



\$380,550

117.1± ACRE RECREATIONAL INVESTMENT IN SCOTT COUNTY, MS



Discover your perfect country living oasis with this exceptional property in Scott County, MS. This tract was replanted with 112+/- acres of plantation pines in Early 2023. Located just across the Rankin/Scott County line, and a mere 20-minute drive, you can reach the vibrant communities of Brandon and Flowood. With water and electric utilities available and approximately 1,337ft of paved road frontage, convenience is at your doorstep.

Embrace the tranquility of the countryside while still enjoying the convenience of nearby communities—a true haven for those seeking a balanced and fulfilling lifestyle. Call Dale Wilds or David Belden to Schedule your private showing!

DIRECTIONS FROM HWY 80 AND HWY 43 IN PELAHATCHIE MS: Travel Hwy 43 N for 9.8 miles. Turn right onto Hwy 481 and travel 4.4 miles. Turn left onto D Bates Rd. The property will be on your left. [GOOGLE MAPS LINK](#)



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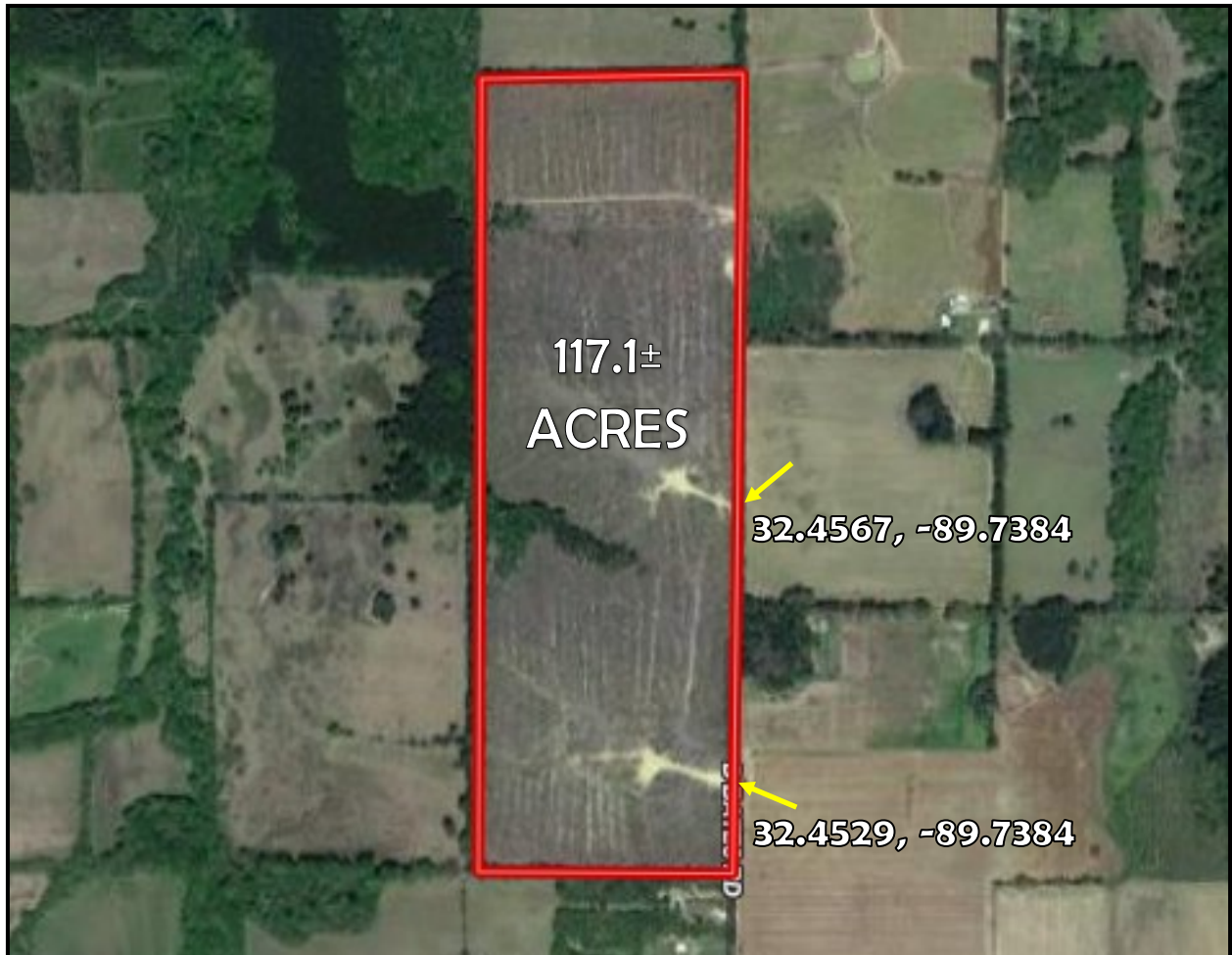
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AERIAL MAP

