

# Recreational Hunting Tract or Diverse Timber Investment

156± Acres in Lauderdale  
County, MS



# \$580,000

Welcome to your new recreational hunting and diverse timber investment tract. This 156± acre property in Lauderdale County, MS, is a stunning property promising enjoyment for future generations. The land consists of 40± acres of meticulously managed, 20-year-old pine timber, 20± acres of thriving second-generation 4-year-old loblolly forest with an impressive 90-plus percent survival rate, and 80± acres of 25±-year-old mixed pine hardwood timber. The road system is in excellent condition and allows you to traverse the entire property to reveal its diverse features. You can immerse yourself in the beauty of hardwood bottoms that provide a rich source of nutrition and create vital wildlife corridors. A serene 4-acre lake awaits, stocked with bass and bream, and offers a perfect retreat for fishing enthusiasts. Nature lovers and hunters alike will delight in the abundance of whitetail and gobblers that call this property home, ensuring endless opportunities for outdoor enjoyment. Conveniently located just north of Collinsville, MS, there are two entrances—one from HWY 19 and the other off Sylvester Lewis Rd—making it easy to access the property. For families dreaming of a home surrounded by nature, the tract is within the West Lauderdale School District and only 3 miles from the high school. With unlimited potential and possibilities awaiting, take the chance to explore the extensive offerings of this remarkable tract. For a private showing, contact Tom today!



**TOM  
SMITH**

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



## Call The Land Man Today!

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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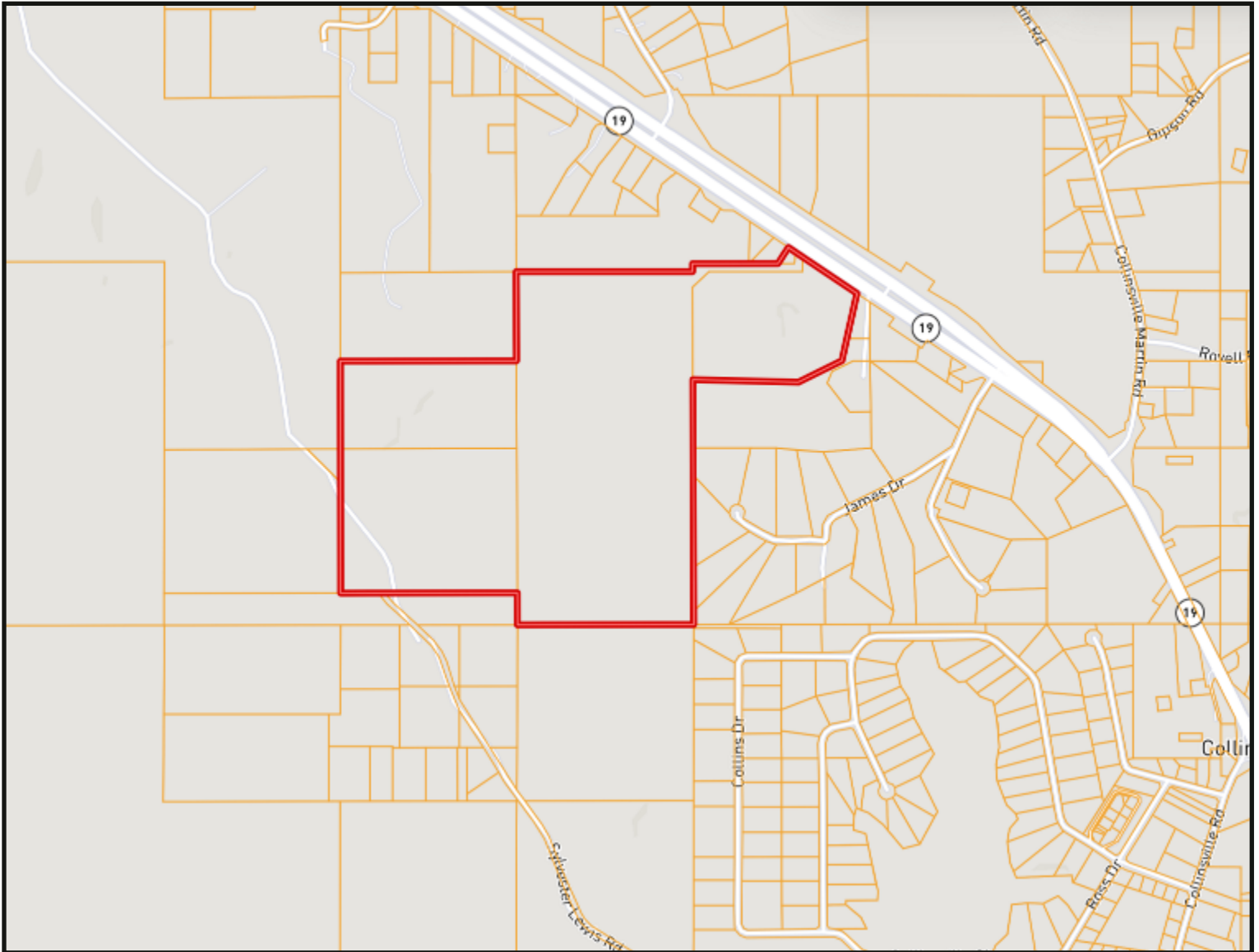
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# OWNERSHIP MAP



