

# Recreational Tract with Tons of Potential

## 165± ACRES IN SCOTT COUNTY, MS



**\$330,000**

This unique property spans approximately 165± acres, featuring an established road system and multiple sites for food plots. Abundant wildlife signs and frequent deer sightings make it a nature lover's paradise. The property, being clear-cut five years ago, now has 5-year regeneration pines growing. Call Colby to schedule a viewing and experience this property firsthand! Additional Acreage with a Home Available.



**COLBY  
WATSON**

REALTOR®

Office: 601.898.2772

Cell: 601.668.8096

Colby@TomSmithLand.com



Expect More. Get More.

**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.







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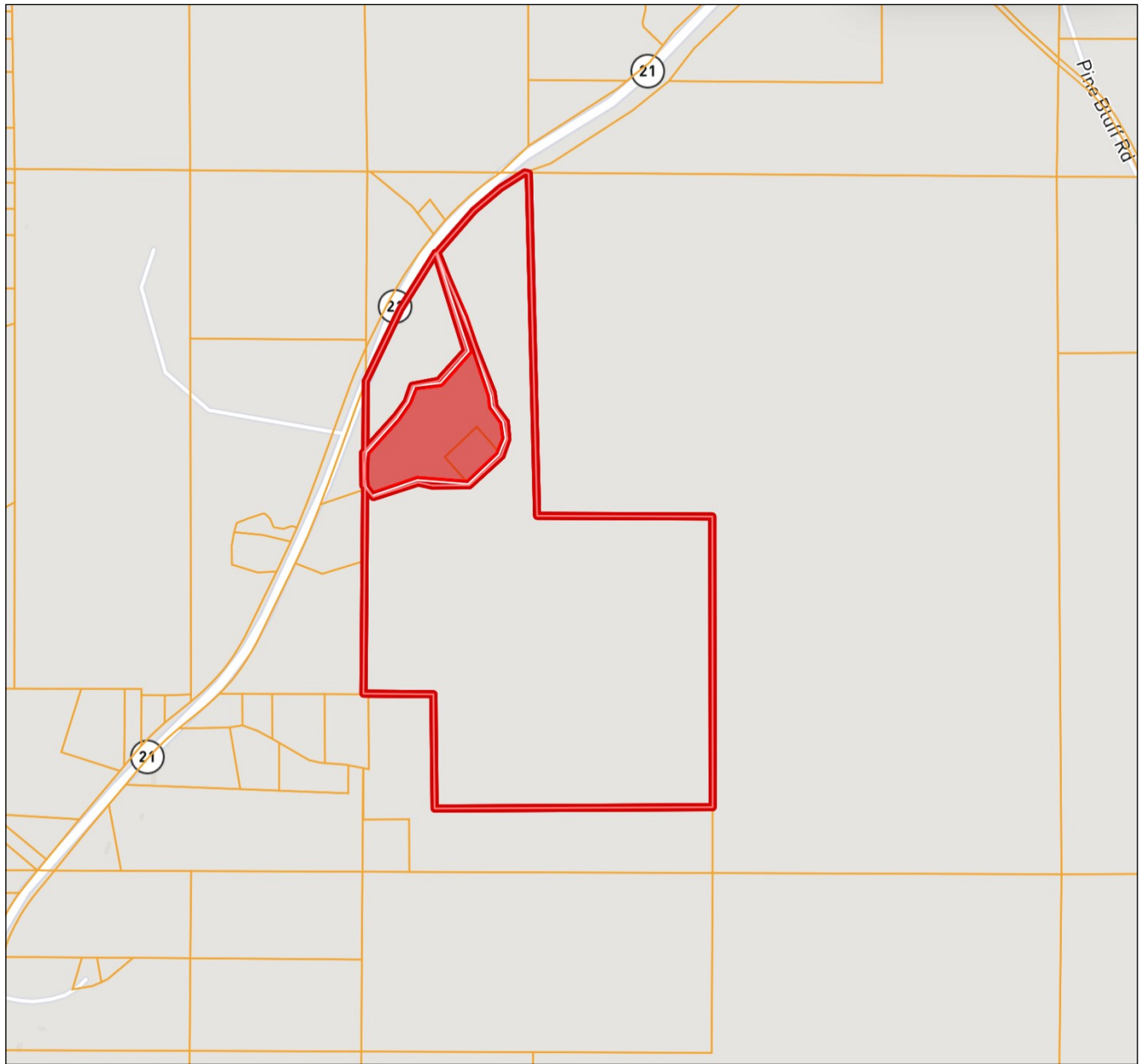
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# Ownership Map



