



80.57± ACRES
SMITH COUNTY, MS
\$159,999



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 760-0005

LOCATION:

- Smith County, MS
- 1± Miles Southeast of Mize
- 13± Miles South of Raleigh
- Frontage Along Hwy 28

COORDINATES:

- 31.86394, -89.54338

PROPERTY USE:

- Hunting
- Fishing
- Recreation

PROPERTY INFORMATION:

- 80.57± Acres
- Pine Timber
- Oakohay Creek Frontage
- Highway Frontage

TAX INFORMATION:

2023 - \$396.98



DENNIS WEST | MANAGING BROKER
C: 601-248-4396 | dennis@smalltownproperties.com

JIMMY GENTRY | LAND SPECIALIST
C: 601-421-8500 | jimmy@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | smalltownproperties.com Information is believed to be accurate but not guaranteed.

WELCOME TO THE SMITH 80.57

WELCOME TO THE SMITH 80.57, A RECREATIONAL PROPERTY OFFERING AMPLE OPPORTUNITY FOR OUTDOOR ACTIVITIES! The Okaohay Creek traverses the Smith County, MS property from east to west. During the summer, enjoy hanging out on one of the sand bars. Pine timber encompasses the majority of the 80.57± acre property with some hardwoods along the creek and around the drainages leading to the creek. Thick pockets of under brush provide cover for the wildlife that use the property. There are sloughs that will allow wood duck hunting opportunities during the winter months. The new owner can implement and develop a trail system the way they see fit. Whatever your vision, hunting, fishing, ATV riding, the Smith 80.57 awaits! The property is located in a flood zone.

Contact **Jimmy Gentry** or **Dennis West** today to schedule a private showing.



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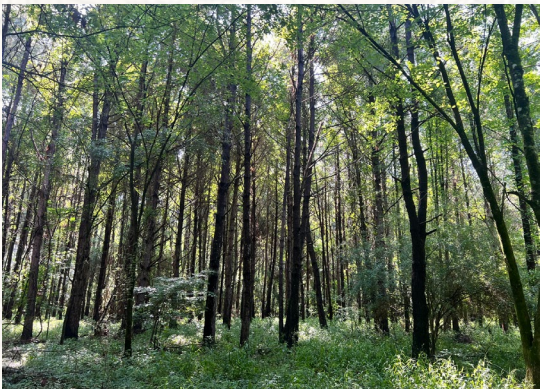
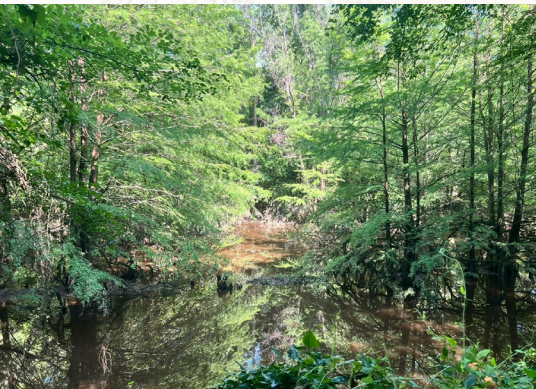
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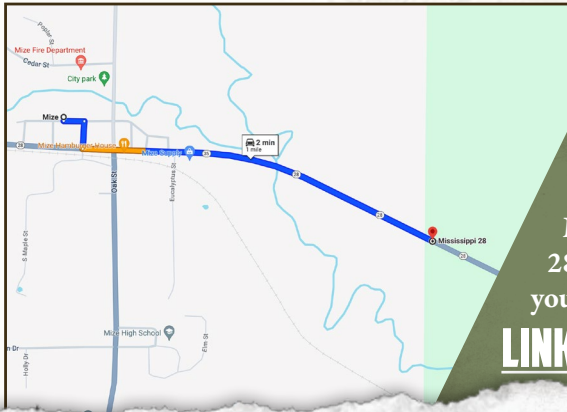
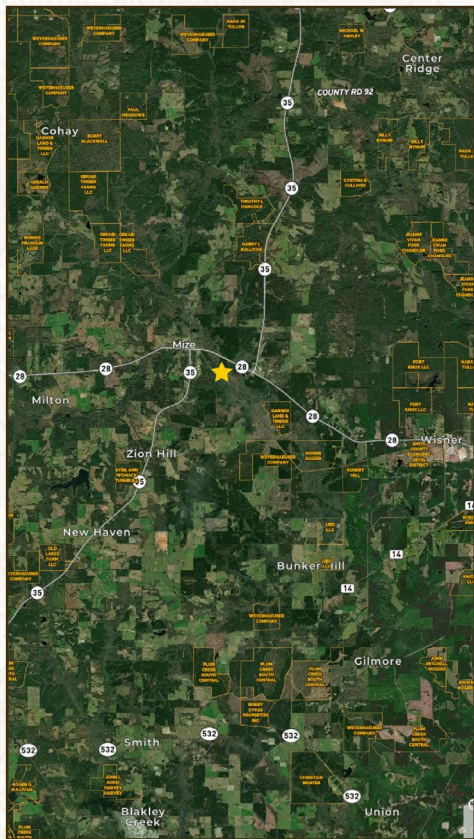
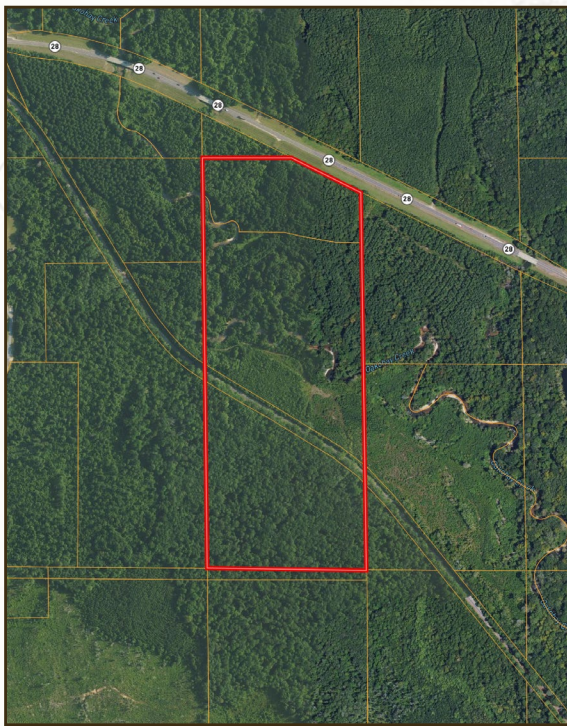
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Directions from the Intersection of Hwy 28 and Oak Street in Downtown Mize, MS: Travel Southeast on Hwy 28 for one mile and the property is on your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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