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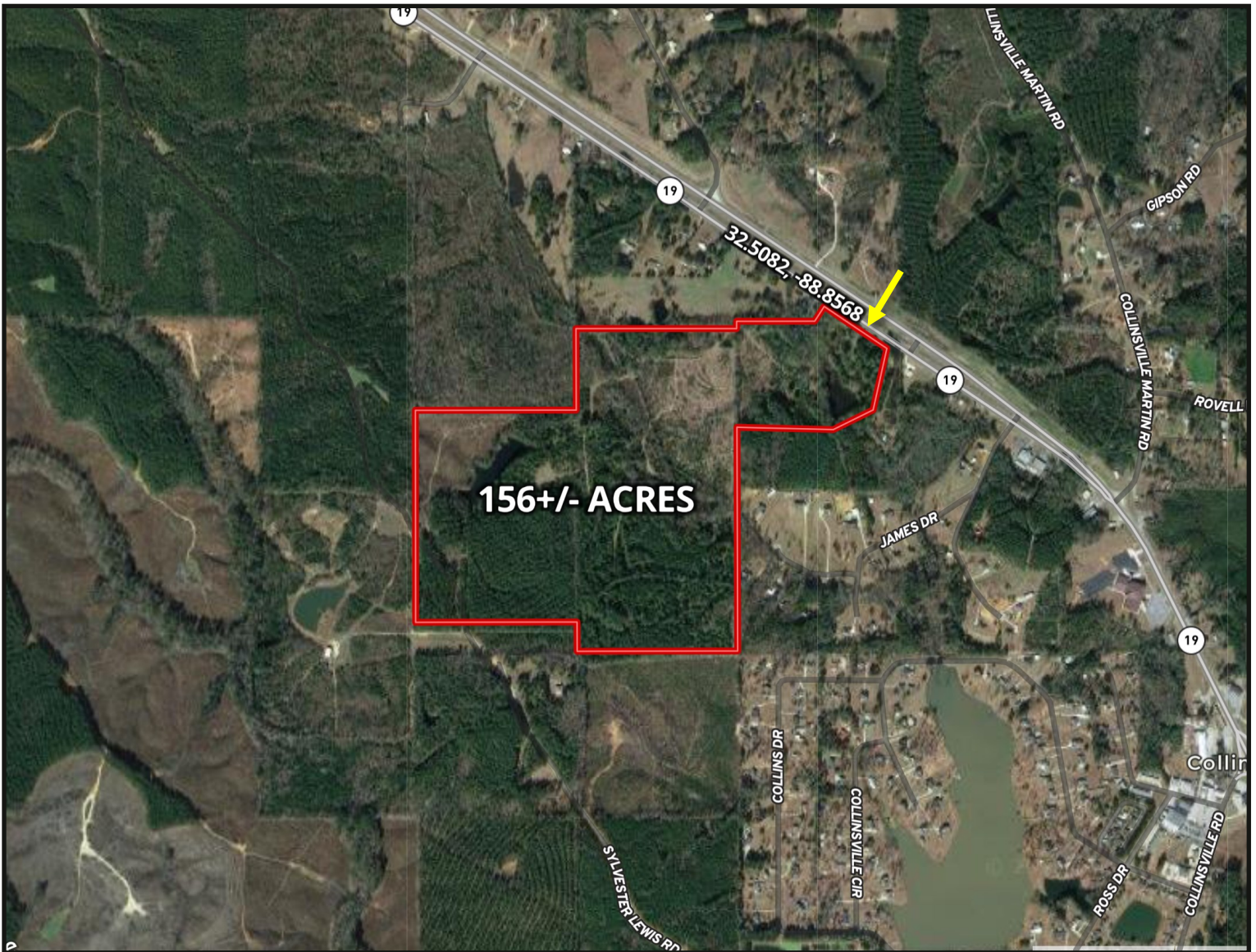
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# AERIAL MAP



