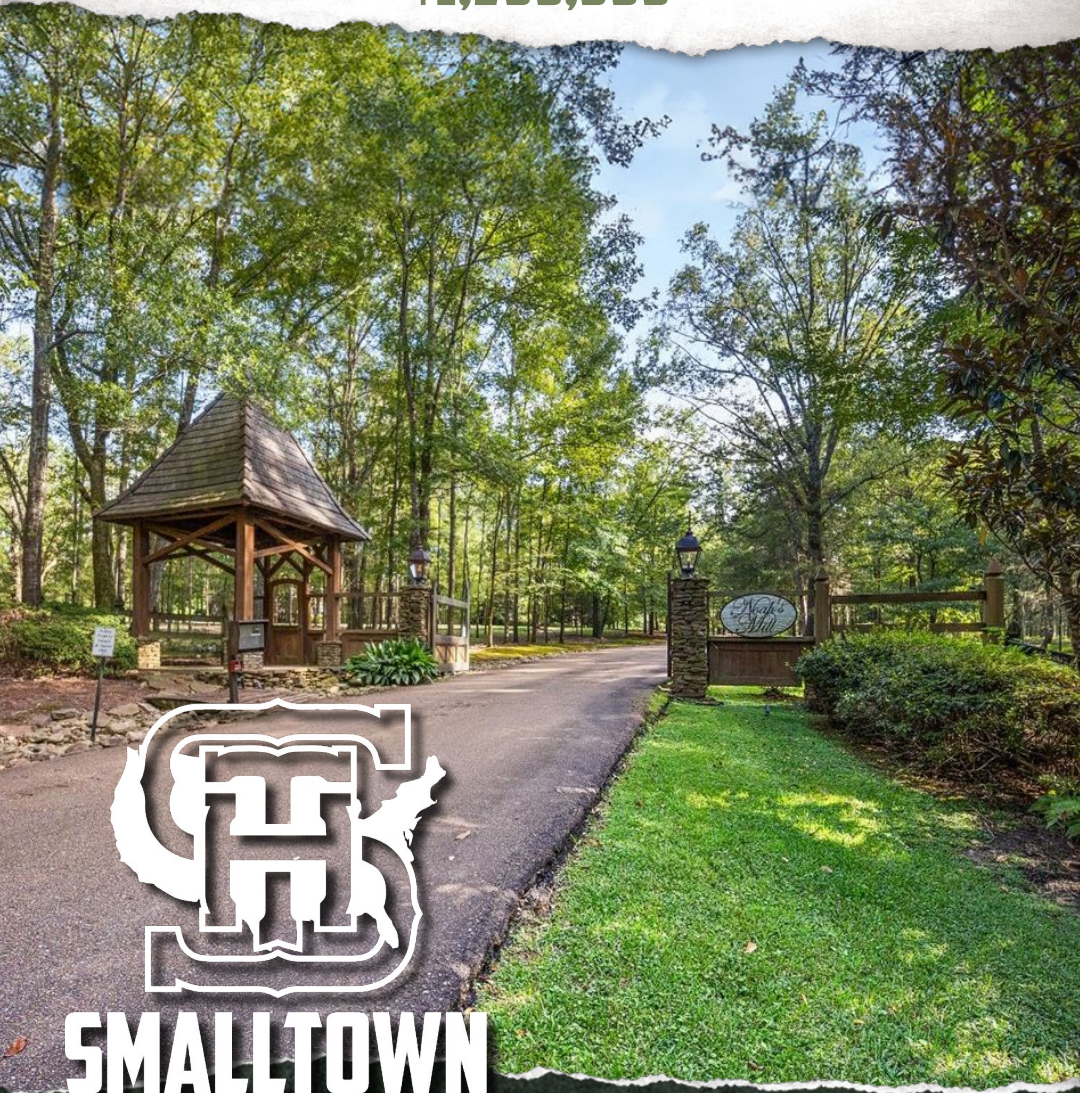


22.46± ACRES
MADISON COUNTY, MS
\$1,299,999



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE MADISON 22.46

PROPERTY PROFILE

LOCATION:

