

Country Retreat

180± ACRES WITH A HOME IN SCOTT COUNTY, MS



\$1,750,000

- 3,500 SF Home with a 2,000 SF Wrap-Around Porch
- Panoramic Views of a 5± Acre Pond Stocked with Bass and Bream
- 30x40 Pole Barn with Three Sides Enclosed for Equipment Storage
- 180± Acres with an Established Road System
- Multiple Sites for Food Plots
- Abundant Wildlife Signs and Frequent Deer Spotting
- Clear-Cut Five Years Ago, Now Featuring 5-Year Regeneration Pines

11281 Highway 21 Forest, MS, 39074 [GOOGLE MAP LINK](#)



**COLBY
WATSON**
REALTOR®

Office: 601.898.2772

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Colby@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



180± ACRES WITH A HOME IN SCOTT COUNTY, MS



Welcome to your new country retreat in Scott County, MS. Upon leaving Highway 21, a 3/10-mile driveway leads to the stunning house overlooking the pond. The 3,500-square-foot home with a spacious 2,000-square-foot wrap-around porch offers panoramic views of the picturesque 5-acre stocked pond filled with bass and bream, ideal for sunset admiration. The screened back porch is perfect for sunrise views and has a beautiful wood-burning fireplace. The house has a standing-seam metal roof, and approximately 80-85% of the house was crafted from wood harvested from the property. With four bedrooms and three full baths, the house includes a living room with a striking 25-foot vaulted ceiling and a stone fireplace reaching the ceiling, equipped with gas logs. Upstairs, a balcony with a sitting area provides a serene spot to gaze over the pond. The kitchen is a chef's dream, featuring custom-built cabinets, granite countertops, and a gas stove. A 500-gallon in-ground propane tank powers the on-demand water heater, stove, and gas logs. Climate control is ensured by two four-ton AC/heating units for the bottom floor and two two-ton units for the top floor.

Additionally, there's a convenient 2-car open-style carport with a storage shed and a bathroom with a sink. The property also has a spacious 30x40 pole barn, walled on three sides, providing ample storage for equipment. This unique property spans approximately 180± 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. This extraordinary house is truly a one-of-a-kind gem. Call Colby to schedule a viewing and experience the beauty of this property firsthand!

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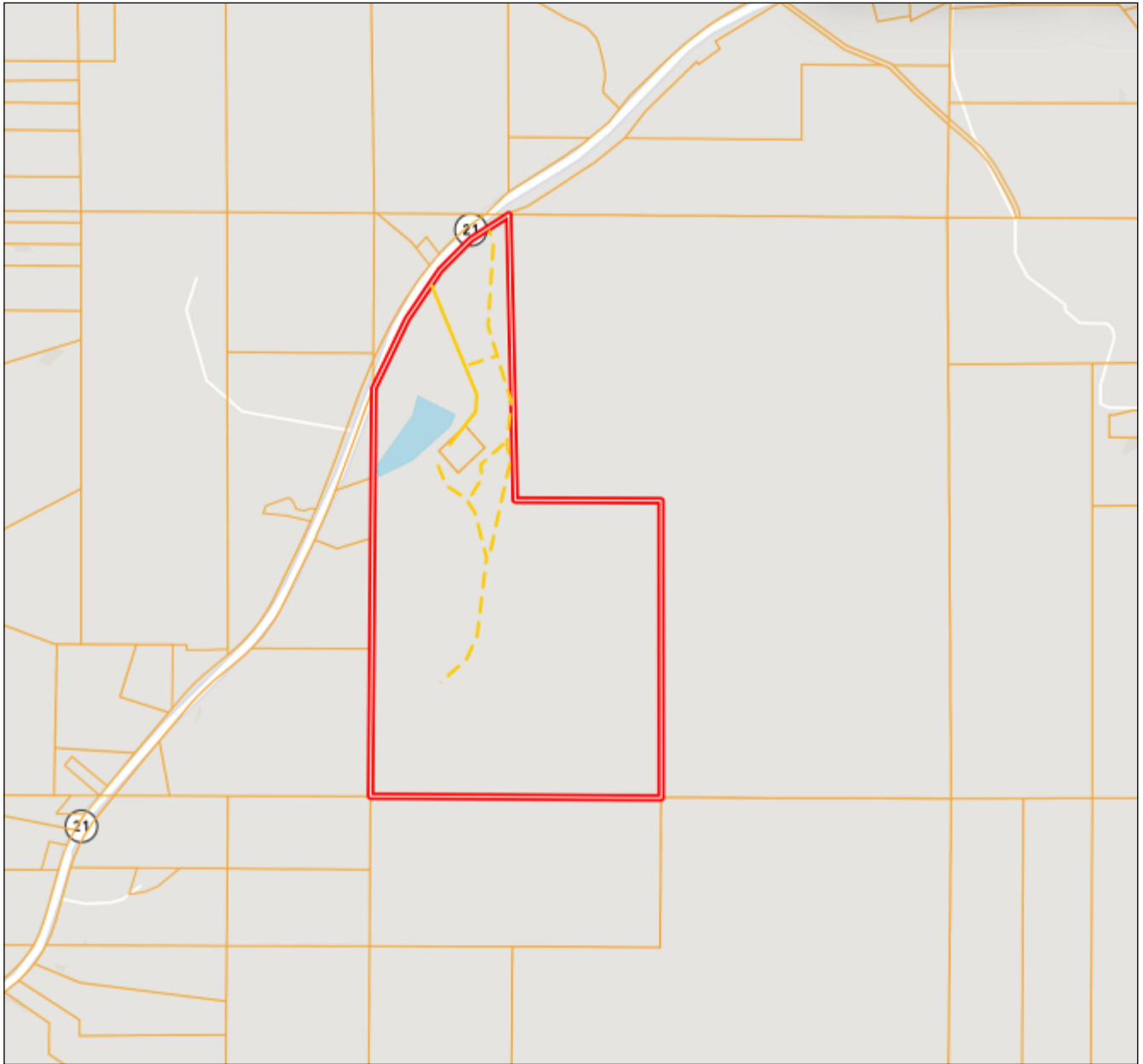
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Ownership Map