[Click Here for an Landid Map Link](#)

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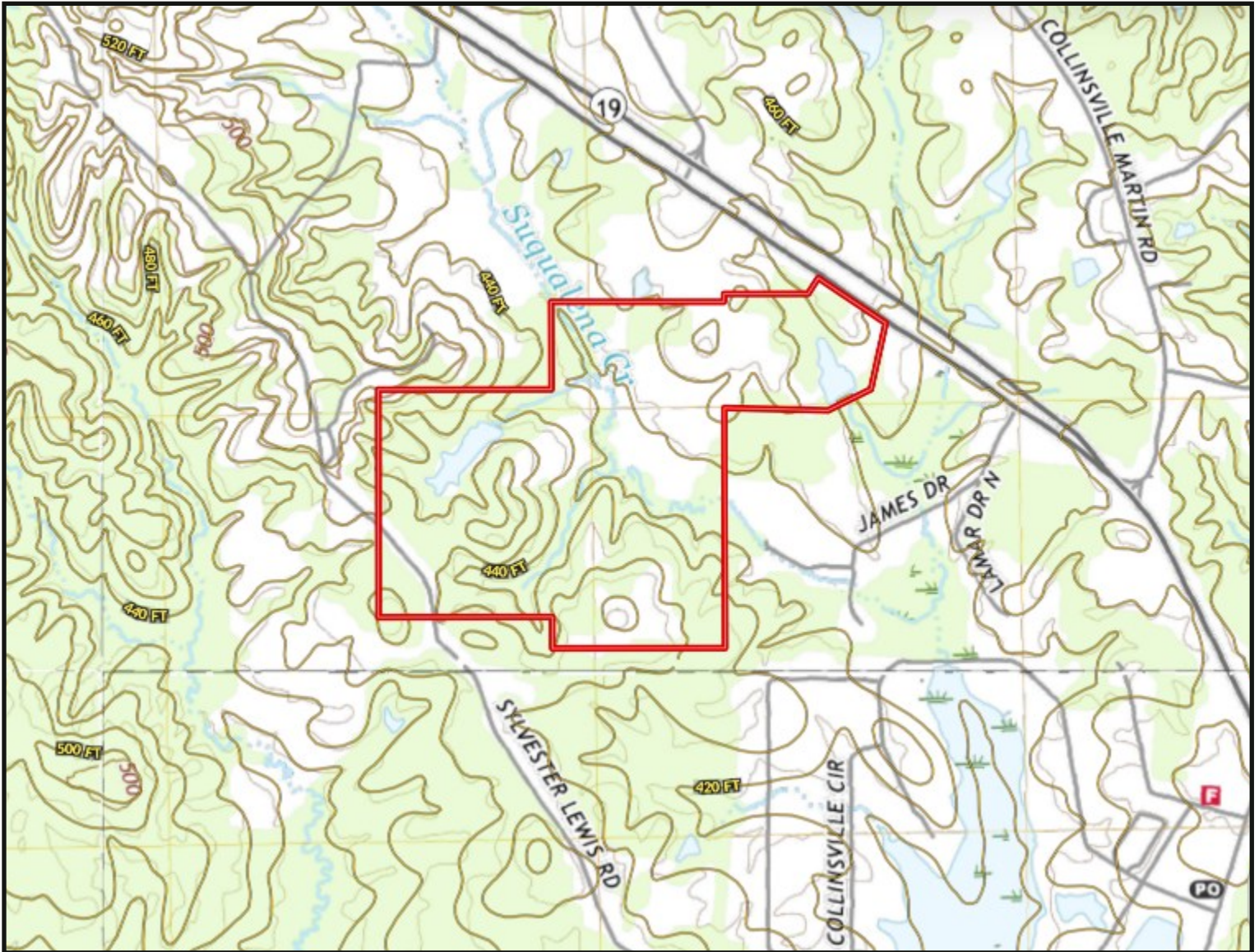
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# TOPO MAP