Click [HERE](#) for an Interactive Map



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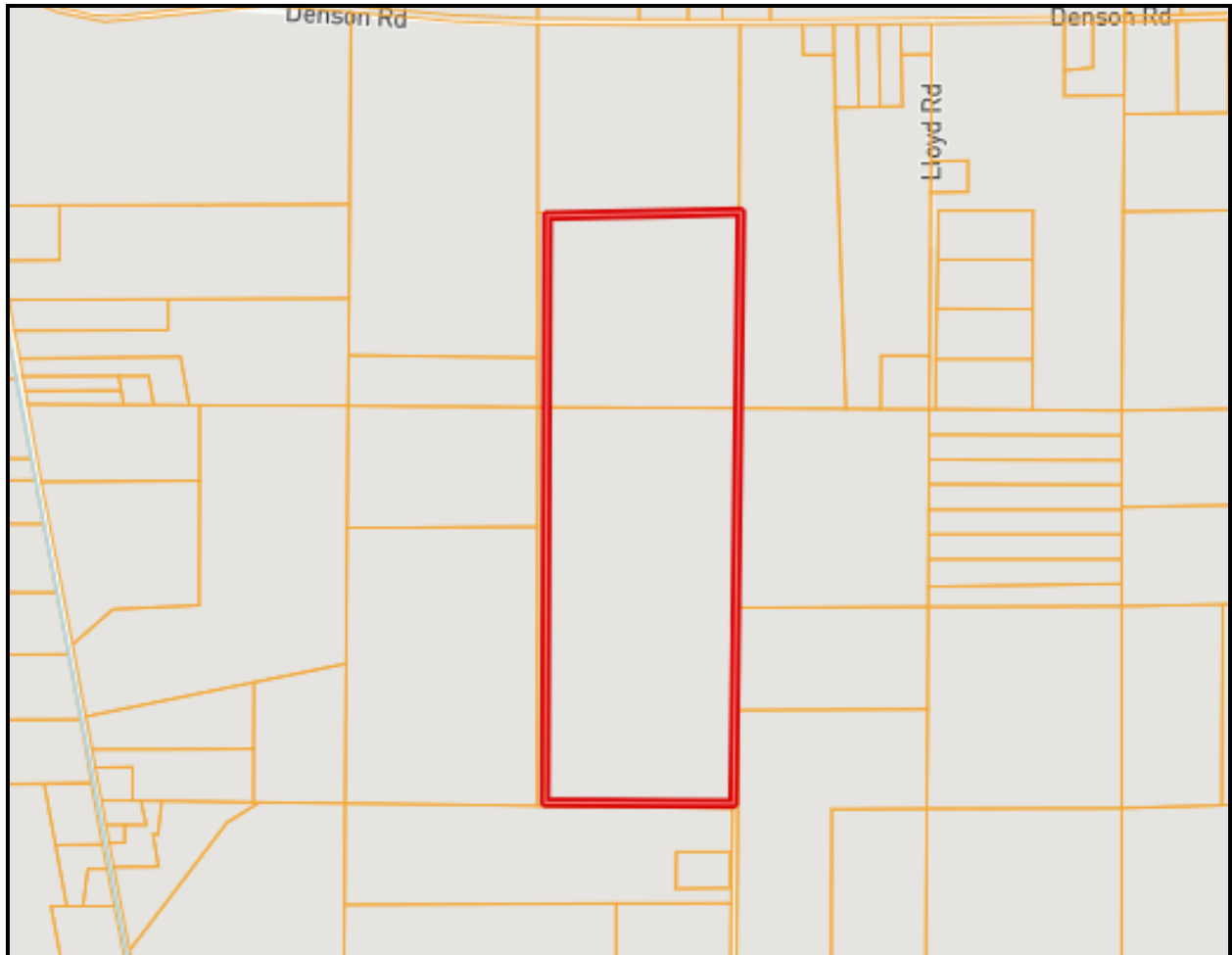