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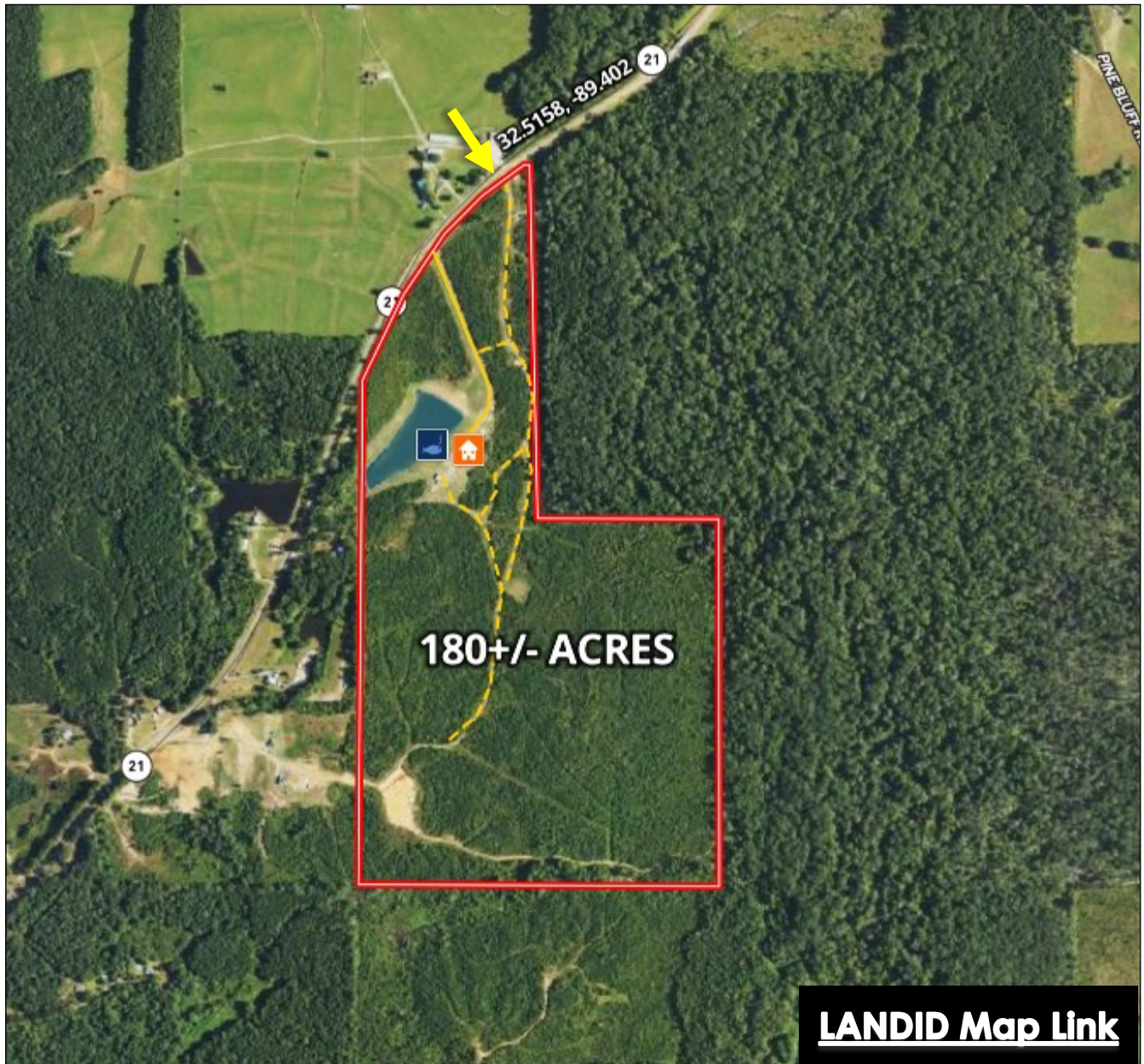
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Aerial Map