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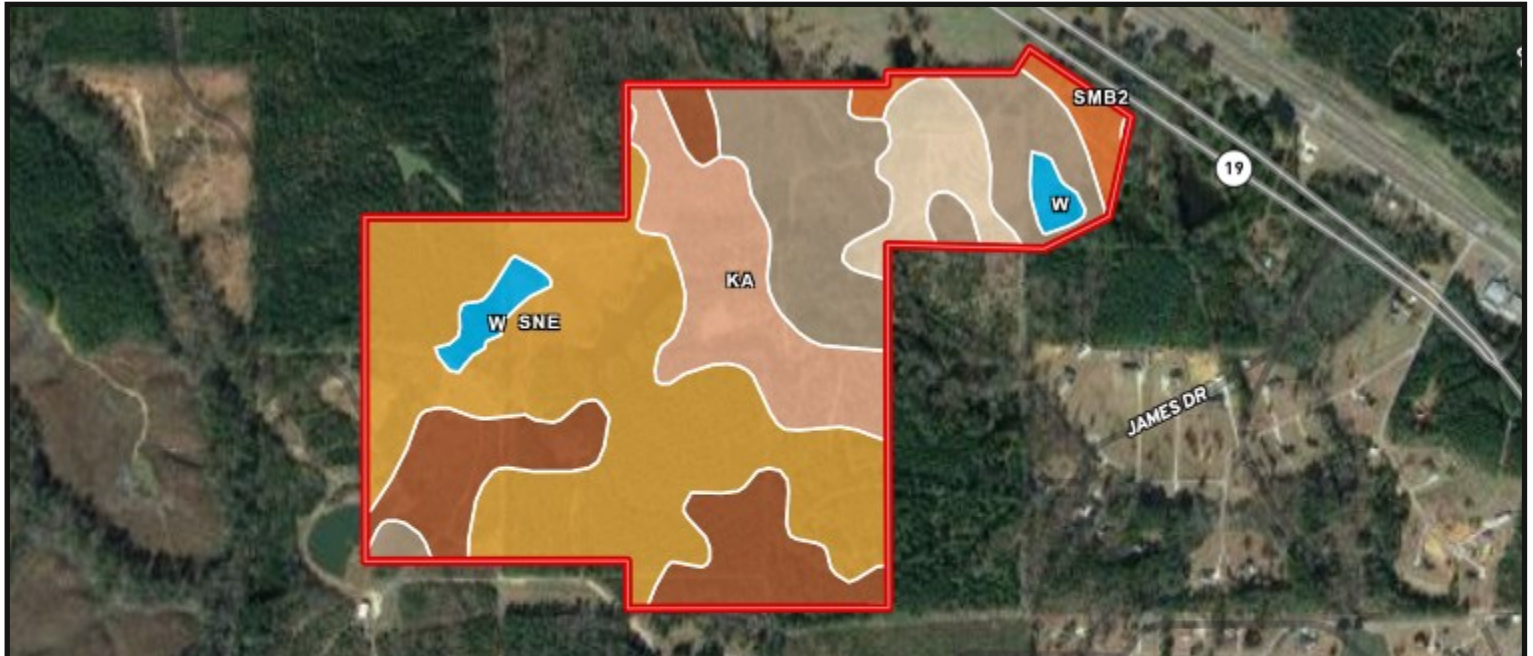
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# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SnE	Sweatman-Smithdale complex, 5 to 25 percent slopes	64.83	41.38	0	72	7e
SmD2	Sweatman fine sandy loam, 8 to 15 percent slopes, moderately eroded	29.45	18.8	0	66	6e
SmC2	Sweatman fine sandy loam, 5 to 8 percent slopes, moderately eroded	23.2	14.81	0	69	4e
Ka	Kirkville fine sandy loam, 0 to 2 percent slopes, occasionally flooded	20.96	13.38	0	76	2w
OrB	Ora fine sandy loam, 2 to 5 percent slopes	9.45	6.03	0	50	2e
W	Water	4.35	2.78	0	-	-
SmB2	Sweatman fine sandy loam, 2 to 5 percent slopes, moderately eroded	4.26	2.72	0	70	3e
SX	Sweatman-Smithdale association, 12 to 40 percent slopes, moderately eroded	0.16	0.1	0	29	7e

