

39.5+/- Acre Recreational Property in Franklin County, MS



\$140,000

Check out this fantastic recreational tract in Franklin County, MS, minutes north of Roxie. This heavily wooded tract offers pines on the ridges and a large hardwood bottom full of towering oaks. A creek feeds through the bottom, offering more diversity and great hunting opportunities. Two food plots complete the property. Call Clif to schedule your tour today!

Directions from the intersection of US-84 and MS-33 in Roxie, MS: Travel east on US-84 for 1.3 miles. Turn left onto Shillings Road and travel for 2 miles. The entrance to the property will be on the right.

[GOOGLE MAP LINK](#)



**CLIF
CANNON**
REALTOR®

Office: 601.990.5070
Cell: 601.565.1070
Clif@TomSmithLand.com

A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





CLIF CANNON

REALTOR®

Office: 601.990.5070

Cell: 601.565.1070

Clif@TomSmithLand.com



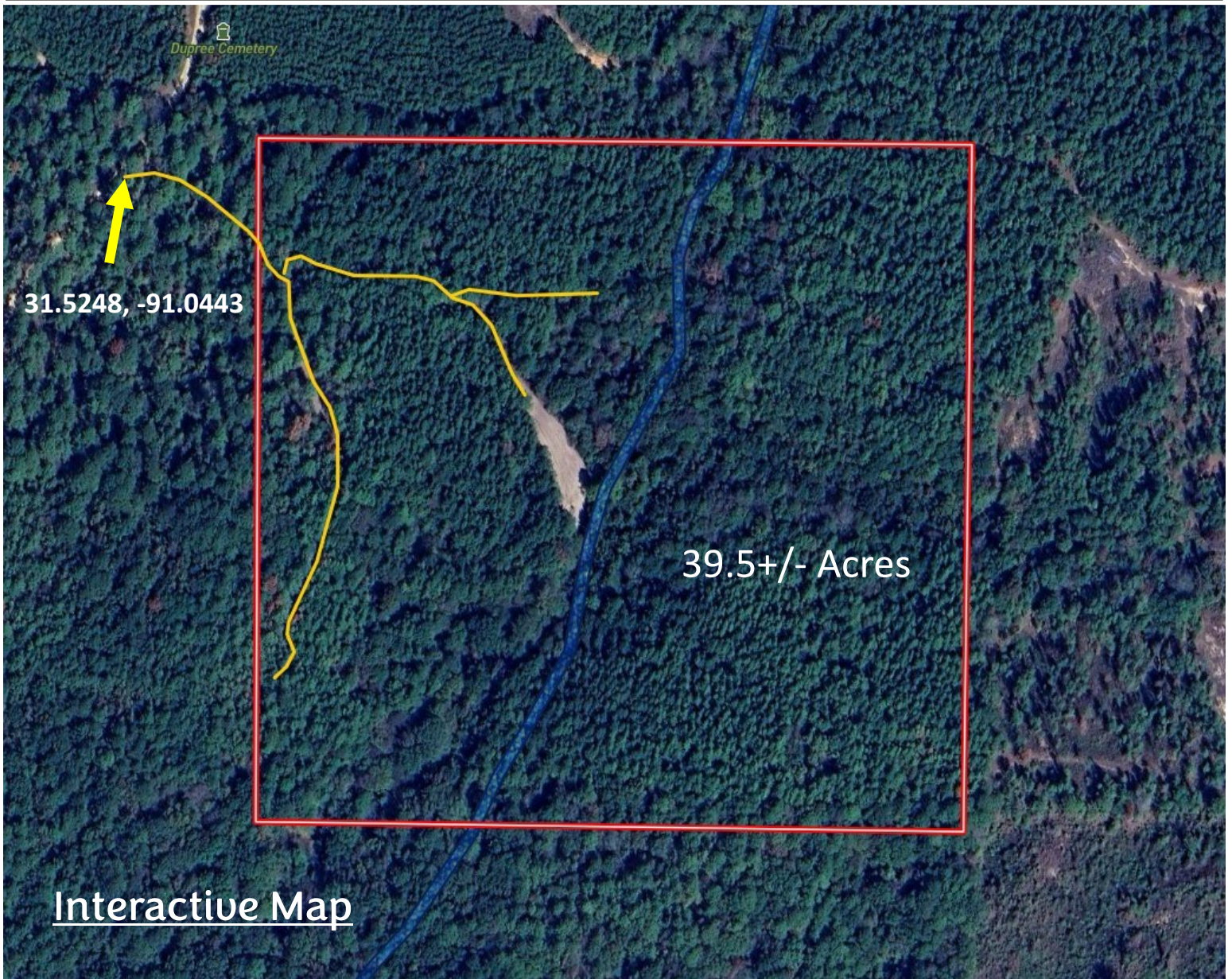
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Aerial Map



