

38± ACRES
MADISON COUNTY, MS
\$159,600



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE MADISON 38

PROPERTY PROFILE

LOCATION:

- 10 ± Miles East of Pickens
- 35± Miles North of Madison
- Frontage on Shrock Road

COORDINATES:

- 32.865074, -89.869716

PROPERTY USE:

- Hunting
- Investment
- Camp/Home Sites
- Recreational

PROPERTY INFORMATION:

- Pine-Hardwood Mixture
- Rolling Terrain
- Great Area for Deer and Turkey
- Power and Water Available at the Road

TAX INFORMATION:

2023 - \$99.34

- Parcel ID: 124H-27-015



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ADAM HESTER, ALC

ASSOCIATE BROKER

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MADISON 38

LOCATED ON SHROCK ROAD IN MADISON COUNTY, MS, THIS 38± ACRE RECREATIONAL TIMBER TRACT IS SITUATED APPROXIMATELY 10 MILES EAST OF PICKENS AND 35± MILES NORTH OF MADISON. The property make-up consists of a nice pine/hardwood mixture across gentle rolling terrain. Based on historical imagery, a majority of the timber appears to be roughly 30 years old with large oak trees scattered throughout. For the wildlife enthusiast, this tract is in an area known for good deer and turkey numbers. A large portion of the property has been untouched for sometime giving the new owner the option to reclaim old trail systems and enhance the wildlife's habitat. If you need a campsite, there is a high point along the road frontage. With recreational opportunities, a diverse timber stand, county road frontage, and available utilities, the Madison 38 checks many boxes.

Contact Adam Hester for more information and to schedule a viewing.



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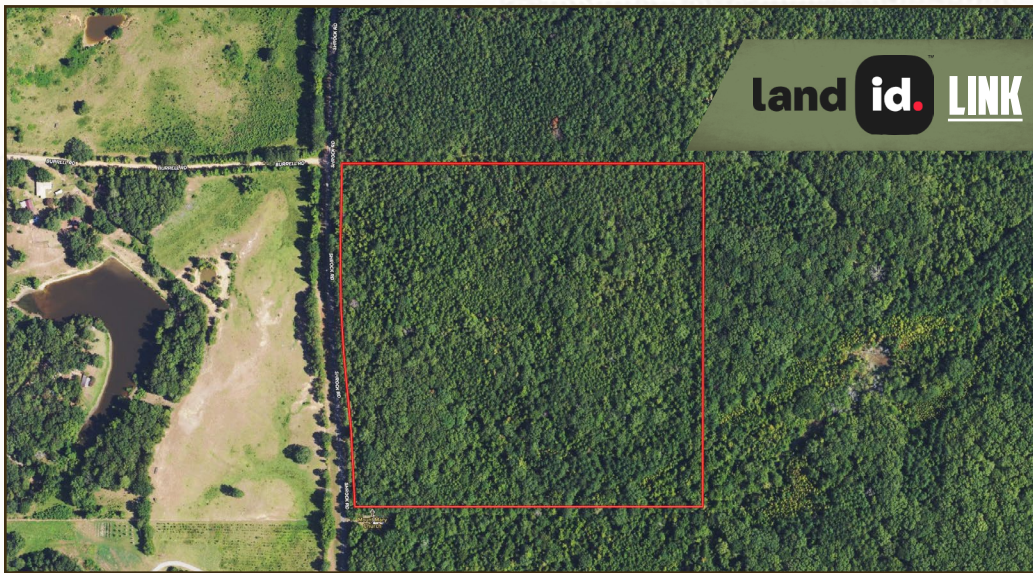
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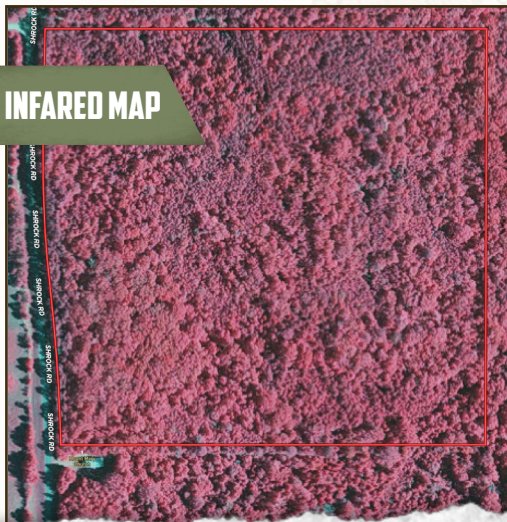
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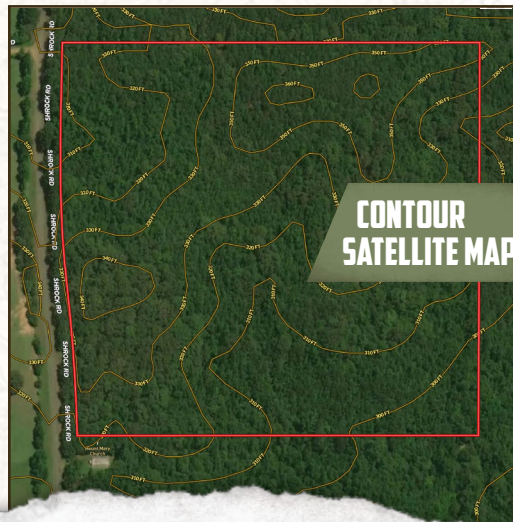
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INFRARED MAP



