

**44.97± ACRES**  
**BENTON COUNTY, MS**  
**\$199,000**



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

OFFICE (662) 238-4077

# THE BENTON 44.97

## PROPERTY PROFILE

### LOCATION:

- 3021 Lower Gurley Road
- Potts Camp, MS 38659
- Benton County
- 29± Miles NW of New Albany
- 44± Miles N of Oxford
- Surrounded by Holly Springs National Forest

### COORDINATES:

- 34.731250, -89.289472

### PROPERTY USE:

- Home/Cabin Site
- Hunting & Fishing
- Recreational
- Investment

### PROPERTY INFORMATION:

- 44.97± Surveyed Acres
- Gated, Turn-Key Farm
- Water Well on Site
- Fenced Pastures
- Hardwoods
- Stocked Pond
- Deer & Turkey
- Shooting House in Place
- Established Food Plots
- Electricity by Holly Springs Utility Dept
- Shared Driveway
- Owner/Agent

### TAX INFORMATION:

2023 - approximately \$142

- Parcel# 1-0220-15-000-015.00



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**ANNAH BARNES**

LAND & RESIDENTIAL SPECIALIST

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50 CR 401 - Oxford, MS 38655

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE BENTON 44.97

**IF YOU ARE LOOKING FOR A PRISTINE PROPERTY IN NORTH MISSISSIPPI, LOOK NO FURTHER!** This surveyed 44.97± acre tract is situated off Lower Gurley Road in Potts Camp, MS. The Benton County retreat offers a perfect blend of timbered acres, open ground, a stocked pond, and more. When you pull through the iron gate you will see beautiful fenced pastures and a stunning home site with power and a water well already in place. Surrounded by the Holly Springs National Forest, the wildlife here is abundant...pictures prove it. You will find a brand new Sportsman Condo overlooking an established food plot providing hunting opportunities of mature bucks and turkeys. Additional acreage is available.

**To schedule a private showing, call Annah Barnes today!**

*Owner/Agent*



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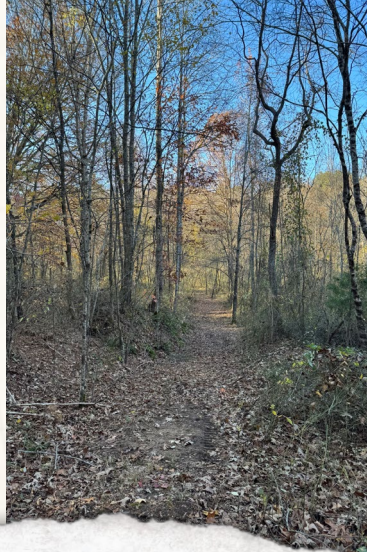
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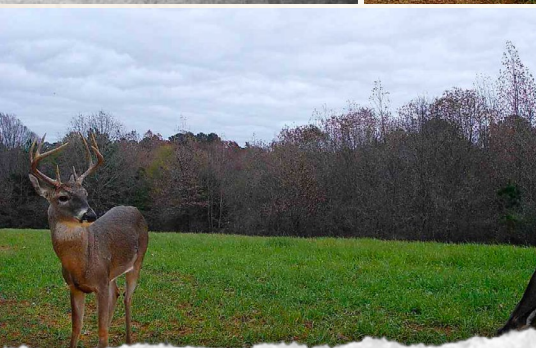
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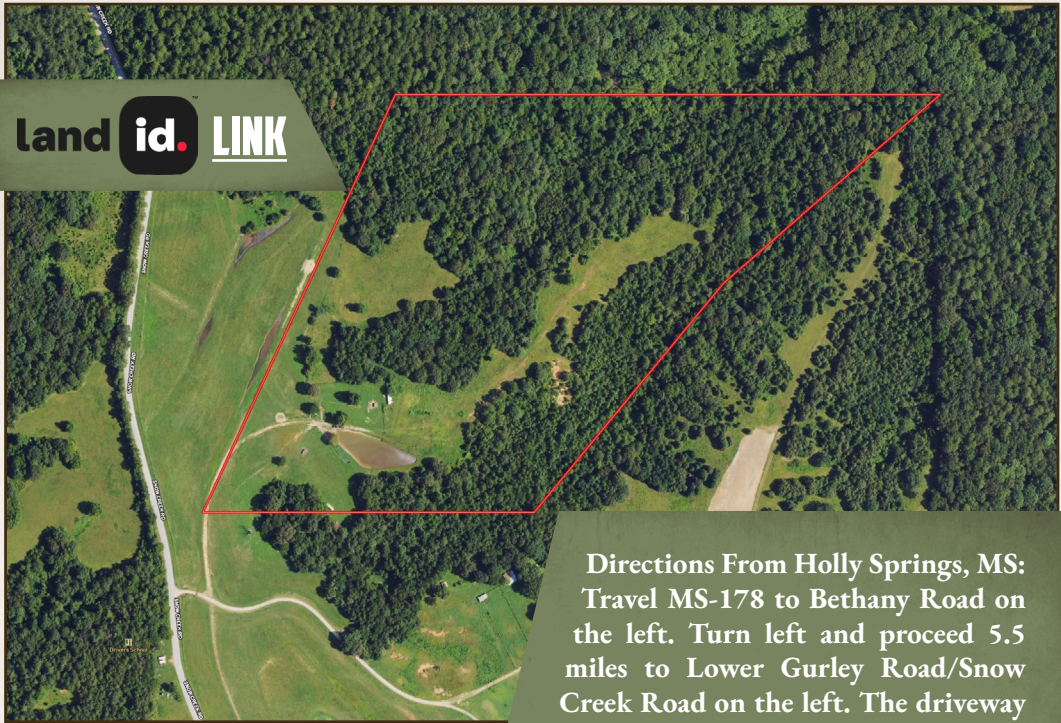
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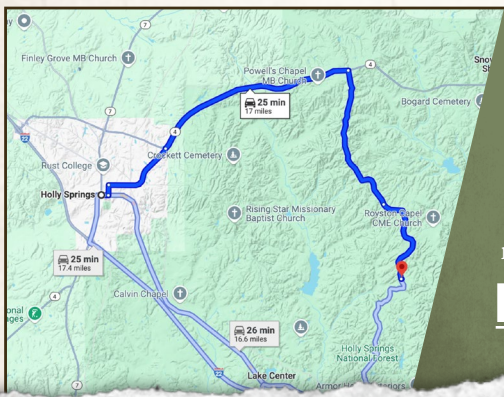
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land id. LINK



**Directions From Holly Springs, MS:**  
Travel MS-178 to Bethany Road on the left. Turn left and proceed 5.5 miles to Lower Gurley Road/Snow Creek Road on the left. The driveway is about 0.5 miles on the right.



**Directions From Potts Camp, MS:**  
Travel MS-178 W and turn right onto Bethany Road. Proceed 5.5 miles and turn left onto Lower Gurley Road/Snow Creek Road. The driveway is about 0.5 miles on the right.

**LINK TO GOOGLE MAP DIRECTIONS**



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