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OWNERSHIP MAP



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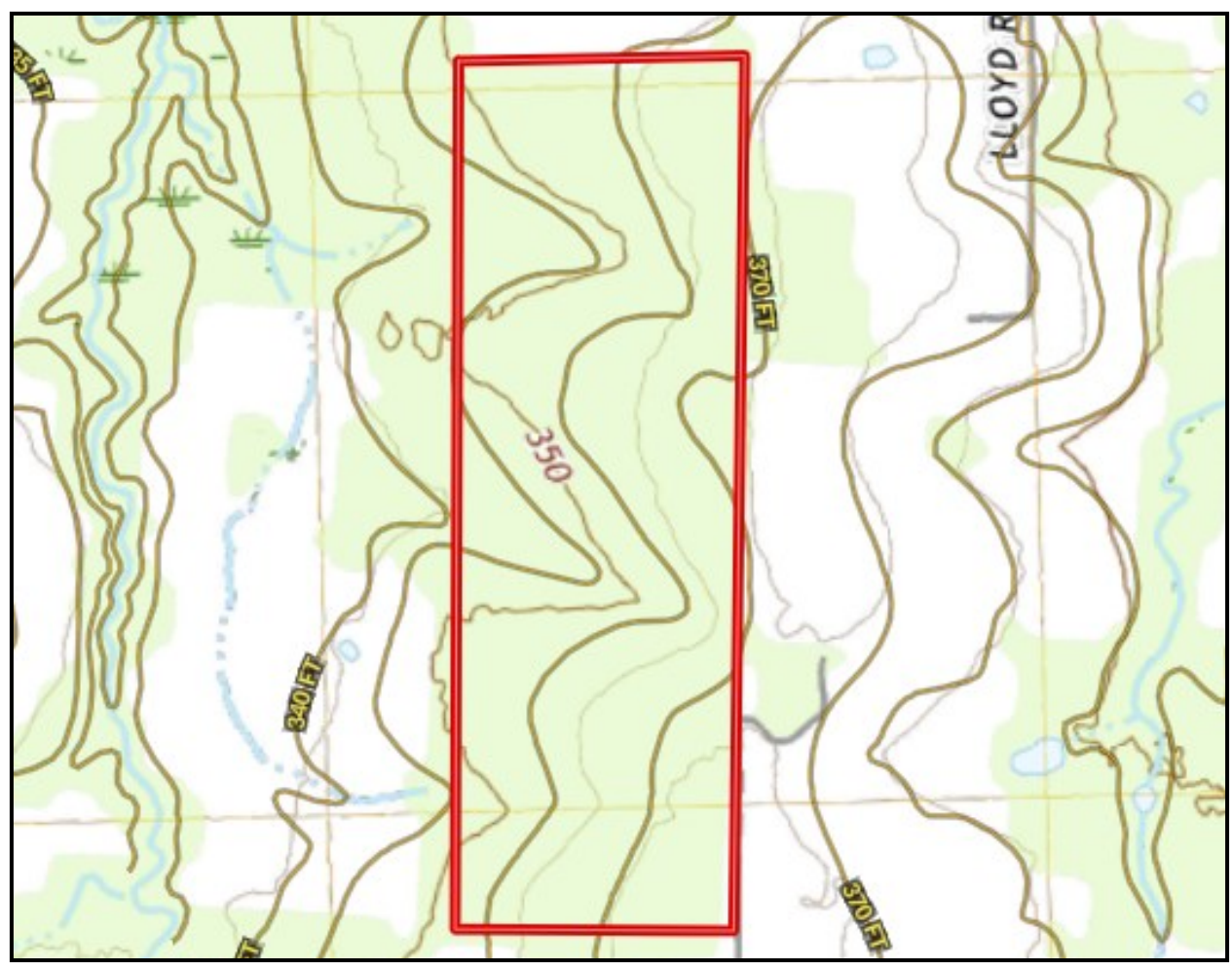


