

18.5± ACRES
AMITE COUNTY, MS
\$139,800



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE AMITE 18.5

PROPERTY PROFILE

LOCATION:

- Jackson Road
Smithdale, MS 39664
- Amite County
- 9.4± Miles SE of Lake Okhissa
- 15± Miles N of Liberty
- 23± Miles W of McComb
- 50± Miles E of Natchez
- 75± Miles N of Baton Rouge

COORDINATES:

- 31.3315, -90.7839

PROPERTY USE:

- Hunting
- Recreation
- Development
- Home/Cabin Site

PROPERTY INFORMATION:

- 18.5± Total Acres
- Merchantable Pine
- 600± Feet of Blacktop
Road Frontage
- Power by Magnolia EPA
- Water by North Central
Amite Water

TAX INFORMATION:

2023 - \$31.87

- Parcel#: 44 10011 0001000



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

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

WELCOME TO THE AMITE 18.5

ARE YOU IN THE MARKET FOR SMALL ACREAGE THAT YOU CAN DEVELOP TO MEET YOUR GOALS? The Amite 18.5 is worth considering! Situated on Jackson Road in Amite County, MS is 18.5± acres of merchantable pine timber. This property is a blank slate and can be made into a small hunting tract by adding your own trails and food plots. If you are interested in a weekend getaway or building your forever home, this place is perfect! Utilities are available and provided by Magnolia EPA and North Central Amite Water. The property enjoys 600± feet of blacktop road frontage on Jackson Road. Located only 1.4 miles off MS-567 and 3.2 miles south of MS-98, the property is just minutes away from the Homochitto National Forest and 9.4 miles from the Bill Dance Signature Lake Okhissa. The surrounding area is very serene but still offers convenient access to Baton Rouge, Natchez and McComb.

**Call today to schedule your appointment with
Lee and Alinda White to tour the 18.5± acre tract.**



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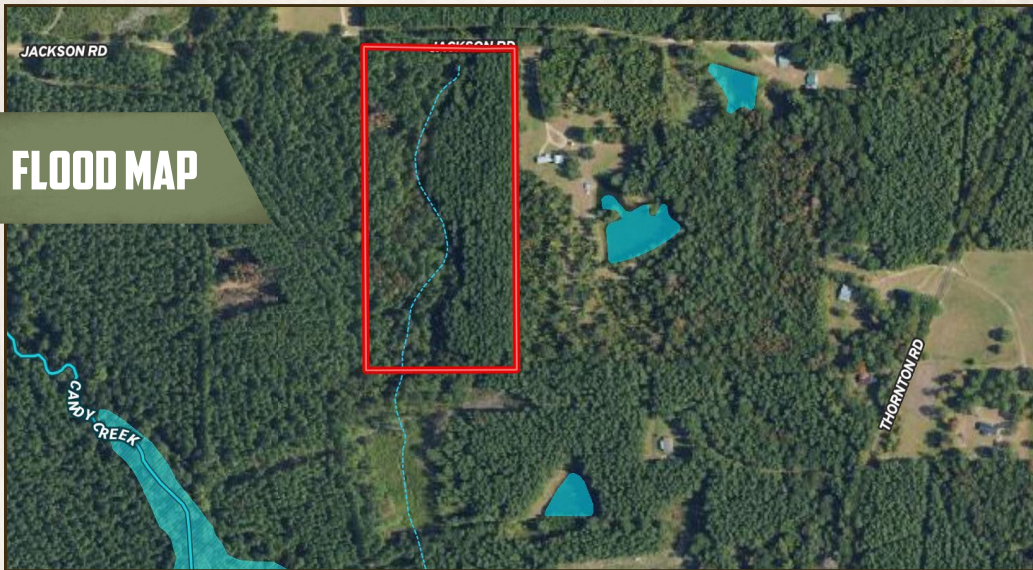
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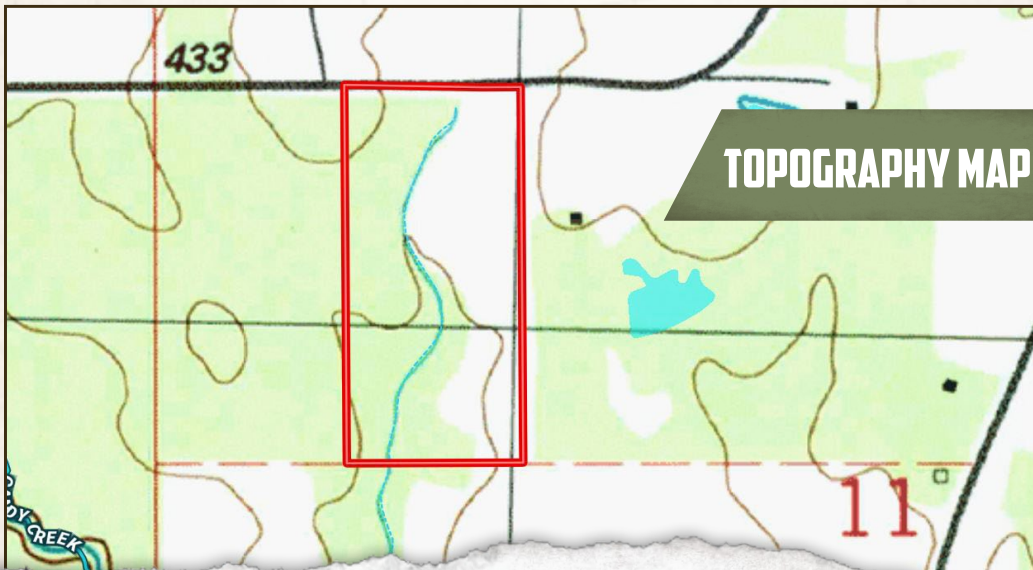
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AMITE COUNTY, MISSISSIPPI