- Noah's Mill Road
Madison, MS 39110
- Situated Off Highway 22
- 9± Miles From Gluckstadt
- 11± Miles From
Madison The City

COORDINATES:

- 32.5576, -90.1978

PROPERTY USE:

- Homesite
- Investment

PROPERTY INFORMATION:

- 22.46± Total Acres
- Homesite
- Hardwood Timber
- Pine Timber
- Established Trails
- Power/Water Available

TAX INFORMATION:

- 2023 - \$1,283.73



CHRIS REED | LAND SPECIALIST

C: 601-906-0723 | chris.reed@smalltownproperties.com Information is believed to be accurate but not guaranteed.

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

TREVOR WILLIAMS | LAND SPECIALIST

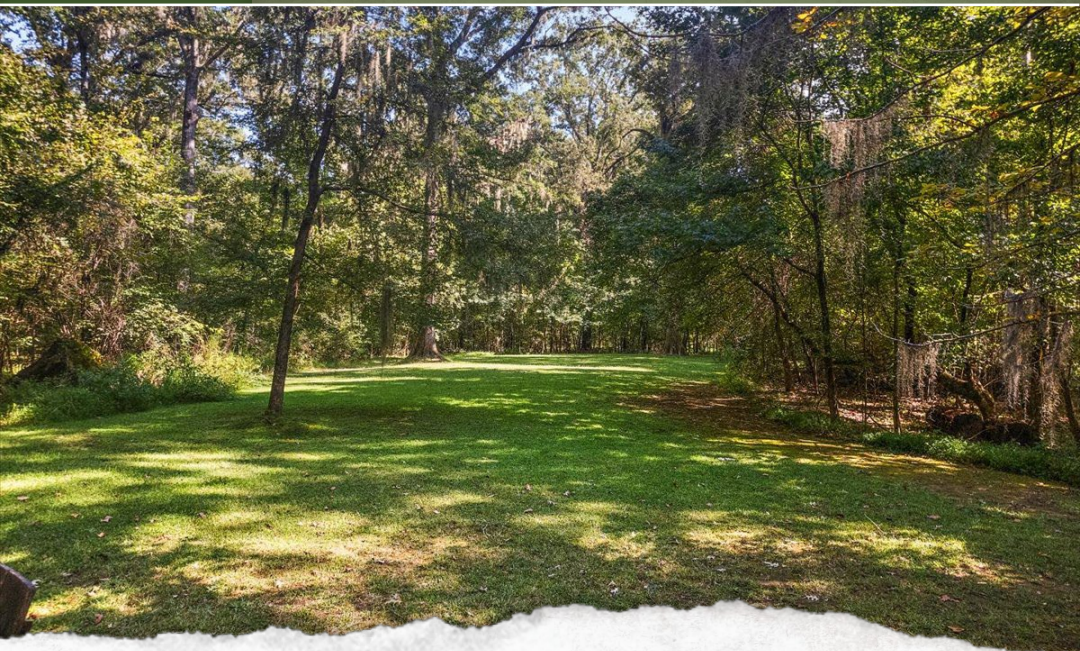
C: 601-575-1612 | trevorpaulwilliams@gmail.com

4394 Mangum Dr - Flowood, MS 39232 | O: 769-300-2651

WELCOME TO THE MADISON 22.46

WELCOME TO YOUR FUTURE HOMESITE IN MADISON COUNTY, MS! Nestled just off Highway 22 in the serene, gated community of Noah's Mill is The Madison 22.46, offering the perfect blend of privacy and natural beauty. The 22.46± acre property is surrounded by gigantic hardwoods, draped in Spanish moss, providing a peaceful, secluded environment, ideal for building your dream home. Opportunity abounds on this property, whether it is hiking on the established trails through the woods or slipping into a deer stand, overlooking a nice natural opening, the choice is yours! Not only does the land in this neighborhood provide privacy but also the tranquility of rural living while still enjoying the amenities of the nearby communities of Gluckstadt and Madison. Power and water are available, and building guidelines are in place by an HOA.

