

45.05± ACRES
BENTON COUNTY, MS
\$135,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE BENTON 45.05

PROPERTY PROFILE

LOCATION:

- Hickory Flat, MS 38633
- Benton County
- 18± Miles SE of Holly Springs
- 18± Miles NW of New Albany

COORDINATES:

- 34.645020, -89.237122

PROPERTY USE:

- Investment
- Timberland
- Hunting
- Recreational

PROPERTY INFORMATION:

- 45.05± Surveyed Acres
- Mature Timber
- Deer & Turkey
- Adjoins Holly Springs National Forest
- Cathey Branch Stream

TAX INFORMATION:

2023 - Approximately \$160

- Parcel# 1-0300-18-000-005.00



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ANNAH BARNES

LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

O: 662-238-4077

annah@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE BENTON 45.05

IF YOU ARE IN THE MARKET FOR AN AFFORDABLE PROPERTY, LOOK NO FURTHER!! The Benton 45.05 is an excellent option for the hunting enthusiast or timber investor. This 45.05± surveyed acre mixed timber tract features roughly 50/50 blend of mature pines and hardwoods. As an added bonus, the Benton County property adjoins the Holly Springs Natural Forest. Upon initial inspection, abundant wildlife sign was noted; it's evident that deer, turkey, and small game use this place. Cathey Branch stream runs through the center of the property, providing a water source to all the wildlife. This property offers food, water and cover... everything you need to attract and grow big bucks!

**Call Annah Barnes today to schedule
a private tour of the Benton 45.05.**

DISCLAIMER: The agent is related to the seller.



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land id. LINK

Directions From Hickory Flat, MS: Travel west on MS-178 W and turn right onto Old Hwy 78. Proceed 2.2 miles and turn right onto Gadd Road. Continue 1.1 miles to the property on the left.

Directions From Potts Camp, MS: Travel southeast on MS-178 E and turn left onto Old Hwy 78. Proceed 1.8 miles then turn left onto Gadd Road. The property will be on the left in 1.1 miles.

LINK TO GOOGLE MAP DIRECTIONS



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