CONTOUR
SATELLITE MAP



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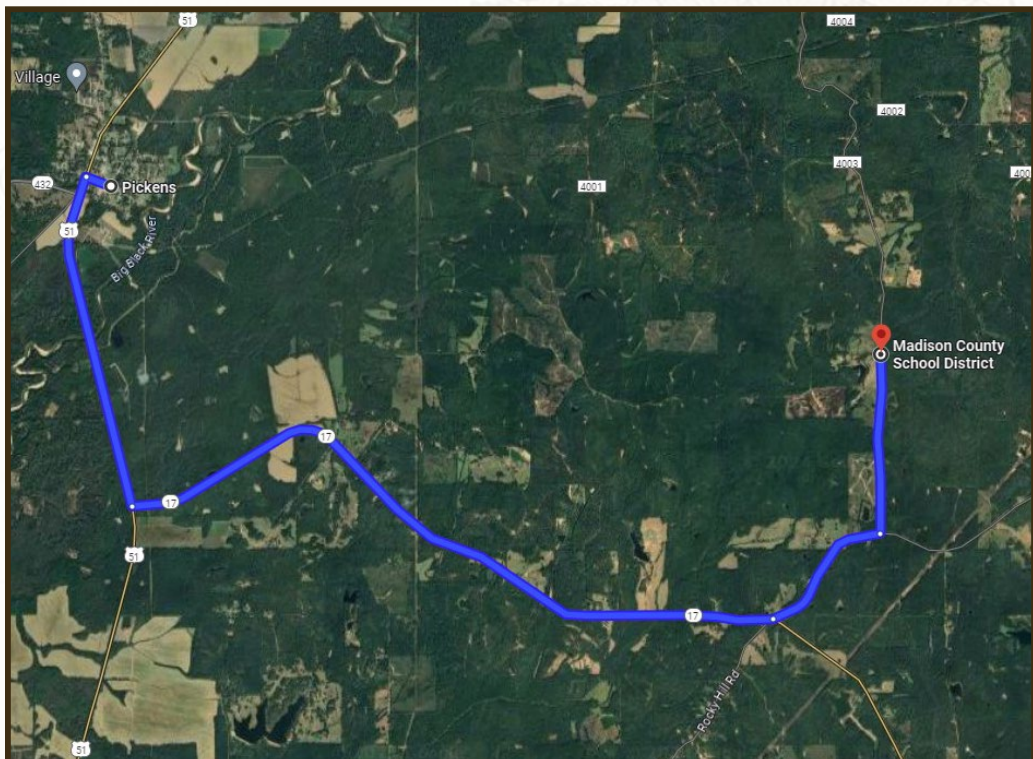
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DIRECTIONS FROM PICKENS, MS: Travel northwest on Madison Street for .2 miles, toward Lexington Road. Turn left onto US-51 S and travel 2.6 miles. Turn left onto MS-17 S and continue for 5.6 miles. Turn left onto Rocky Hill Road and travel 1.1 miles, then turn left onto Shrock Road. The property will be on the right in 1.4 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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