



70± ACRES
SCOTT COUNTY, MS
\$224,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 760-0005

THE SCOTT 70

PROPERTY PROFILE

LOCATION:

- Pettey/Old Hillsboro Road
Forest, MS 39074
- Scott County
- 17± Miles N of Forest

COORDINATES:

- 32.52951, -89.47193

PROPERTY USE:

- Farming
- Investment
- Homestead

PROPERTY INFORMATION:

- 70± Acres
- County Road Frontage
- Rolling and Flat Terrain
- Fresh Cutover
- Power and Water Available Nearby

TAX INFORMATION:

- Parcel Part of 1-185-22-000-00-00200: \$285.00 Estimated



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DENNIS WEST

EAST MISSISSIPPI MANAGING BROKER

ALABAMA QUALIFYING BROKER

LOUISIANA ASSOCIATE BROKER

C: 601-248-4396 | O: 769-760-0005

dennis@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301

smalltownproperties.com

WELCOME TO THE SCOTT 70

WELCOME TO THE SCOTT 70, A FRESH CUTOVER TRACT LOCATED ALONG PETTEY/OLD HILLSBORO ROAD, APPROXIMATELY 17 MILES NORTH OF FOREST, MS. This 70± acre Scott County property is ready for the new owner to design the tract to suit them. Possible uses include farming, replant timber for future income, poultry farm or a homestead. With utilities available nearby, this property offers potential building sites. The seller is reserving all timber.

**Contact Dennis West today to explore
this incredible piece of Mississippi land!**



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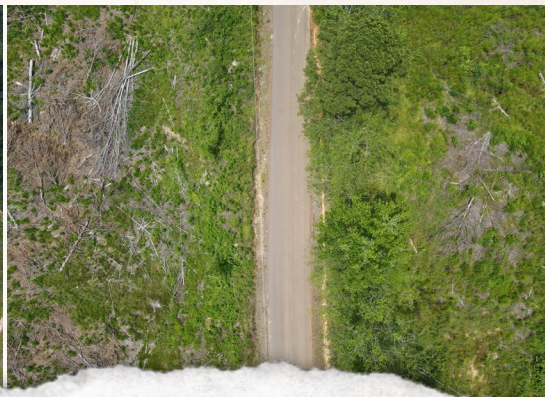
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Information is believed to be accurate but not guaranteed.

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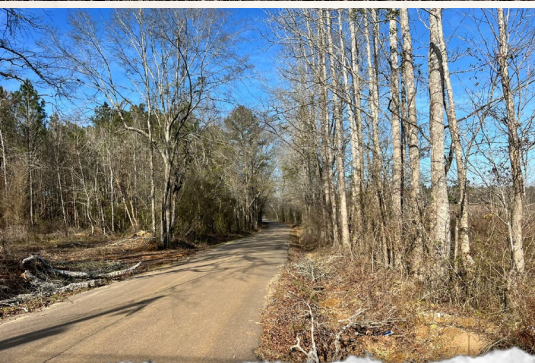
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land **id.** LINK