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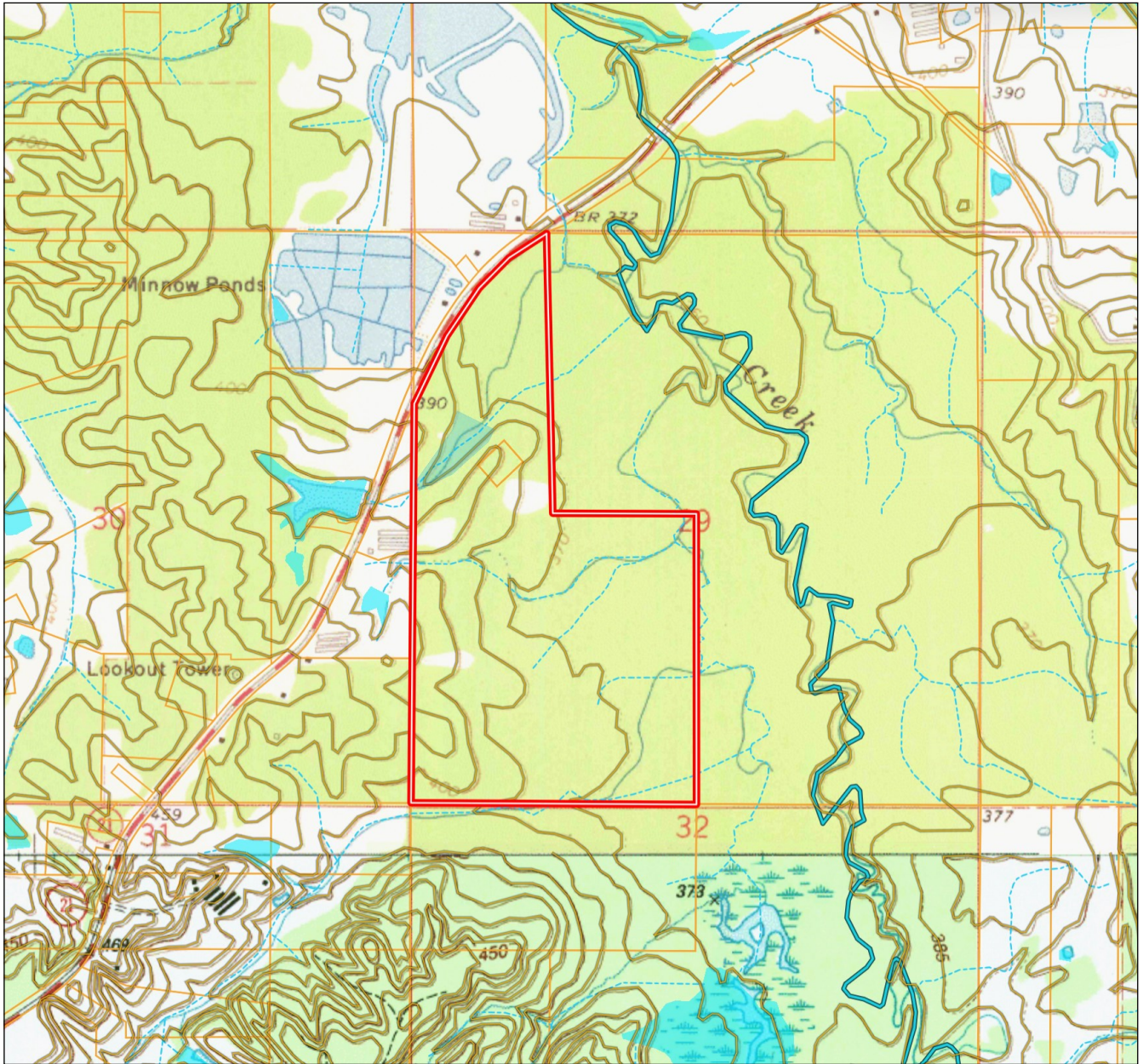


