

180± ACRES
SCOTT COUNTY, MS
\$468,000



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATE SM

OFFICE (769) 760-0005

THE SCOTT 180

PROPERTY PROFILE

LOCATION:

- Pettey/Old Hillsboro Road
Forest, MS 39074
- Scott County
- 17± Miles N of Forest
- 17± Miles S of Carthage

COORDINATES:

- 32.528455, -89.472064

PROPERTY USE:

- Hunting
- Timber Investment
- Potential Home/Cabin Sites

PROPERTY INFORMATION:

- 180± Total Acres
- 105± Acres in Mature
Hardwoods
- 75± Acres in Fresh Cutover
- County Road Frontage
- Established Trail System
- Rolling and Flat Terrain
- Tallabogue Creek Frontage
- Power and Water Available
- Deer, Turkey and Ducks

TAX INFORMATION:

2023 - \$734.09

- Parcel 1-185-22-000-00-00200



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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 180

DISCOVER THE ULTIMATE BLEND OF RECREATION AND INVESTMENT WITH THIS EXCEPTIONAL 180± ACRE PROPERTY IN SCOTT COUNTY, MISSISSIPPI. Located along Pettey/Old Hillsboro Road, this tract boasts an impressive 105± acre section of mature hardwoods, providing excellent wildlife habitat and timber income potential. The remaining balance of 75± acres is in fresh cutover ready for replanting or natural regeneration. The property features a network of trails for easy access to every corner, a small duck pond perfect for waterfowl hunting, and picturesque frontage on Tallabogue Creek, which adds natural beauty and a reliable water source for wildlife. With utilities available at the road, this property offers potential building sites, making it a versatile option for a hunting retreat or a serene getaway. Outdoor enthusiasts will appreciate the excellent deer, duck, and turkey hunting opportunities, thanks to the property's diverse landscape and abundant wildlife habitat. Whether you're seeking a recreational haven or a solid timber investment, this property has everything you need.

Contact Dennis West today to explore this incredible piece of Mississippi land!



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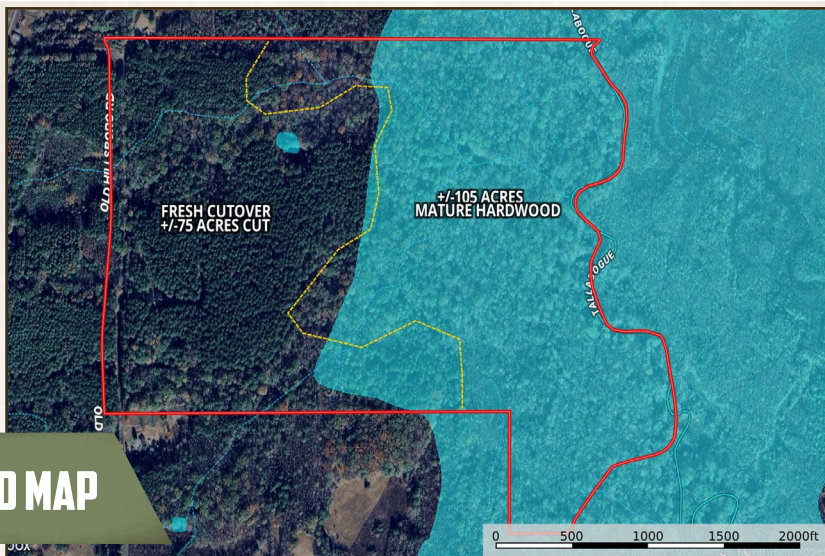
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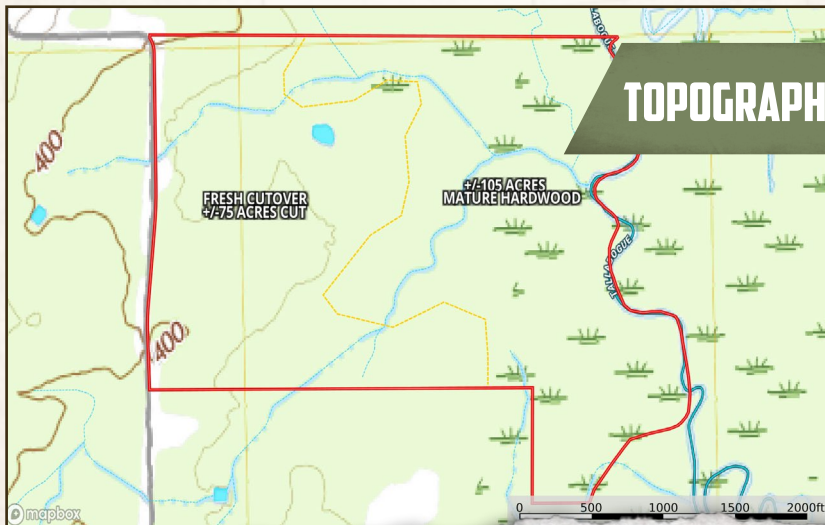
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FLOOD MAP



