



# **SMALLTOWN**

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

**89± ACRES**  
**BENTON COUNTY, MS**  
**\$369,500**



**OFFICE (662) 238-4077 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)**

# THE BENTON 89

## PROPERTY PROFILE

### LOCATION:

- Pottery Road  
Michigan City, MS 38647
- Benton County
- 1± Mile from US-72
- 40± Miles W of Corinth
- 55± Miles N of Oxford
- 62± Miles SE of Memphis

### COORDINATES:

- 34.973356, -89.168952

### PROPERTY USE:

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

### PROPERTY INFORMATION:

- 89± Acres
- Gated, Turn-Key
- Mature Hardwoods
- Plantation Pines
- 975± Feet Road Frontage
- Multiple Ponds
- Established Food Plots
- Row Crop
- Shooting Houses & Tree Stands  
in Place
- Internal Trail System
- Power on Site
- Bordering Acreage Available

### TAX INFORMATION:

2023 - \$1031

- Parcel# 1-0690-26-000-001.00



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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 89

THE BENTON 89 OFFERS ULTIMATE DIVERSITY WITH BEAUTIFUL MATURE HARDWOOD BOTTOMS, SEVERAL PONDS, AN INTERNAL TRAIL SYSTEM, PLANTATION PINES, AND THE LIST GOES ON! The gated 89± acre Benton County, MS property is worth a visit. Nestled on Pottery Road, approximately one mile from US-72, this turnkey tract offers hunting and fishing, multiple gorgeous home sites, and unlimited recreational potential. An ample water supply, food plots, and row crops ensure the wildlife never go hungry. The property also has thick cover to allow deer, turkey, and small game to thrive and stay comfortable. Scrapes and rubs have been seen on various evaluations; this place is home to wildlife!! Multiple shooting houses and tree stands are in place throughout. Additionally, this tract enjoys 975± feet of road frontage, and power is available. Building your forever home or weekend cabin could be a possibility on one of the build sites.

**If you are interested in additional acreage, a bordering 26± acre parcel is available for purchase. Call Annah Barnes today to schedule a tour of the Benton 89.**

*OWNER/AGENT*



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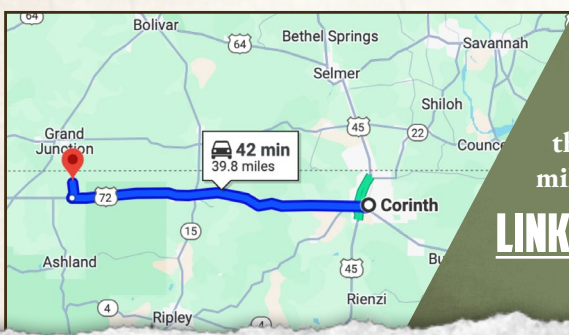
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Directions From Corinth, MS:  
Travel US-72 W to Pottery Road on  
the right. Turn right and proceed 1.4  
miles to the property on your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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