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TOPO MAP



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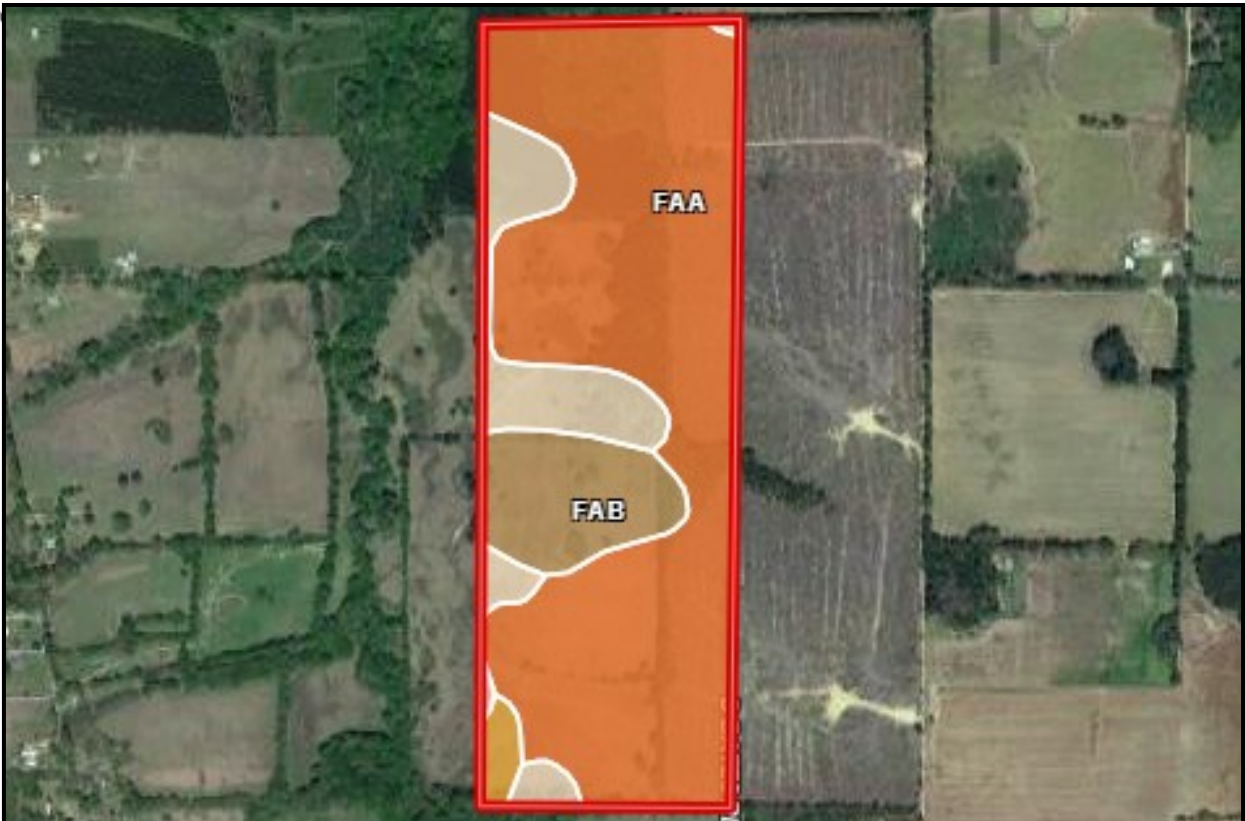


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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
FaA	Falkner silt loam, 0 to 2 percent slopes	85.57	73.06	0	63	2w
KpB	Kipling silty clay loam, 2 to 5 percent slopes	15.84	13.52	0	72	3e
FaB	Falkner silt loam, 2 to 5 percent slopes	13.52	11.54	0	60	3e
LuA	Louin silty clay, 0 to 2 percent slopes	2.2	1.88	0	51	3w