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Topography Map



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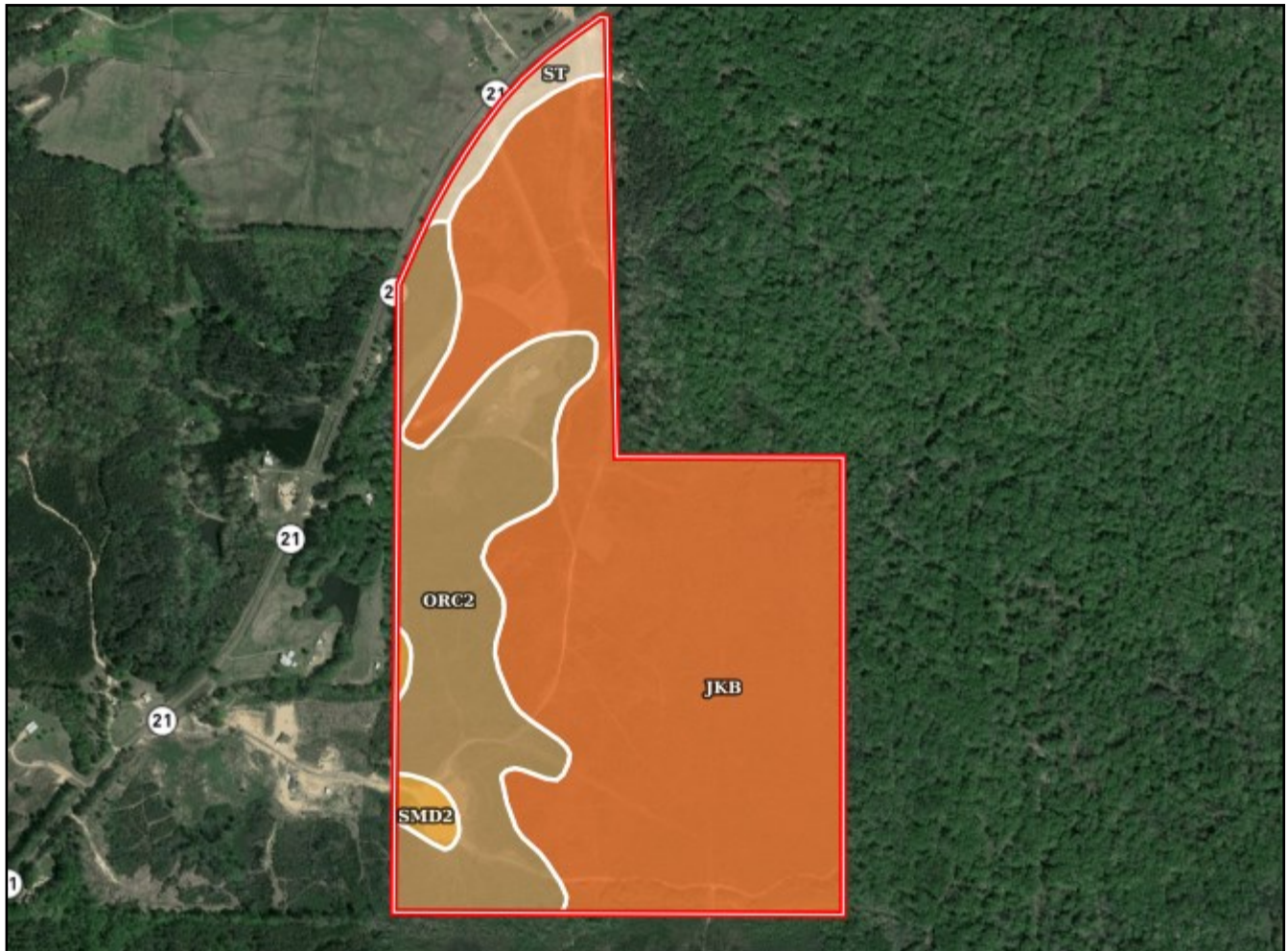
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Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
JkB	Jena-Kirkville-Kinston complex, 0 to 5 percent slopes, frequently flooded	150.6 3	68.59	0	61	6w
OrC2	Ora fine sandy loam, 5 to 8 percent slopes, eroded	59.88	27.27	0	39	3e
St	Stough fine sandy loam, 0 to 2 percent slopes	5.76	2.62	0	34	2w
SmD2	Smithdale fine sandy loam, 8 to 15 percent slopes, eroded	3.34	1.52	0	70	4e

