



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

70± ACRES
SCOTT COUNTY, MS
\$235,000



*BOUNDARIES ARE APPROXIMATE

OFFICE (769) 760-0005 | WWW.SMALLTOWNPROPERTIES.COM

THE SCOTT 70

PROPERTY PROFILE

LOCATION:

- Hwy 492
Walnut Grove, MS 39189
- Scott County
- 2.5± Miles SE of Walnut Grove

COORDINATES:

- 32.569534, -89.425814

PROPERTY USE:

- Deer & Turkey Hunting
- Recreation
- Potential Homestead
- Farming

PROPERTY INFORMATION:

- 70± Acres
- State Hwy Frontage
- Established Trail System
- Rolling and Flat Terrain
- Cutover
- Small Pond
- Power Available

TAX INFORMATION:

2024 - \$224

- Parcel 1-181-01-000-00-00400
- Parcel 1-181-12-000-00-00100



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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 PROMISING OPTION FOR OUTDOOR ENTHUSIASTS! Discover the potential of this 70± acre tract located along Hwy 492, just outside of Walnut Grove, MS. Recently harvested, this Scott County property is a clean slate ready for your vision, whether you're looking for a recreational retreat, a rural homestead, or a site for a poultry operation.

The land features a gently rolling landscape with an internal trail system already in place, making it easy to navigate. An old railroad dummy line adds a touch of history and character to the property. A small pond provides a reliable water source for wildlife or future farm use. This area is known for excellent deer and turkey hunting, and the surrounding habitat makes the property ideal. With electricity available nearby, access to the highway, and multiple potential home sites, the possibilities are wide open!

To schedule a personal tour of the Scott 70, call Dennis West today!



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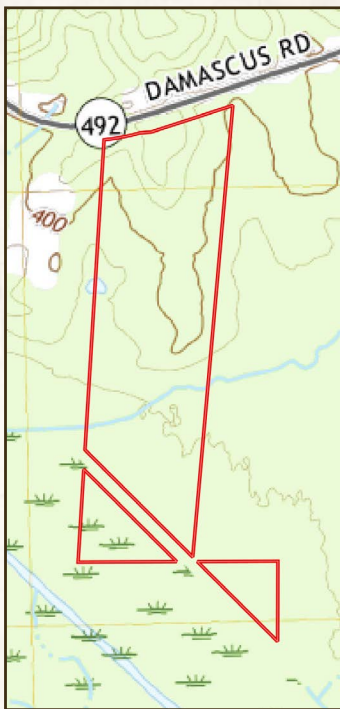
70± ACRES

SCOTT COUNTY, MISSISSIPPI

land **id.** LINK

TOPOGRAPHY MAP

FLOOD MAP



Directions from Walnut Grove, MS:
Travel 2.5 miles southeast on Hwy 492
to the destination on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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