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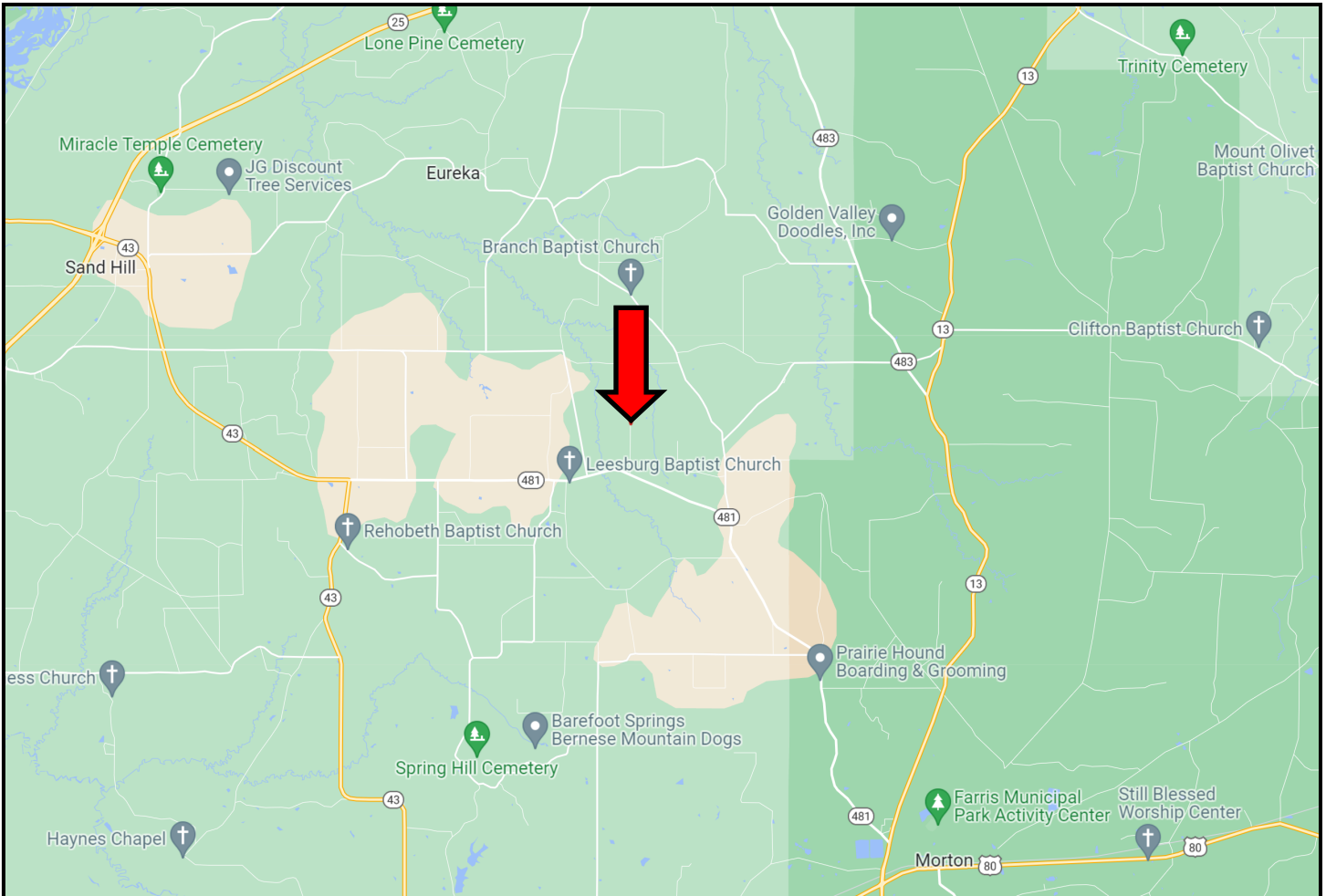
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DIRECTIONAL MAP

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