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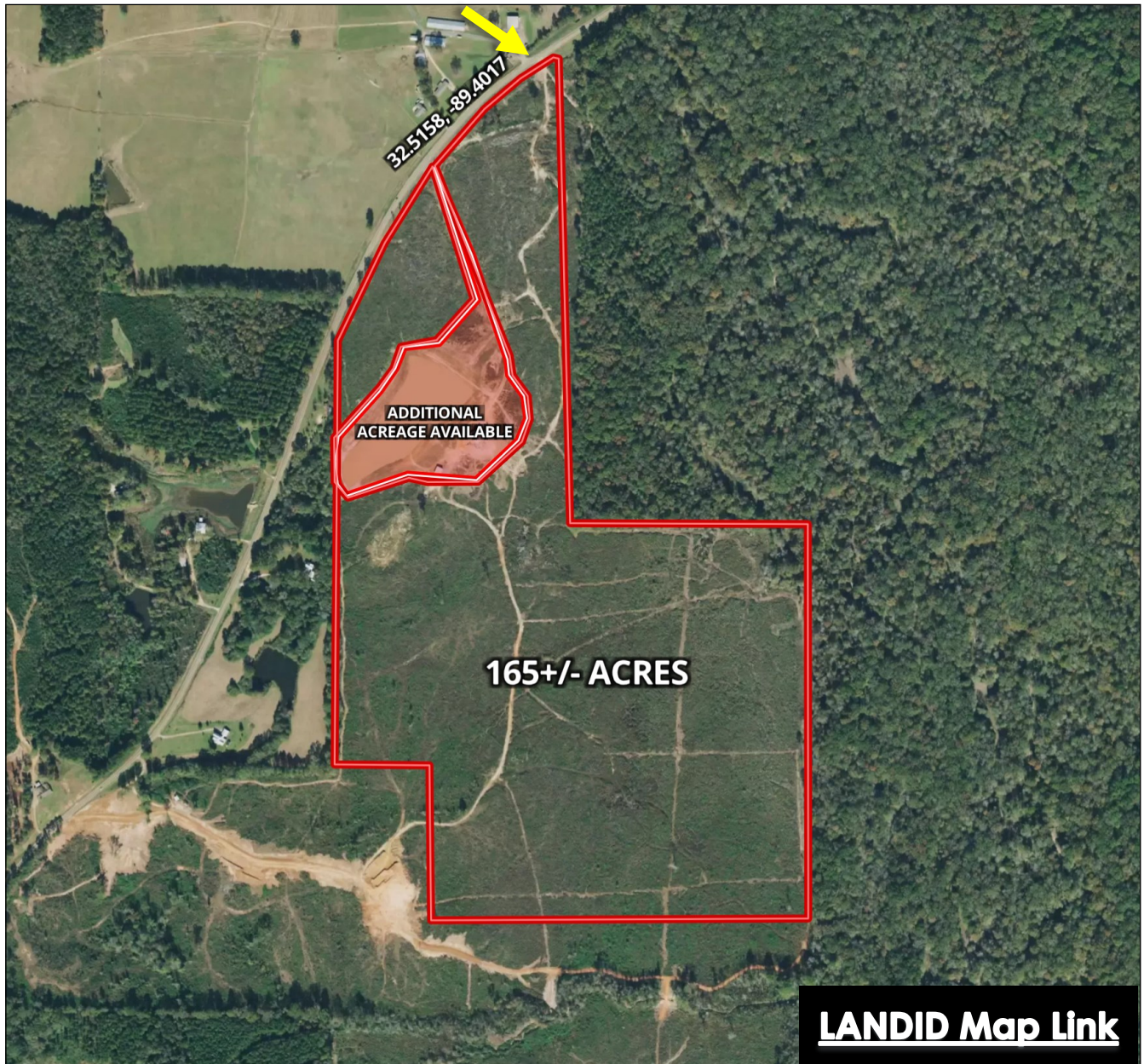


