

Diverse Homesite or Investment Property

24.37± Acres in Madison County, MS



\$299,000

This 24.37± acre lot in Canton, MS, presents a prime opportunity for those looking to build their dream home or invest in a promising property. Conveniently situated on Highway 16, east of Canton, its location near Luther Branson Elementary School adds to its appeal. The property is in a highly desirable area within Madison County, making it a sought-after location. The expansive 24± acres offer versatility for various development possibilities, whether a spacious private estate or an investment property. The convenient access to Highway 16 provides easy travel to nearby amenities and attractions. It's important to note that the property is being listed with a home, though it holds no added value. Prospective buyers are encouraged to schedule a tour at their earliest convenience, as properties of this nature in Madison County are in high demand. Don't miss the chance to see this property. Call Haley or David to schedule your tour today!



DAVID BELDEN
REALTOR®

O: 601.898.2772 | C: 601.415.3883
DBelden@TomSmithLand.com



HALEY BELDEN
REALTOR®

O: 601.898.2772 | C: 601.209.2310
Haley@TomSmithHomes.com

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





DAVID BELDEN
REALTOR®

O: 601.898.2772 | C: 601.425.3883
DBelden@TomSmithLand.com



HALEY BELDEN
REALTOR®

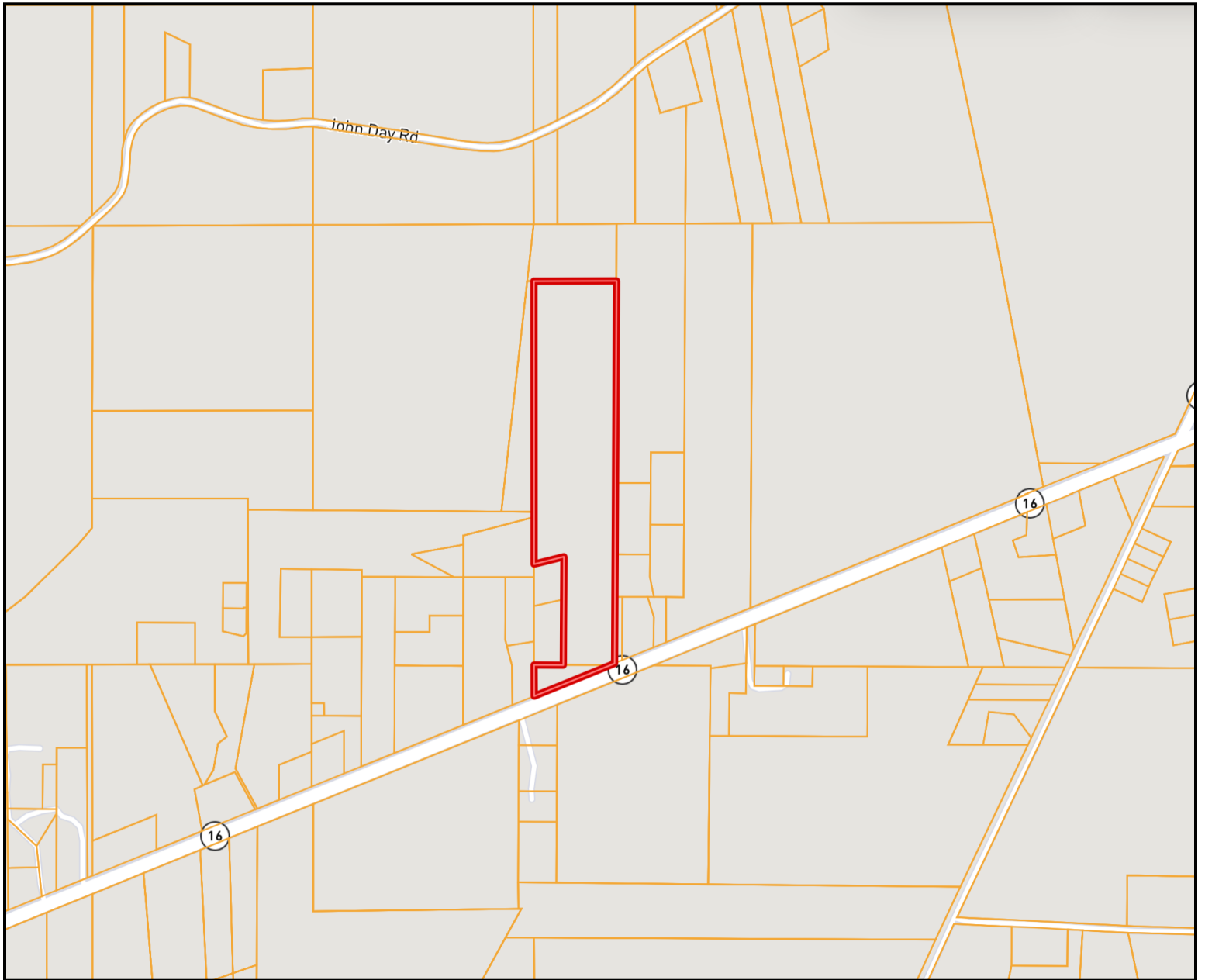
O: 601.898.2772 | C: 601.209.2310
Haley@TomSmithHomes.com