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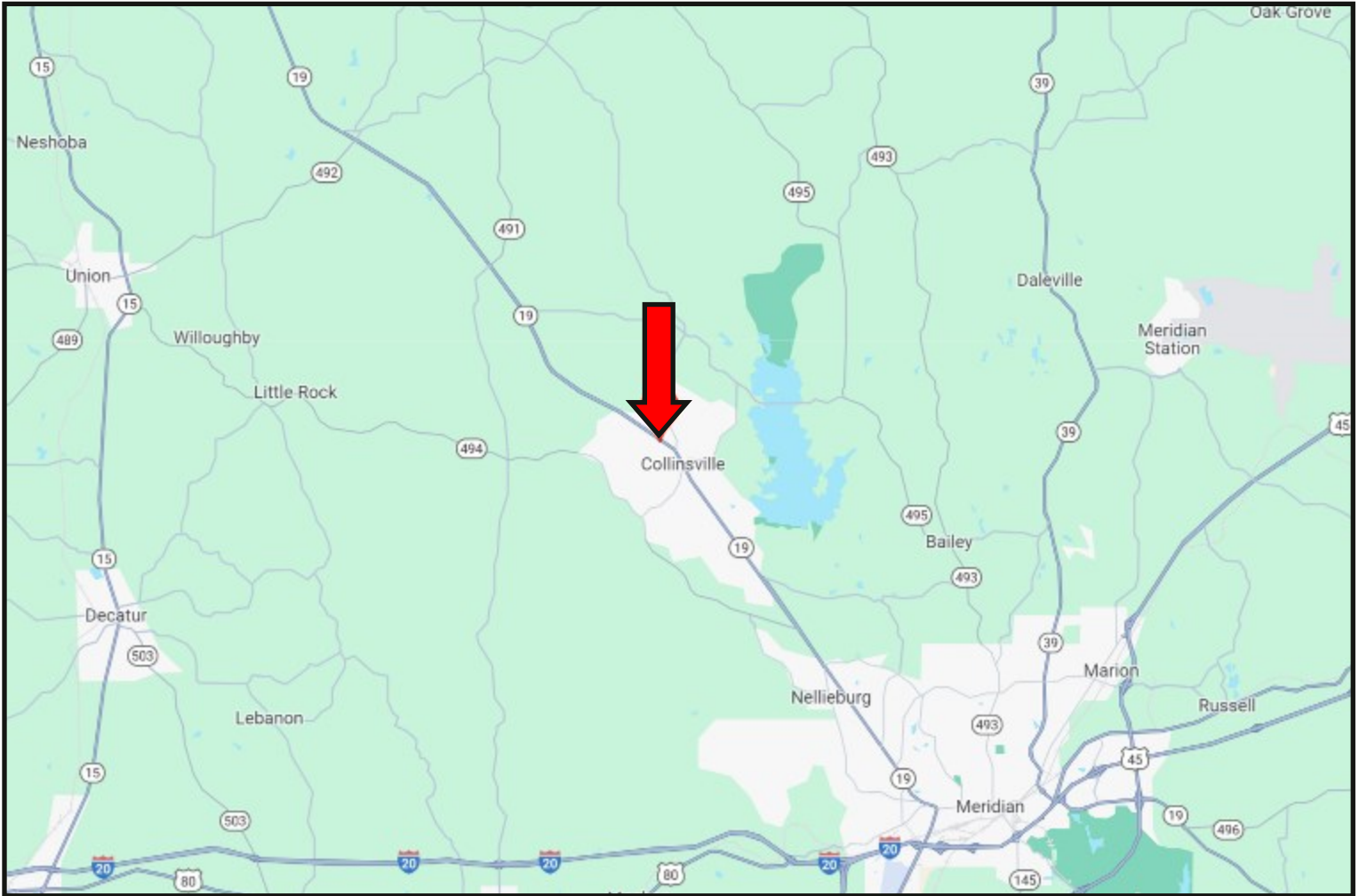
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# DIRECTIONAL MAP



**DIRECTIONS FROM THE INTERSECTION OF I-20 AND HWY 11 IN MERIDIAN, MS:** Take exit 150 towards Hwy 19/Philadelphia. Turn left onto Hwy 11 and continue onto Hwy 19N for 14 miles. Make a U-turn at the intersection onto Hwy 19S. The property entrance will be on your right. [GOOGLE MAP LINK](#)



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