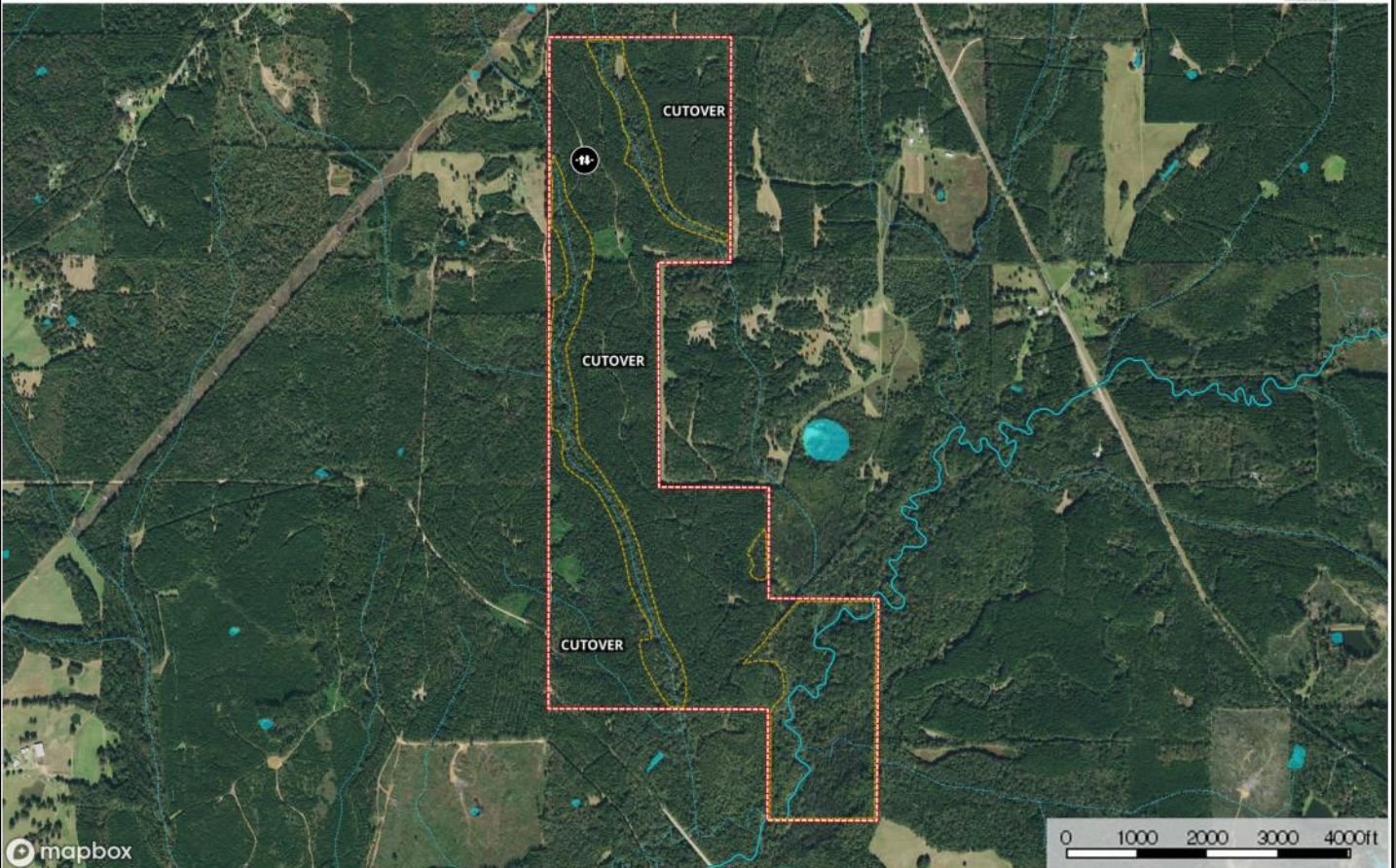


**WY Madison**

Madison County, Mississippi, 452 AC +/-



mapbox

- Gate
- Streamside Management
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

Parker Sartain  
P: 6015062398 psartain@sartainsheritage.com 106 First Choice Drive

**M** The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

# WY MADISON

452 ACRES  
Madison County, MS



**Sartain's Heritage**  
Properties, LLC.  
www.sartainsheritage.com

**"Guiding Your Land Decisions for Over 60 Years"**  
FARM | TIMBER | HUNTING

**J Parker Sartain 601.506.2398 cell**  
psartain@sartainsheritage.com

**601-856-2720**

All information contained herein is supplied by sources deemed reliable, but is not guaranteed by Sartain's Heritage Properties, its Brokers or Agents. Properties are subject to errors, omissions, correction, price change, prior sale or withdrawal without notice.


452 acres +/- located in Sections 10 & 15, T11N, R4E, Madison County, MS near Camden. This tract offers great hunting and timber investment potential only a few miles north of the Jackson Metro area.

The tract consists of 260 acres +/- of pines planted in November 2020, 16 acres of 20 year pine plantation and 182 acres of hardwood sloughs and drainages. The rolling terrain falling to bottomland hardwood timber along Hobuck Creek makes deer hunting and turkey hunting a true pleasure with easy access about the property along the interior road system.

There is approximately 1.5 miles of frontage on Cooper Road, along the west property line, with utilities available for numerous options of potential cabin or lodge sites.

Northeast Madison County is well known for excellent whitetail hunting and turkey hunting, so do not miss this opportunity to own a great hunting and timber investment property.

**\$2200/ac. / \$994,400.00**



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