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



OWNERSHIP MAP



DAVID BELDEN
REALTOR®

O: 601.898.2772 | C: 601.425.3883
DBelden@TomSmithLand.com



HALEY BELDEN
REALTOR®

O: 601.898.2772 | C: 601.209.2310
Haley@TomSmithHomes.com

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)

DAVID BELDEN
REALTOR®

O: 601.898.2772 | C: 601.425.3883
DBelden@TomSmithLand.com



HALEY BELDEN
REALTOR®

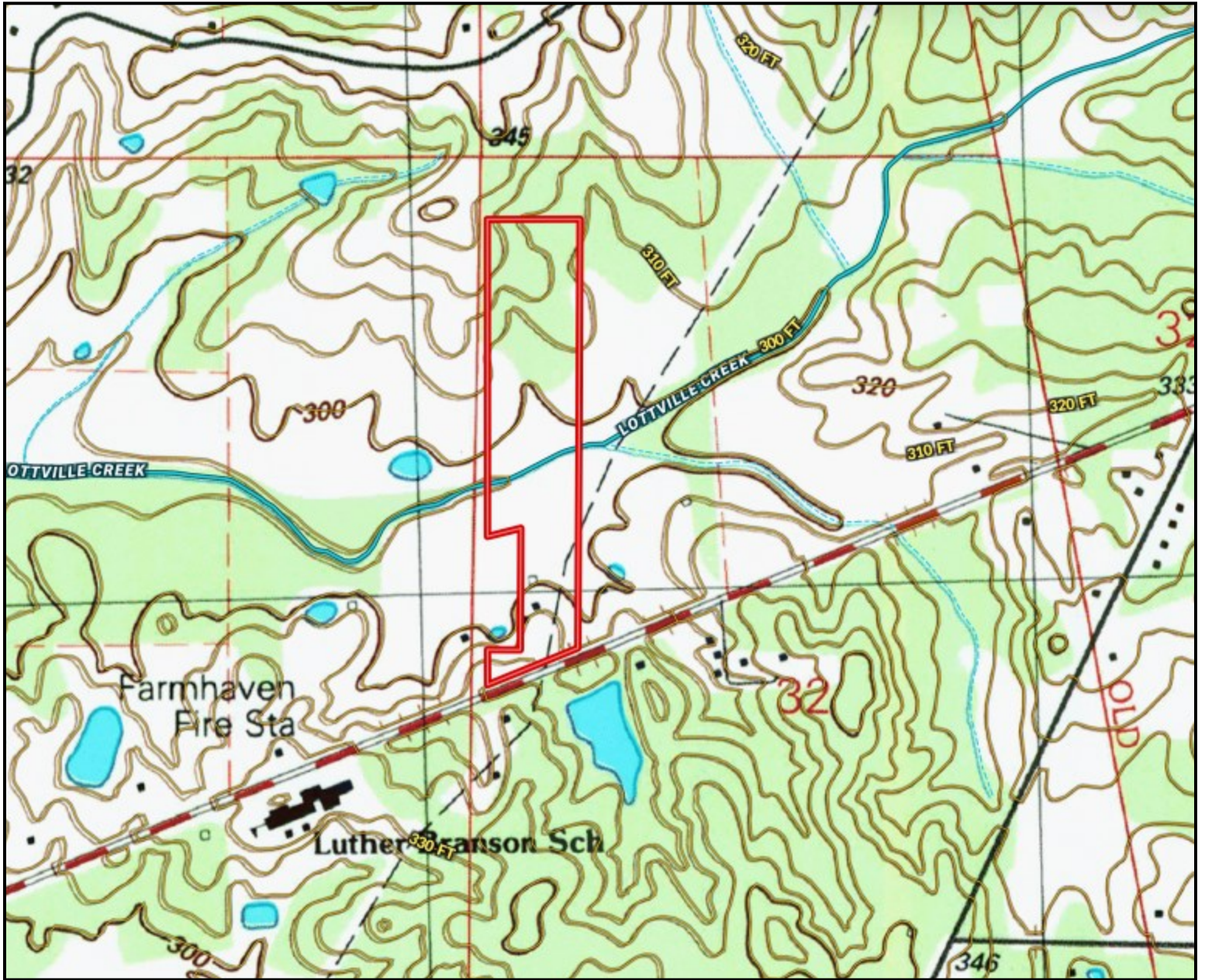
O: 601.898.2772 | C: 601.209.2310
Haley@TomSmithHomes.com

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



TOPOGRAPHY MAP



DAVID BELDEN
REALTOR®

O: 601.898.2772 | C: 601.425.3883
DBelden@TomSmithLand.com



HALEY BELDEN
REALTOR®

O: 601.898.2772 | C: 601.209.2310
Haley@TomSmithHomes.com

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ar	Ariel silt loam	11.24	46.41	0	76	2w
PrD2	Providence-Lexington complex, 8 to 12 percent slopes, eroded	8.95	36.95	0	55	4e
PoB2	Providence silt loam, 2 to 5 percent slopes, eroded	3.72	15.36	0	28	2e
SpD2	Smithdale-Providence complex, 8 to 12 percent slopes, eroded	0.31	1.28	0	60	4e