Come fall in love with the stunning Madison 22.46. To schedule your private showing, call Trevor Williams or Chris Reed today!



CHRIS REED | LAND SPECIALIST

C: 601-906-0723 | chris.reed@smalltownproperties.com Information is believed to be accurate but not guaranteed.

TREVOR WILLIAMS | LAND SPECIALIST

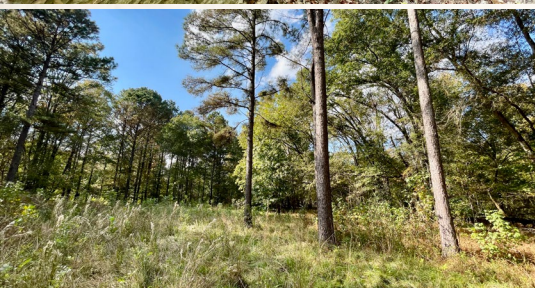
C: 601-575-1612 | trevorpaulwilliams@gmail.com

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

4394 Mangum Dr - Flowood, MS 39232 | O: 769-300-2651

22.46 ± ACRES

MADISON COUNTY, MISSISSIPPI



CHRIS REED | LAND SPECIALIST

C: 601-906-0723 | chris.reed@smalltownproperties.com Information is believed to be accurate but not guaranteed.

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

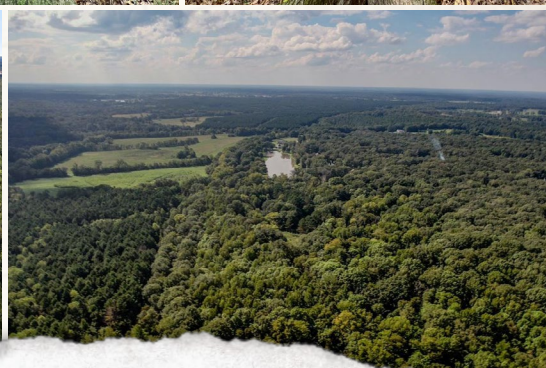
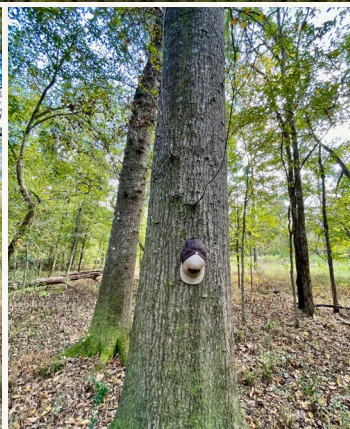
TREVOR WILLIAMS | LAND SPECIALIST

C: 601-575-1612 | trevorpaulwilliams@gmail.com

4394 Mangum Dr - Flowood, MS 39232 | O: 769-300-2651

22.46 ± ACRES

MADISON COUNTY, MISSISSIPPI



CHRIS REED | LAND SPECIALIST

C: 601-906-0723 | chris.reed@smalltownproperties.com Information is believed to be accurate but not guaranteed.

