



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

26.1± ACRES
MADISON COUNTY, MS
\$127,400

WITH AN OFF-GRID CAMPER

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE MADISON 26.1

PROPERTY PROFILE

LOCATION:

- Old 51 Road
Pickens, MS 39146
- Access via Deeded Easement
- Madison County
- 3± Miles E of the Big Black River
- 6± Miles SE of Pickens
- 32± Miles NE of Madison

PROPERTY USE:

- Hunting
- Recreational

COORDINATES:

- 32.836211, -89.946088

PROPERTY INFORMATION:

- 26.1± Acres
- 28' Off-Grid Camper
- 18± Year Old Natural
Regeneration
- 8' x 8' x 8' Elevated
Shooting House
- Internal Trail System
- Multiple Food Plots
- Gentle Topography

TAX INFORMATION:

- 123G-36-006-00-00
- 2025 Taxes: \$62



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ADAM HESTER, ALC

PARTNER | COO

ASSOCIATE BROKER | MS, LA

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

f/20,000+ Followers

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MADISON 26.1

WELCOME TO THE MADISON 26.1 IN PICKENS, MISSISSIPPI! This 26.1± acre property is located in Madison County, approximately 3 miles east of the Big Black River, 6± miles southeast of Pickens, and 32± miles northeast of Madison. A deeded easement leads to the gated property, giving it a secluded feel from the moment you arrive.

The Madison 26.1 features a 28-foot off-grid camper with room to sleep up to five and a solar connection in place. It offers a place to spend an extended weekend and get out of the elements between hunts. The property make-up consists of approximately 18-year-old natural regeneration and provides excellent wildlife habitat. Internal trails make much of the gently rolling property accessible by UTV or truck and provide access to areas that can be expanded for additional trails or food plots.



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MORE ABOUT THE MADISON 26.1

An elevated 8' x 8' x 8' foot shooting house overlooks three planted food plots and two additional shooting lanes. Designed for comfortable, long sits, it includes a fold-out bed, solar hookup, windows with a 360-degree view, and an access ramp. Being close to the Big Black River, the Madison 26.1 is in an area known for trophy whitetail deer and good turkey numbers.

With a camper, established hunting setup, planted food plots, and room to make the property your own, the Madison 26.1 is ready for your next hunting season.

**Call Adam Hester today to schedule a private showing
and experience #TheSmallTownWay!**



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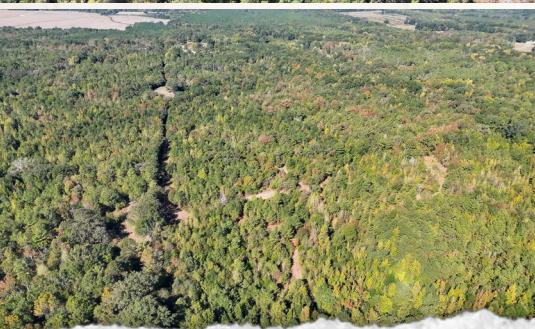
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26.1± ACRES WITH A CAMPER