DAVID BELDEN
REALTOR®

O: 601.898.2772 | C: 601.425.3883
DBelden@TomSmithLand.com

HALEY BELDEN
REALTOR®

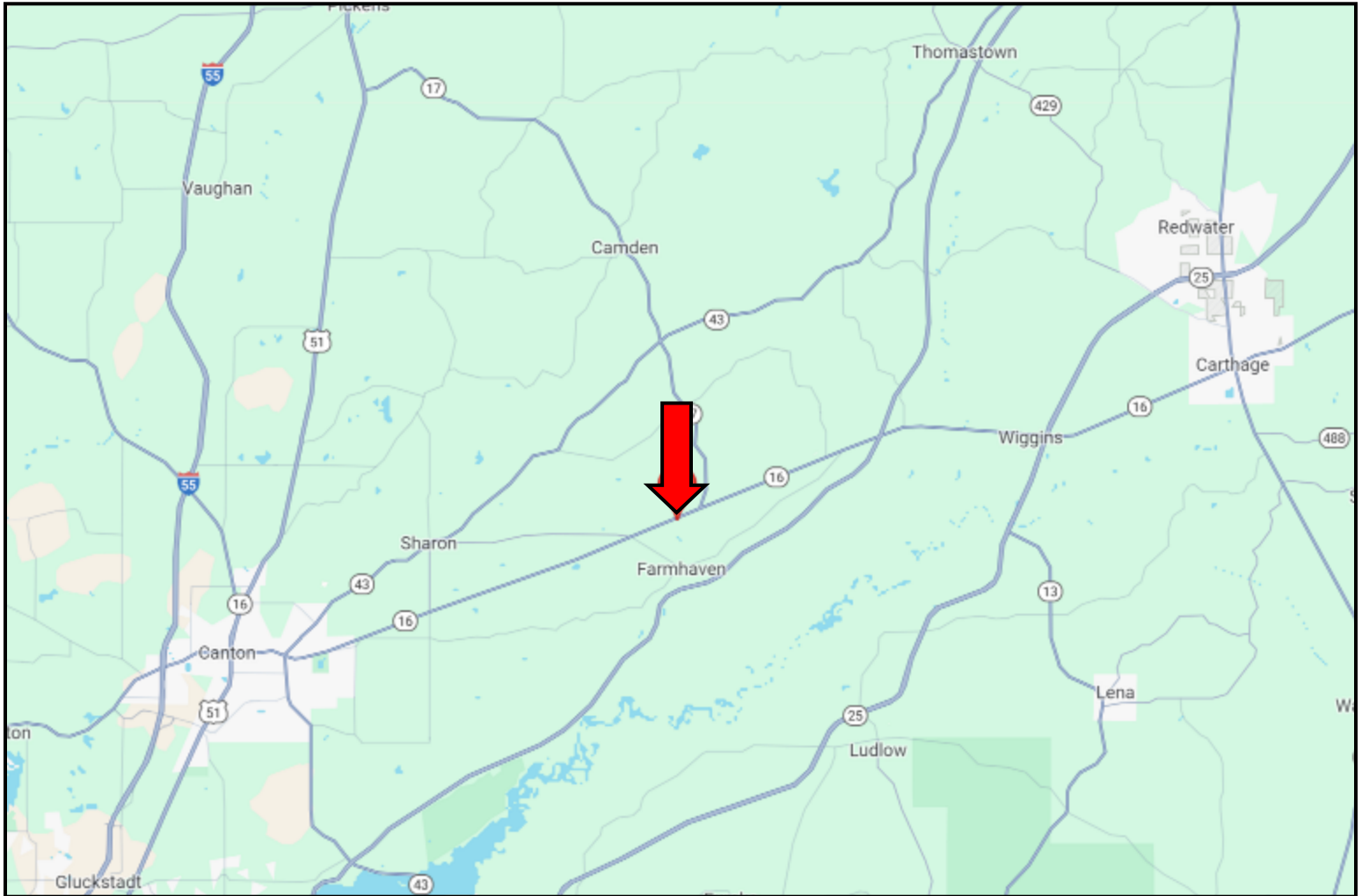
O: 601.898.2772 | C: 601.209.2310
Haley@TomSmithHomes.com

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



DIRECTIONAL MAP



DIRECTIONS FROM HWY 51 AND HWY 16 IN CANTON, MS: Travel Hwy 16 E for 10.8 miles. The property will be on the left.
3960 Hwy 16 Canton, MS 39046—GOOGLE MAP LINK



DAVID BELDEN
REALTOR®

O: 601.898.2772 | C: 601.415.3883
DBelden@TomSmithLand.com



HALEY BELDEN
REALTOR®

O: 601.898.2772 | C: 601.209.2310
Haley@TomSmithHomes.com

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