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

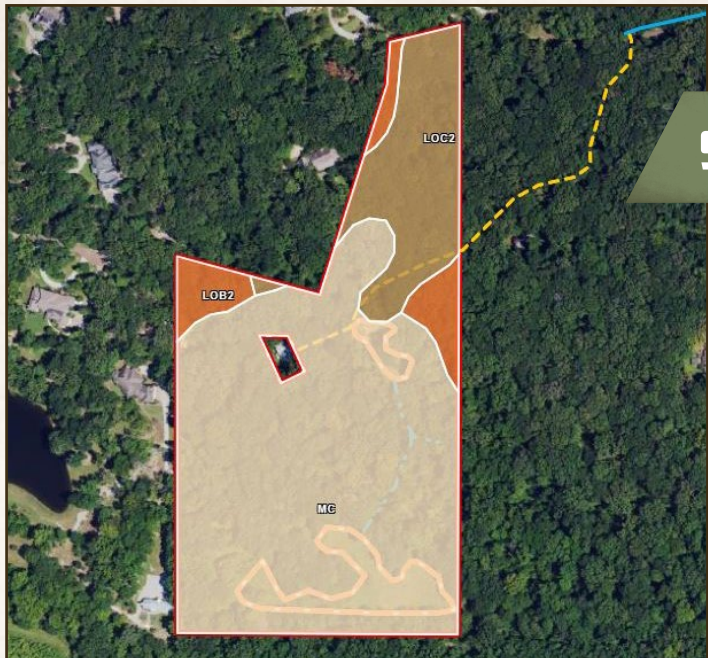
TREVOR WILLIAMS | LAND SPECIALIST

C: 601-575-1612 | trevorpaulwilliams@gmail.com

4394 Mangum Dr - Flowood, MS 39232 | O: 769-300-2651

22.46 ± ACRES

MADISON COUNTY, MISSISSIPPI



SOIL MAP

| Code | Description | Acres | % | CPI | NCCPI | CAP | ? |
|--------|---|----------|--------|---------------|---------------------|-------------------|---|
| Mc | McRaven silt loam | 16.99 | 75.54% | - | 81 | 2w | ? |
| LoC2 | Loring silt loam, 5 to 8 percent slopes, moderately eroded, central | 3.86 | 17.16% | - | 48 | 4e | ? |
| LoB2 | Loring silt loam, 2 to 5 percent slopes, moderately eroded, central | 1.64 | 7.29% | - | 55 | 3e | ? |
| Totals | | 22.49 ac | ? | 0 CPI Average | 73.44 NCCPI Average | 2.42 Cap. Average | |



CHRIS REED | LAND SPECIALIST

C: 601-906-0723 | chris.reed@smalltownproperties.com Information is believed to be accurate but not guaranteed.

TREVOR WILLIAMS | LAND SPECIALIST

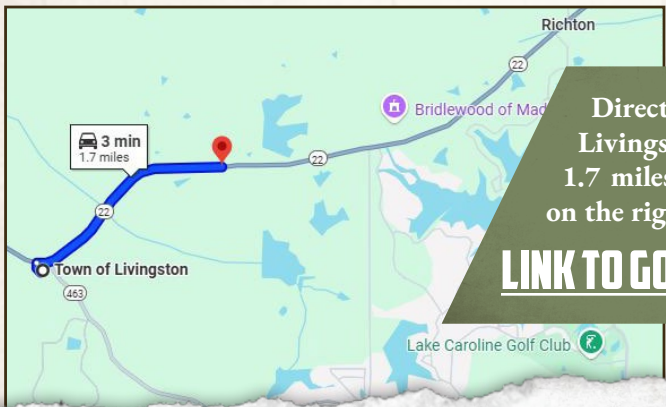
C: 601-575-1612 | trevorpaulwilliams@gmail.com

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

4394 Mangum Dr - Flowood, MS 39232 | O: 769-300-2651

22.46 ± ACRES

MADISON COUNTY, MISSISSIPPI



Directions From the Town of Livingston: Travel east on Hwy 22 for 1.7 miles to the Noah's Mill entrance on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



CHRIS REED | LAND SPECIALIST

C: 601-906-0723 | chris.reed@smalltownproperties.com Information is believed to be accurate but not guaranteed.

TREVOR WILLIAMS | LAND SPECIALIST

C: 601-575-1612 | trevorpaulwilliams@gmail.com

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

4394 Mangum Dr - Flowood, MS 39232 | O: 769-300-2651