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# Aerial Map



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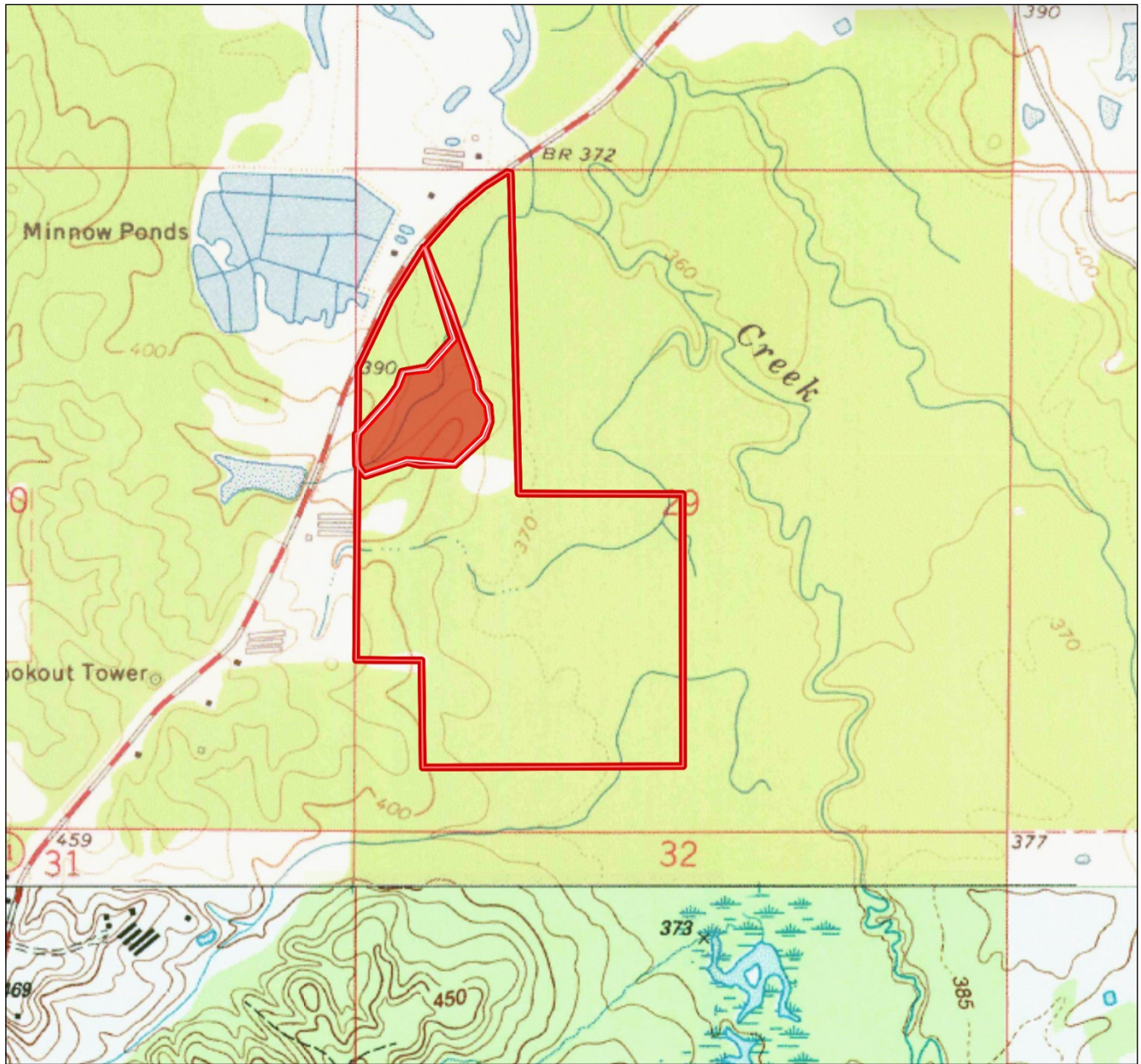
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# Topography Map