[Interactive Map](#)

CLIF CANNON

REALTOR®

Office: 601.990.5070

Cell: 601.565.1070

Clif@TomSmithLand.com



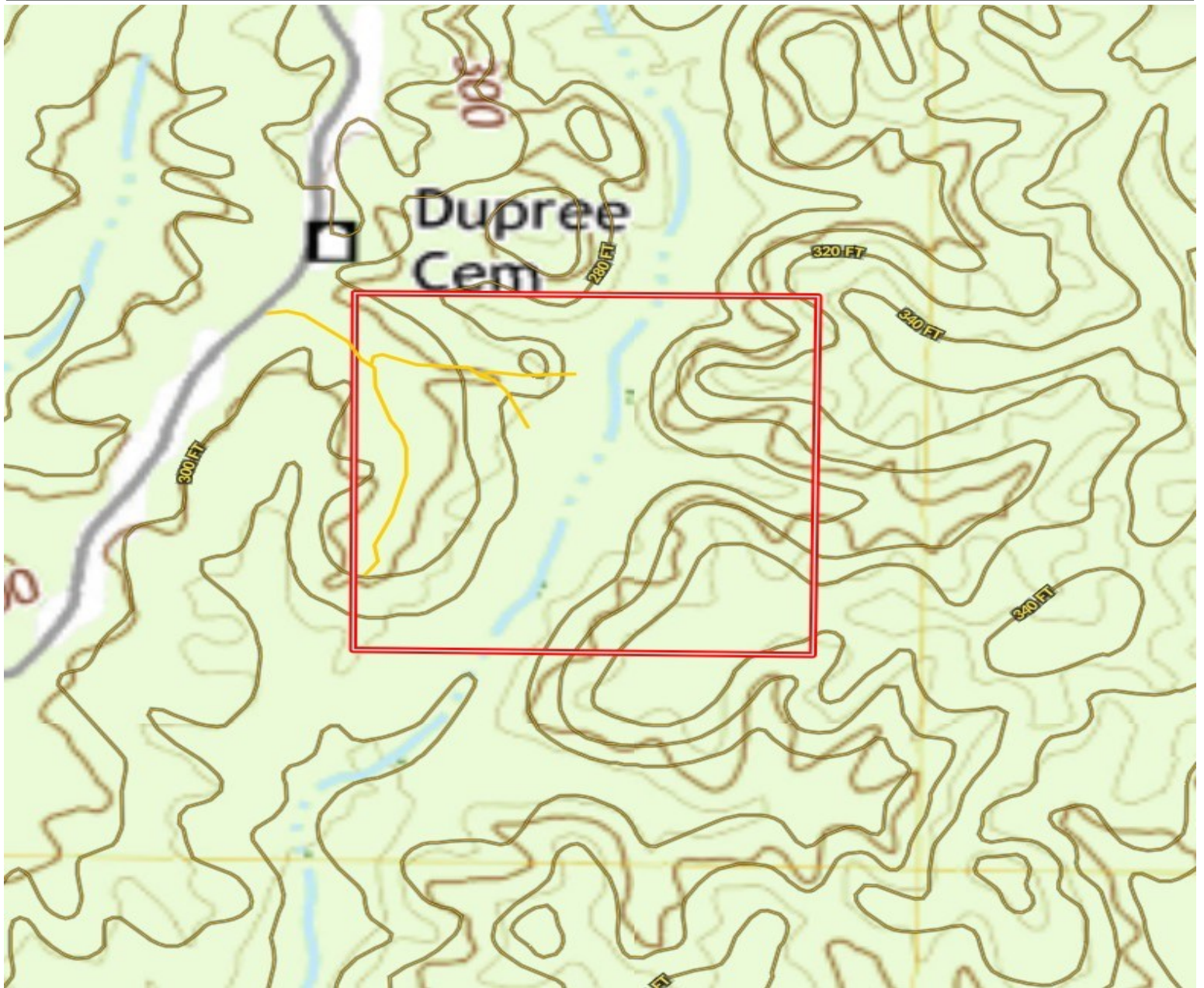
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Topographic Map