TOPOGRAPHY MAP



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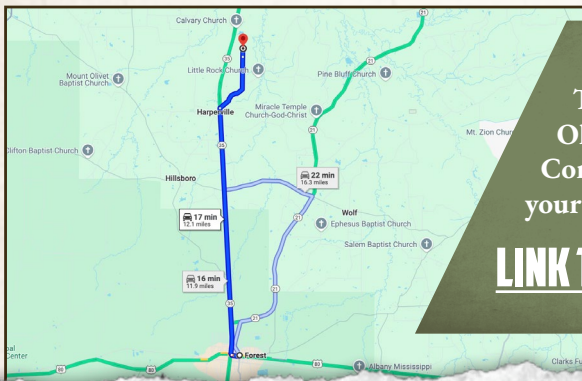
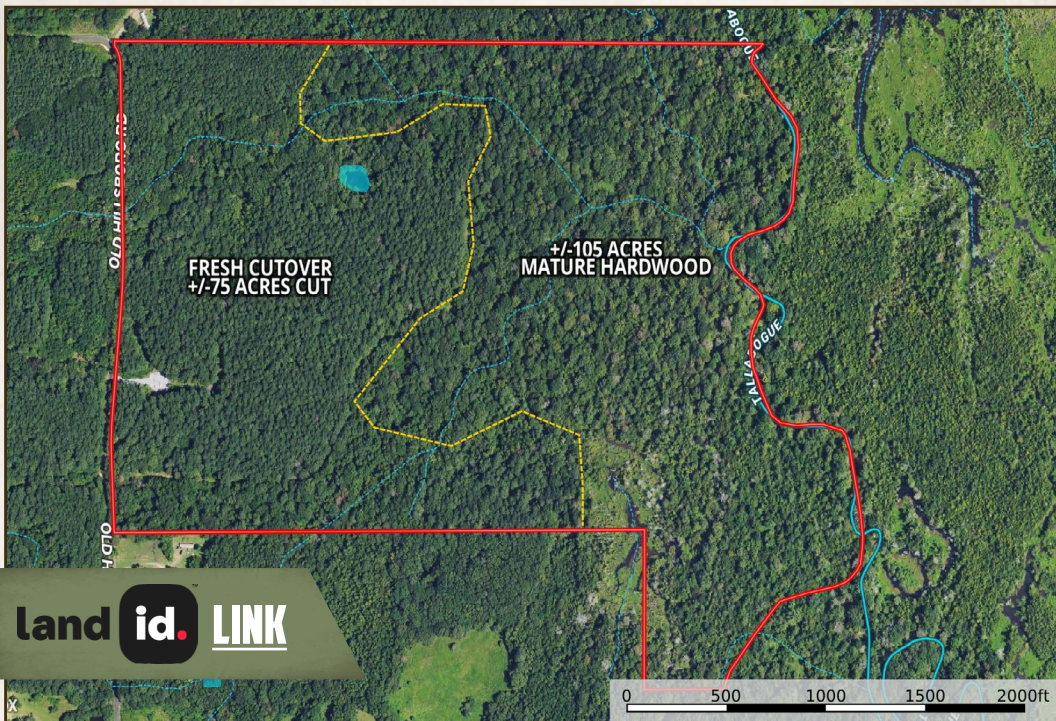
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Directions from Forest, MS:
Travel Hwy 35 north to Pettoy/
Old Hillsboro Road and turn right.
Continue 2.5 miles to the property on
your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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