+/-70 ACRES
TIMBER RESERVED

TOPOGRAPHY MAP

+/-70 ACRES
TIMBER RESERVED



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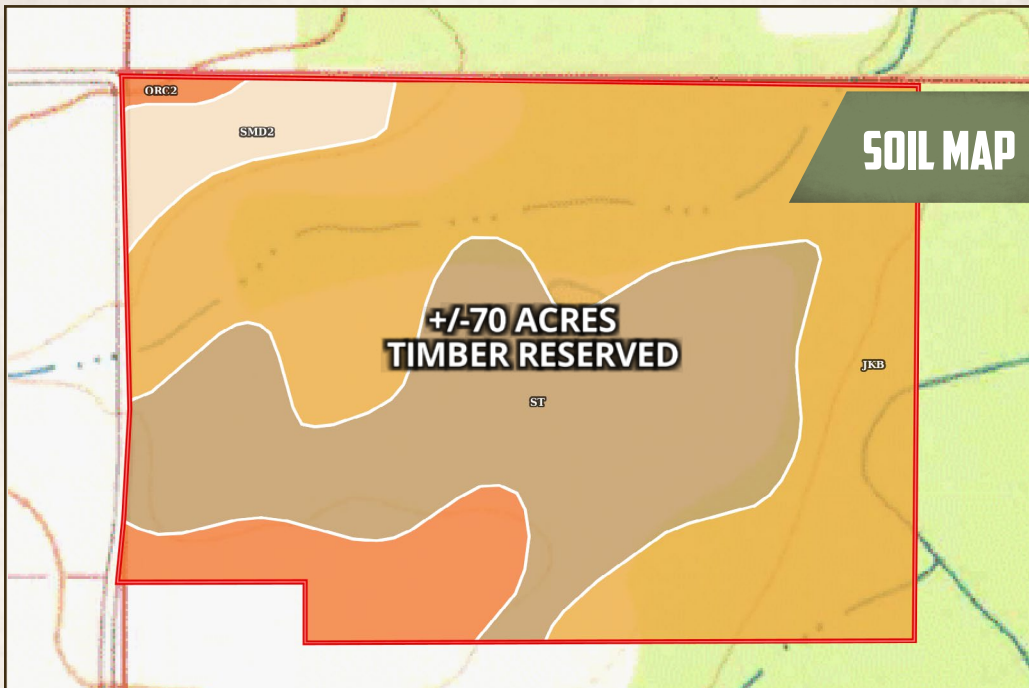
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 Boundary 69.66 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
JkB	Jena-Kirkville-Kinston complex, 0 to 5 percent slopes, frequently flooded	35.97	51.64	0	61	6w
St	Stough fine sandy loam, 0 to 2 percent slopes	23.81	34.18	0	31	2w
OrC2	Ora fine sandy loam, 5 to 8 percent slopes, eroded	6.36	9.13	0	39	3e
SmD2	Smithdale fine sandy loam, 8 to 15 percent slopes, eroded	3.52	5.05	0	70	4e
TOTALS		69.66(*)	100%	-	49.19	4.26

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



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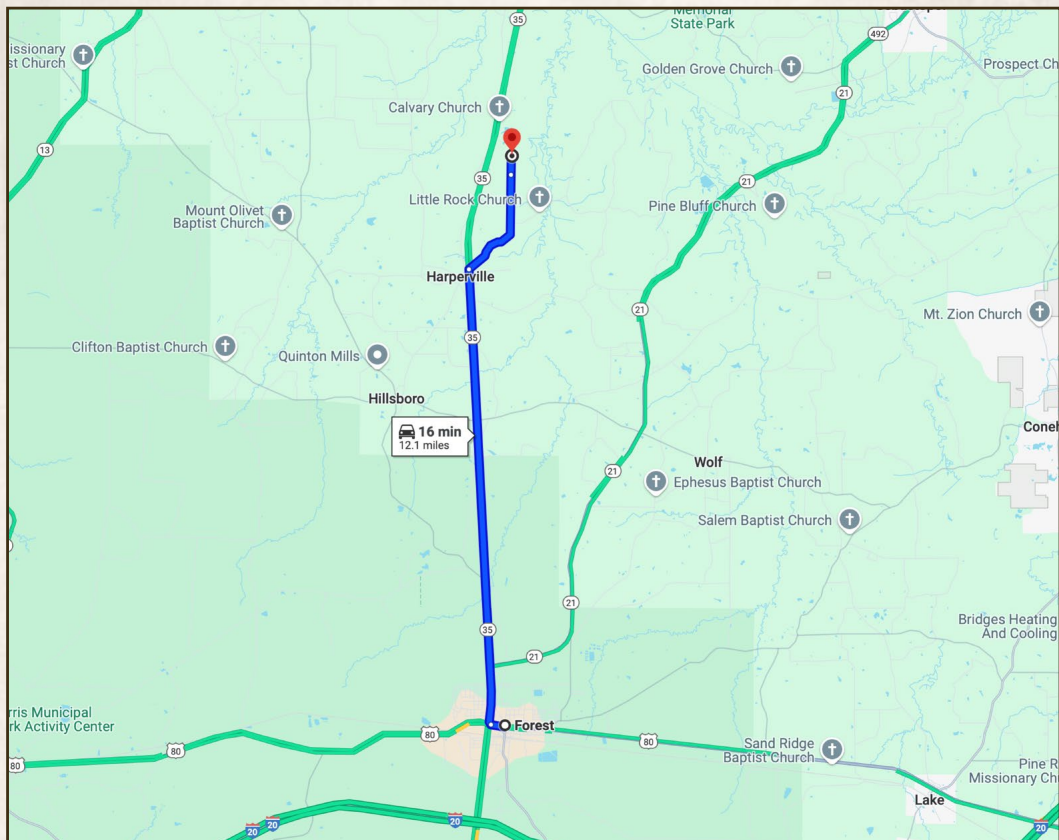
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Directions From Forest, MS: Travel north to Pettey/Old Hillsboro Road and turn right. Proceed 2.5 miles to the property on your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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