CLIF CANNON

REALTOR®

Office: 601.990.5070

Cell: 601.565.1070

Clif@TomSmithLand.com



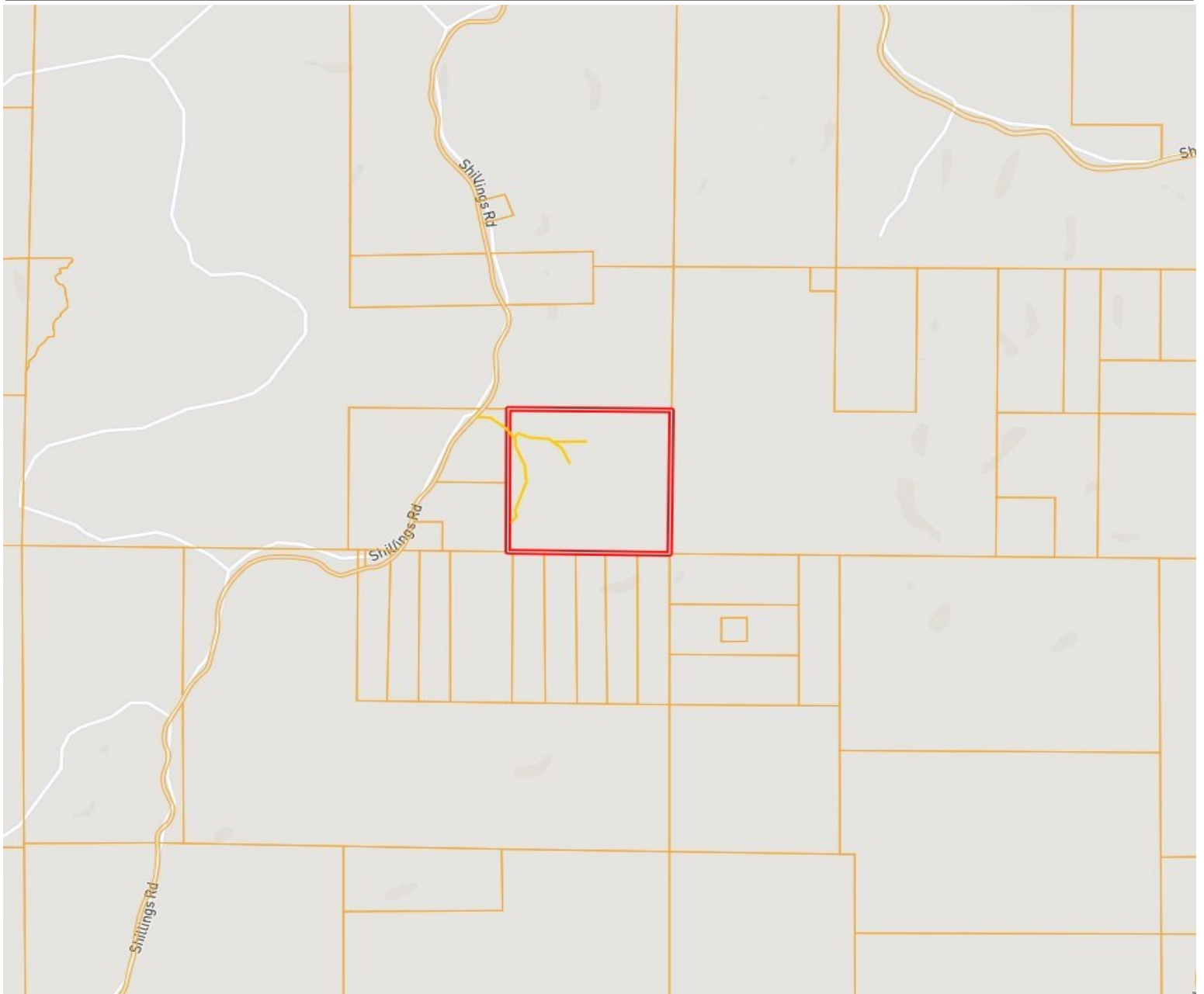
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Ownership Map