FLOOD MAP



TOPOGRAPHY MAP



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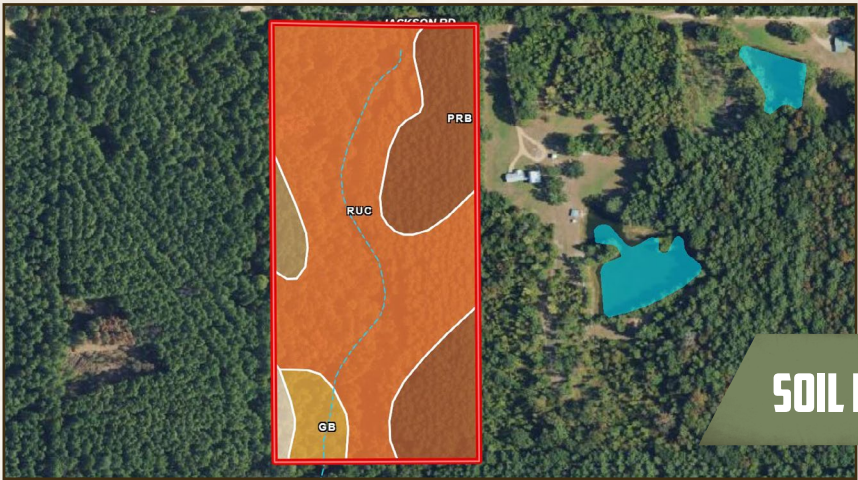
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SOIL MAP

Code	Description	Acres	%	CPI	NCCPI	CAP	?
RuC	Ruston sandy loam, 5 to 8 percent slopes	11.7	62.67%	-	75	3e	?
PrB	Providence silt loam, 2 to 5 percent slopes	5.1	27.32%	-	49	2e	?
Gb	Gillsburg silt loam, 0 to 2 percent slopes, occasionally flooded	0.97	5.2%	-	40	2w	?
OrB	Ora loam, 2 to 5 percent slopes	0.59	3.16%	-	41	2e	?
SmD	Smithdale sandy loam, 8 to 12 percent slopes	0.31	1.66%	-	53	4e	?



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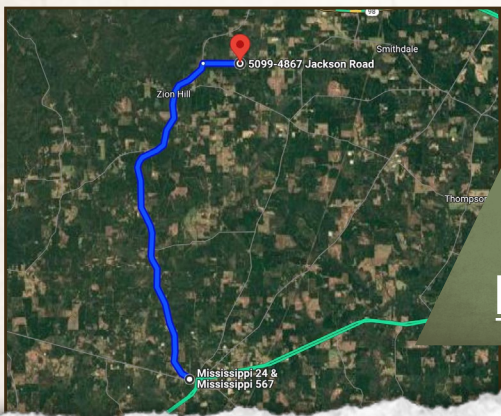
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Directions From the Intersection of MS-24 and MS-567 in Liberty, MS: Travel north on MS-567 for 13.7 miles. Turn right onto Jackson Road and in 1.4 miles the property will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



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