



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

42± ACRES WITH A HOME
BENTON COUNTY, MS
\$585,000



OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE BENTON 42

PROPERTY PROFILE

LOCATION:

- 5768 Liberty Road
Ashland, MS 38603
- Adjoins the Holly Springs
National Forest
- Benton County
- 6.4± Miles S of Ashland
- 11.7± Miles N of Hickory Flat
- 17.3± Miles NW
of Blue Mountain
- 20.9± Miles E of Holly Springs

COORDINATES:

- 34.75925, -89.20595

PROPERTY USE:

- Residential
- Recreational
- Hunting

TAX INFORMATION:

- Parcel # 1-0510-04-000-024

PROPERTY INFORMATION:

- 42± Acres
- 2,200± SqFt Home
 - 3 Bedrooms/2.5 Baths
 - Stained Concrete Flooring
 - Granite Countertops
 - Gas Wall Heaters
 - Custom Cabinets
 - Vaulted Ceilings
 - Wood Fireplace
 - StarLink Internet
 - Built in 2026
 - Gun Safe
- Attached 2,400± SqFt Shop
 - 1 Bedroom/1 Bathroom Apt.
- Pole Barn & Shed with Power
- Abundant Deer & Turkey
- Mature Hardwoods
- 2 Storm Shelters
- Large Open Area



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LUKE GOSSETT

LAND SPECIALIST

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50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE BENTON 42

INTRODUCING THE BENTON 42 IN ASHLAND, MISSISSIPPI! If you've been looking for a place in the country where you can spread out and enjoy a little peace and quiet, this 42± acre property in Benton County is worth a look. Sitting right up against the Holly Springs National Forest, this place has the kind of setting folks are always looking for: mature hardwoods, abundant wildlife, and a beautiful home.

The 2,200± square foot home was built in 2026 and offers three bedrooms and two and a half bathrooms. Inside, you'll find stained concrete floors, vaulted ceilings, granite countertops, custom cabinets, and a great layout. There are gas wall heaters along with a wood-burning fireplace, giving you a couple different ways to stay comfortable. There's also a gun safe already in place and Starlink internet for staying connected while enjoying the country.



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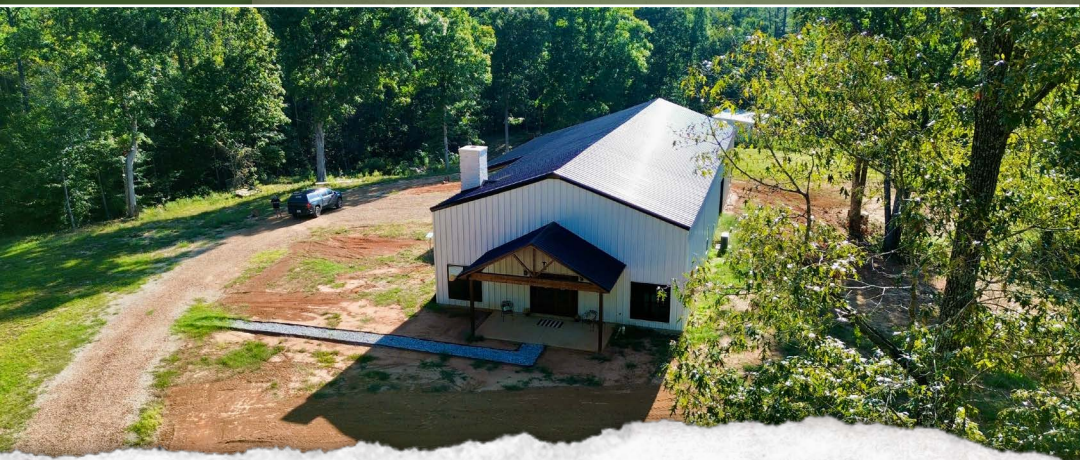
MORE ABOUT THE BENTON 42

One of the real highlights is the attached 2,400± square foot shop. It's got plenty of room for equipment, vehicles, hobbies, or whatever else you need to keep under a roof, and it includes its own bedroom and bathroom. There are also two storm shelters on the property, along with an additional pole barn and a powered shed.

Outside is where the Benton 42 really shines. The majority of the acreage is covered in mature hardwoods, and with the property adjoining the Holly Springs National Forest, you've got a beautiful natural setting right out your back door. Deer and turkey are abundant, making this a great spot for anybody who enjoys hunting, wildlife, or just spending time outdoors. There's also a large open area that follows the driveway, giving you some nice cleared space and plenty of possibilities.

All in all, this is a hard-to-find combination of a brand-new home, big shop, acreage, mature timber, wildlife, and National Forest frontage. Whether you're looking for a place to call home, a hunting property, a shop setup, or simply somewhere to get away from the hustle and bustle, the Benton 42 has a whole lot going for it.