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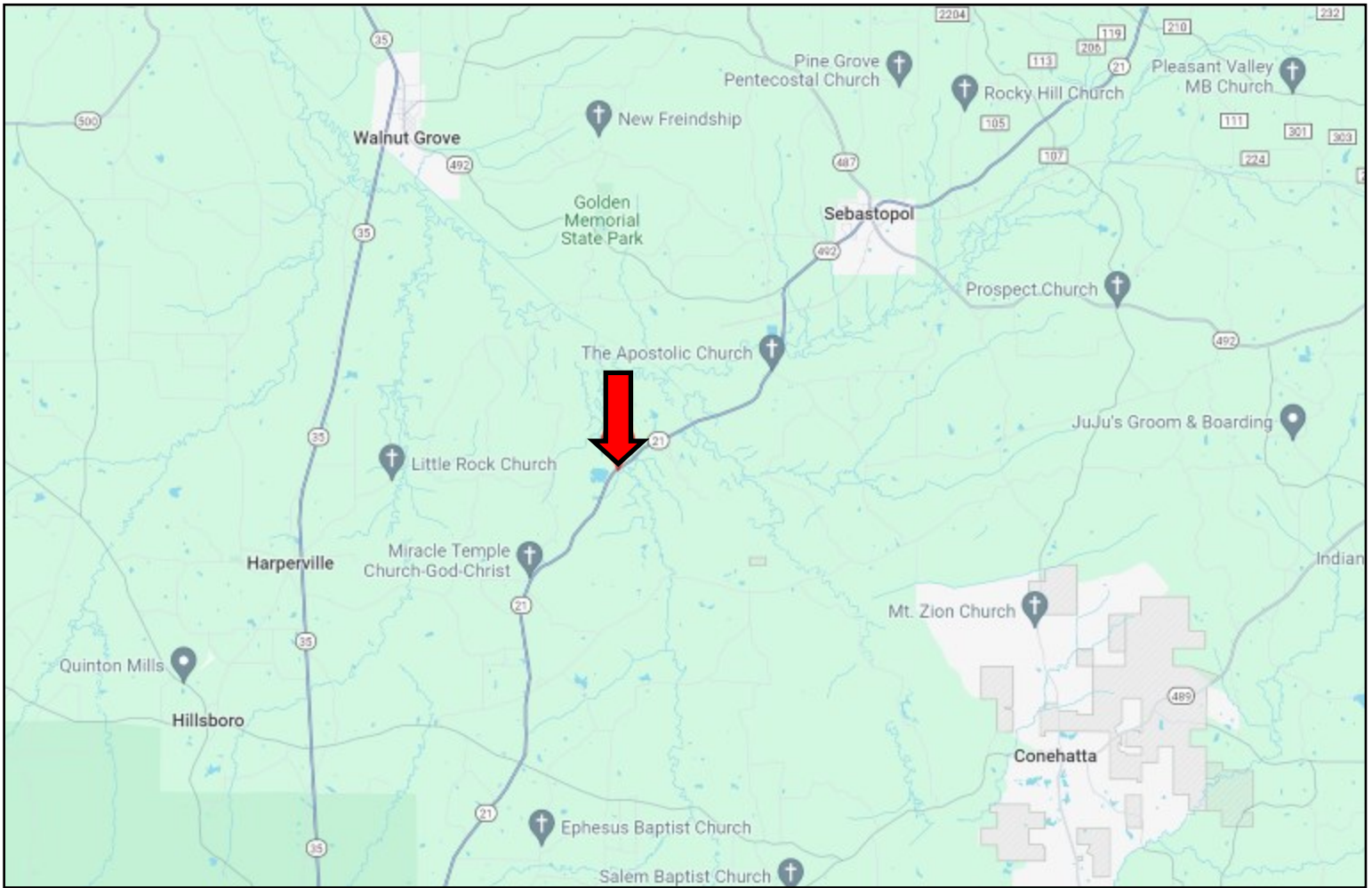
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Directional Map



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. **11281 Highway 21 Forest, MS, 39074** [GOOGLE MAP LINK](#)



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