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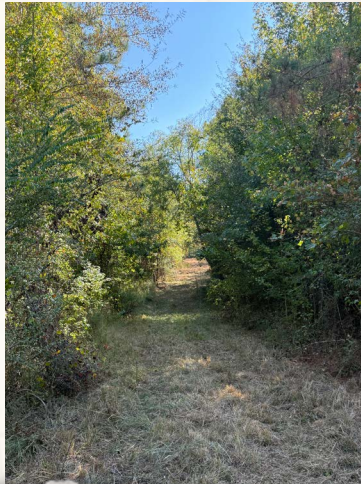
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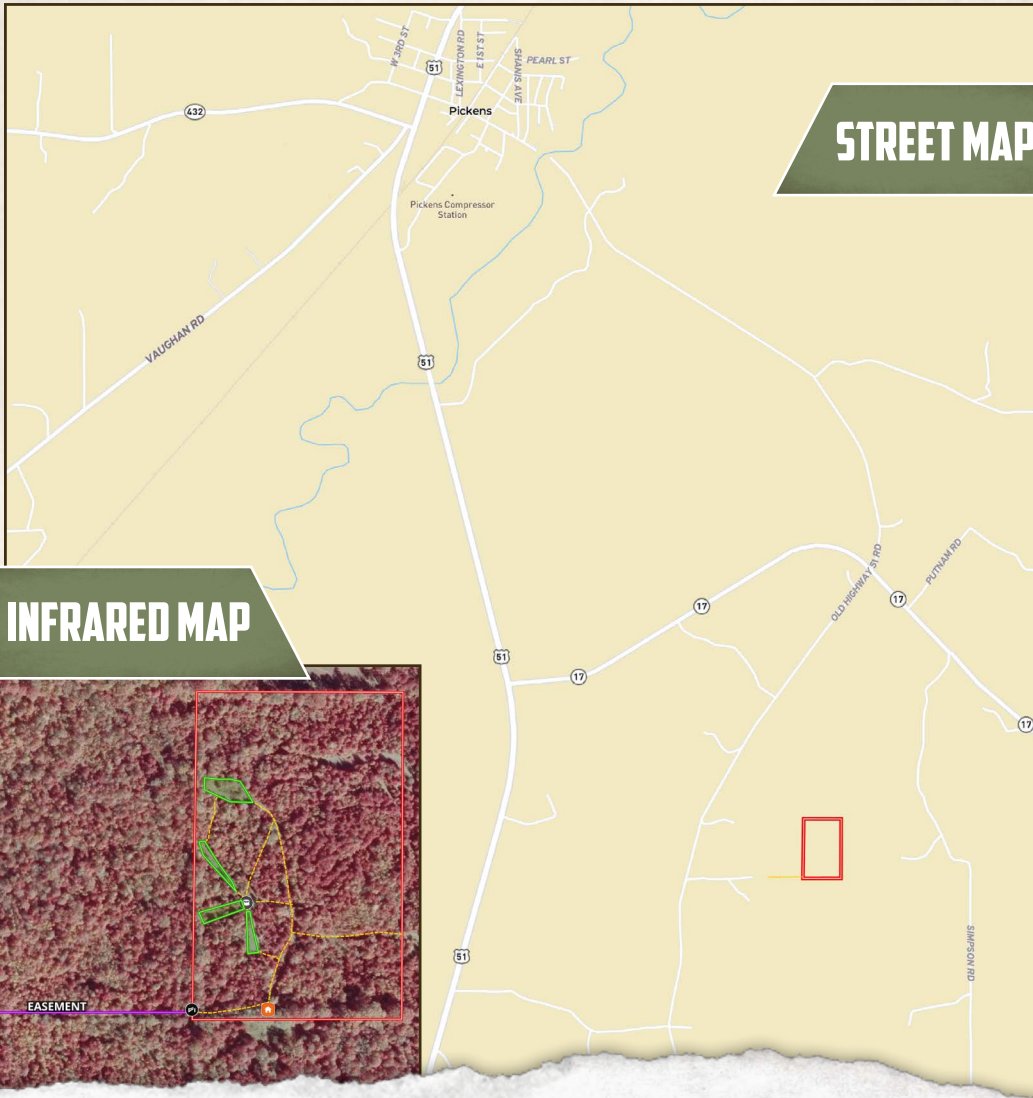
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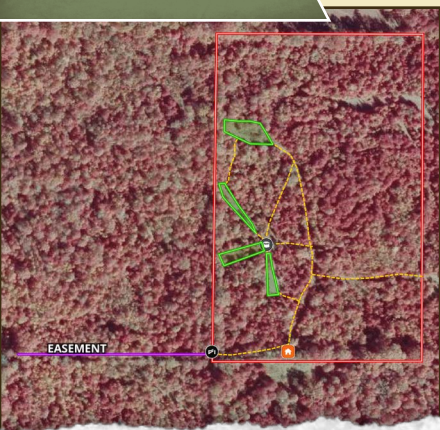
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STREET MAP



INFRARED MAP



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land id.
LINK

**TOPOGRAPHY
MAP**

EASEMENT

Directions From the Intersection of US-51 and Highway 432 in Pickens, MS: Travel south on US-51 for 2.4 miles. Turn left onto MS-17 and continue south for 1.7 miles. Turn right onto Old 51 Road and proceed 1.6 miles. Turn left and continue 0.3 miles to the property.

LINK TO GOOGLE MAP DIRECTIONS



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