

76.82± ACRES
BENTON COUNTY, MS
\$225,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 238-4077

THE BENTON 76.82

PROPERTY PROFILE

LOCATION:

- Witherspoon Road
Michigan City, MS 38647
- Benton County
- 41± Miles W of Corinth
- 65± Miles SE of Memphis

COORDINATES:

- 34.9765840, -89.1558101

PROPERTY USE:

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

PROPERTY INFORMATION:

- 76.82± Surveyed Acres
- 55± Acres of Mixed Timber
- 2,150± Feet of Road Frontage
- Established Foot Plots
- Internal Trail System
- Multiple Shooting Houses
& Tree Stands
- Home/Cabin Site
- Deer & Turkey
- Small Creek
- Owner/Agent

TAX INFORMATION:

- Parcel# 1-0710-24-000-010.00
- 2023 – Approximately \$295



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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 76.82

WELCOME TO THE BENTON 76.82, A REMOTE PROPERTY OFFERING INCREDIBLE HUNTING POTENTIAL IN A GAME-RICH AREA OF BENTON COUNTY, MS! The opportunities are endless, as there is no shortage of prime game habitat here!

Travel down the peaceful Witherspoon Road, which is surrounded by large landowners, to the gated entrance. As you enter into the property, you are greeted with a large, planted clearing that could serve well as a camping location, off-grid cabin site, or food source for wildlife as it is currently. From the clearing, continue down a well-created network of recently cleared internal trail systems. The landowner spared no expense in the trail network that offers great access throughout the property.



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MORE ABOUT THE BENTON 76.82

You will find multiple established food plot openings with shooting houses and stands in place that will remain with the property. Many well-traveled game trails and rubs from those big bucks searching for does can be found throughout the property. A small creek winds through the middle of the property, offering a year-round water source for all wildlife. An active CRP contract will be passed to the next owner.

This property has all you need for years of countless enjoyment. The Benton 76.82 will hunt well and be a perfect investment for a family hunting property.

Contact Annah Barnes today to schedule a private showing.

Owner/Agent



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76.82 ± ACRES **BENTON COUNTY, MISSISSIPPI**



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BENTON COUNTY, MISSISSIPPI

land id.
LINK

Directions From Memphis, TN: Travel I-40 E then take the I-240 W exit toward Jackson, MS. In 5 miles, take Exit 16 for TN-385 E/Bill Morris Pky toward Collierville. In 14 miles, exit onto US-72 toward Corinth. Proceed 22 miles and at the traffic circle, take the 2nd exit to stay on US-72 E. In 7 miles, turn left onto Pottery Road. Continue 2.4 miles and turn right onto Witherspoon Road. In 1.2 miles, the property will be on your left.

Directions From Corinth, MS: Travel US-72 W and turn right onto Pottery Road. In 2.4 miles, turn right onto Witherspoon Rd. Continue 1.2 miles to the property on your left.

LINK TO GOOGLE MAP DIRECTIONS



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