	40	2w	?



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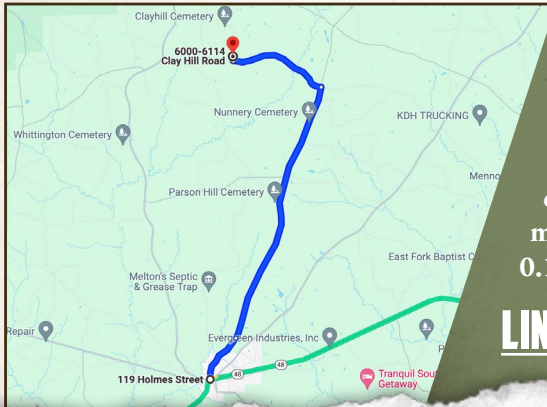
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Directions from the Intersection of MS-24 and Holmes Street in Liberty, MS: Travel north on Holmes Street for 1.4 miles then continue onto Meadville Road. In 7.5 miles turn left onto Coleman Road and proceed for 2.8 miles. Turn right onto Clay Hill Road, in 0.1 miles the property will be on the left.

LINK TO GOOGLE MAP DIRECTIONS



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