CLIF CANNON

REALTOR®

Office: 601.990.5070

Cell: 601.565.1070

Clif@TomSmithLand.com



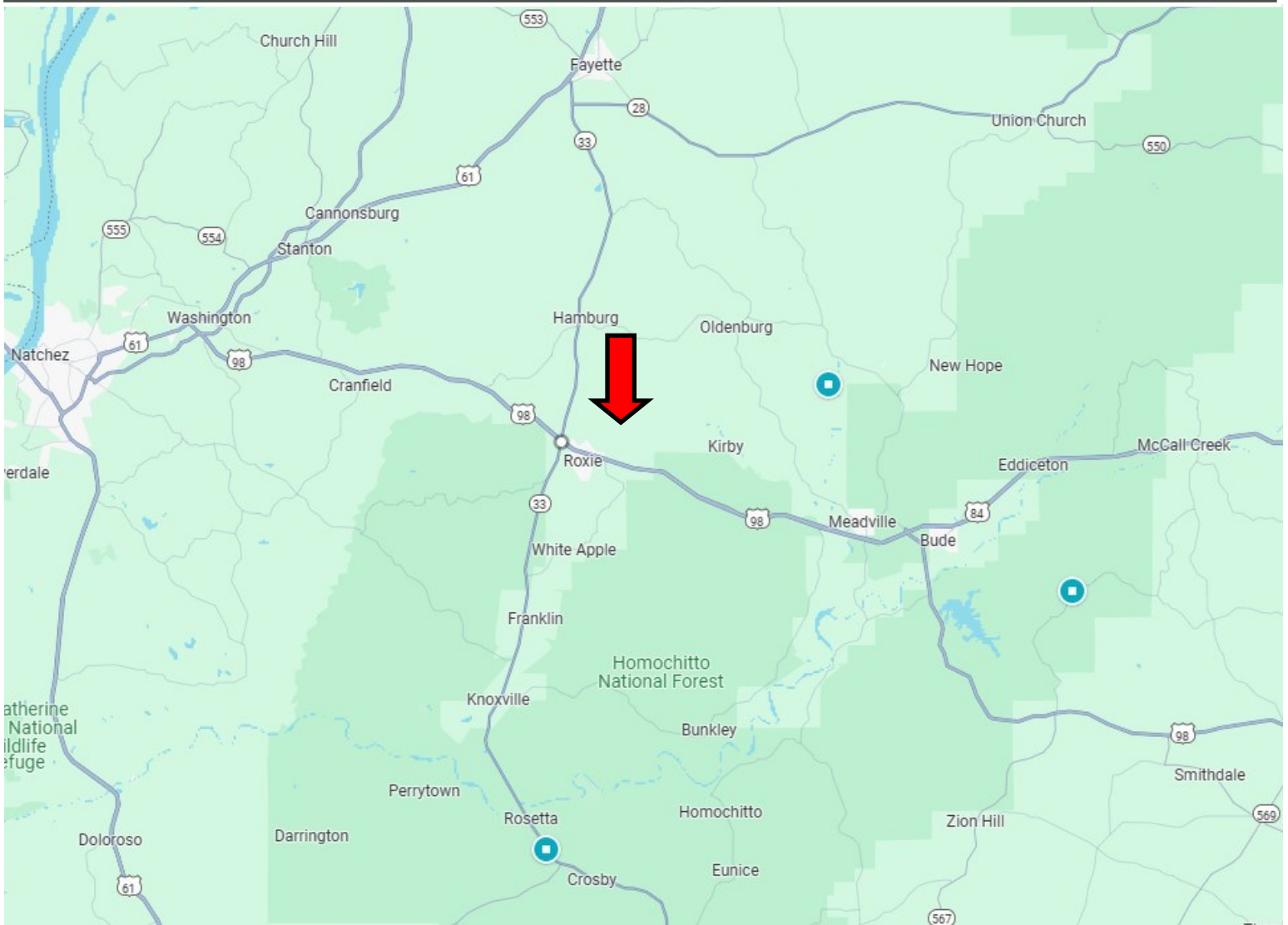
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Directional Map



Directions from the intersection of US-84 and MS-33 in Roxie, MS: Travel east on US-84 for 1.3 miles. Turn left onto Shillings Road and travel for 2 miles. The entrance to the property will be on the right.

[GOOGLE MAP LINK](#)



**CLIF
CANNON**
REALTOR®

Office: 601.990.5070
Cell: 601.565.1070
Clif@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