**Call Luke Gossett today to schedule a private showing
and experience #TheSmallTownWay!**



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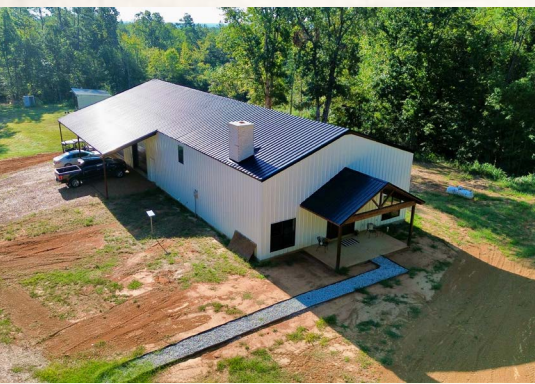
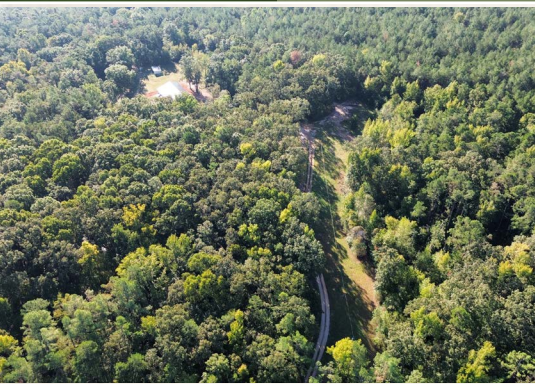
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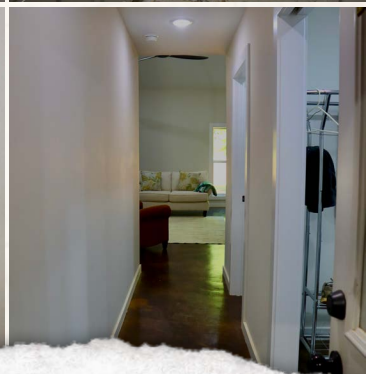
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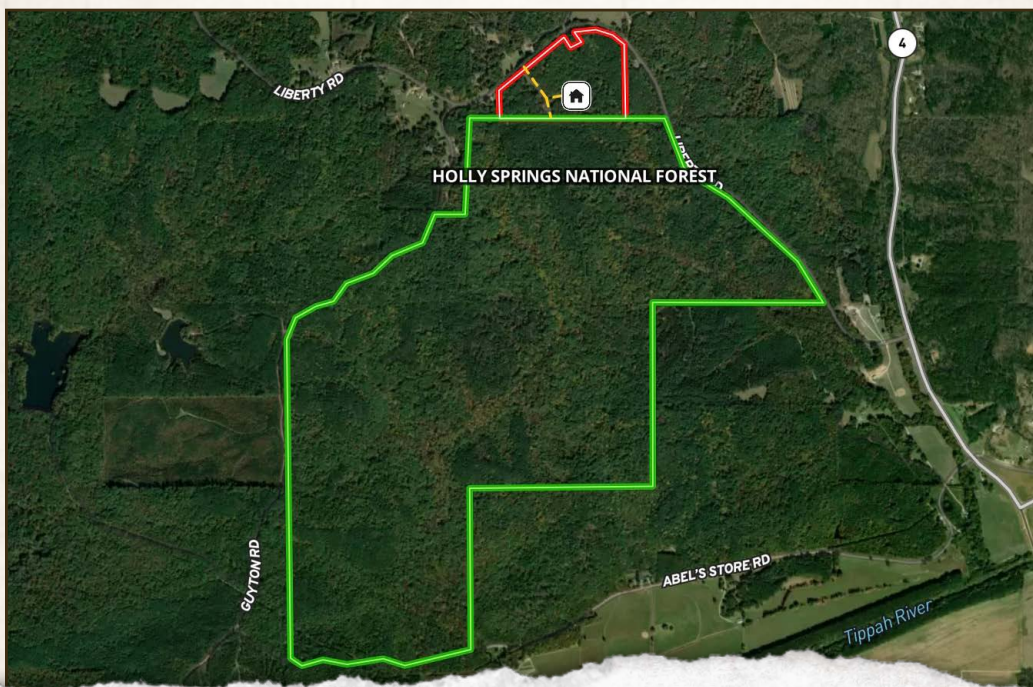
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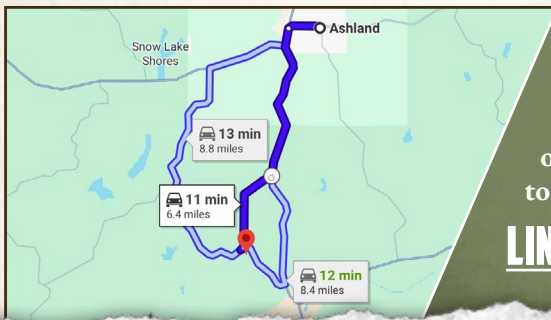
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land id. **LINK**



Directions From Ashland, MS:
Travel south on MS-5 for 3.6 miles.
Turn right onto Jordan Road and
continue for 2 miles. Turn right again
onto Liberty Road and proceed 0.2 miles
to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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