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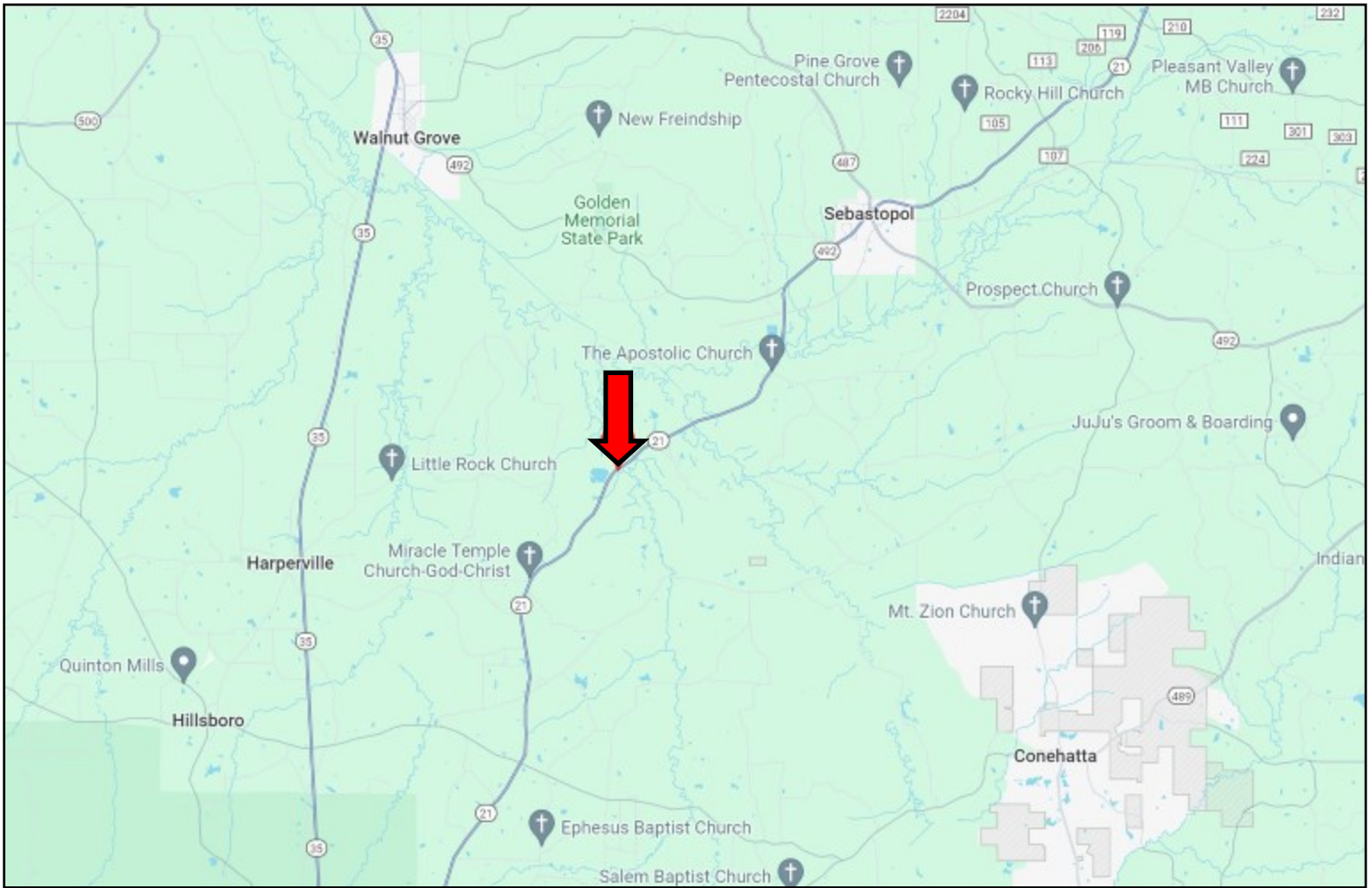
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# Directional Map



**DIRECTIONS FROM I-20 AND HWY 35 IN FOREST MS:** Take exit 88 towards Forest. Turn left onto Hwy 35 and travel 3.2 miles. Turn right onto Hwy 21 and travel 11.4 miles. The property will be on your right. [GOOGLE MAP LINK](#)



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