



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

24.1± ACRES
PRENTISS COUNTY, MS
\$69,000

OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE PRENTISS 24.1

PROPERTY PROFILE

LOCATION:

- County Road 1361
Booneville, MS 38829
- Prentiss County
- 12.1± Miles NE of Booneville
- 19.9± Miles SE of Corinth

COORDINATES:

- 34.709225, -88.434144

TAX INFORMATION:

- Parcel #090700-26-01203
- Estimated \$93 (2025)

PROPERTY USE:

- Hunting
- Recreational
- Potential Home/Cabin Site
- Investment

PROPERTY INFORMATION:

- 24.1± Cutover Acres
- 525'± Road Frontage
- Deer & Turkey
- Big Brown Creek
- Rolling Topography
- Utilities Available



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ANNAH BARNES

LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

O: 662-238-4077

annah@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE PRENTISS 24.1

LOCATED JUST OUTSIDE OF BOONEVILLE, MISSISSIPPI IN THE DESIRABLE ALTITUDE COMMUNITY, THIS 24.1± ACRE PRENTISS COUNTY PROPERTY OFFERS A PEACEFUL SETTING AND NATURAL APPEAL THAT MAKE THIS AREA SO SOUGHT AFTER. With a gently rolling landscape and a recent cutover, the Prentiss 24.1 provides a blank slate ready for a thoughtfully placed homesite, recreational retreat, or long-term land investment.

Featuring approximately 525 feet of road frontage, access is convenient while still preserving the quiet, country feel Prentiss County is known for. Utilities are available at the road, making future development straightforward. The rolling topography creates multiple options for building, allowing the land to be shaped to fit your vision—whether that's a permanent residence, cabin, or weekend getaway.



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MORE ABOUT THE PRENTISS 24.1

Big Brown Creek runs along the property, adding natural beauty and enhancing the overall character of the land. This water feature also serves as a strong draw for wildlife, with deer and turkey frequently using the area, making the tract well-suited for both recreation and enjoyment of the outdoors.

Just minutes from Booneville and within easy reach of Corinth, the Prentiss 24.1 strikes an ideal balance between rural privacy and everyday convenience. Whether purchased on its own or combined with additional acreage, this 24.1± acre offering provides a rare opportunity to own versatile land in one of Prentiss County's most desirable communities—ready to be shaped into something truly special. **Disclaimer: Additional acreage is available.*

**Contact Annah Barnes today for more
information or to schedule a private showing.**



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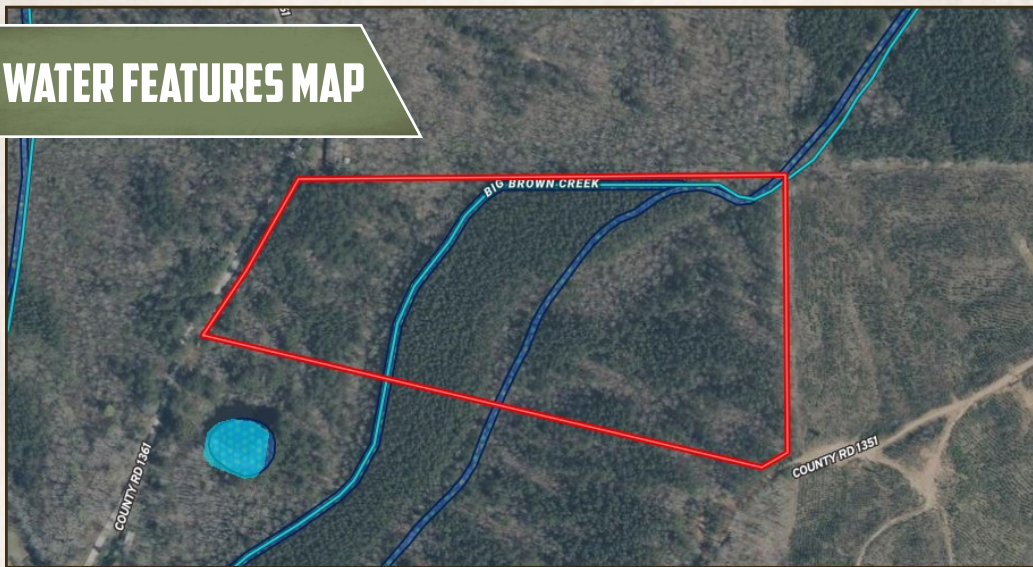
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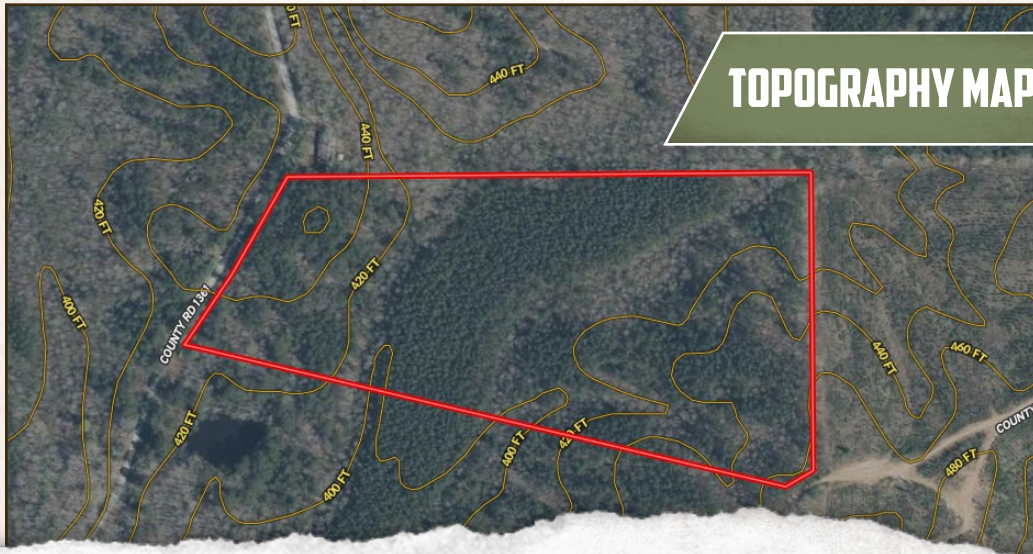
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WATER FEATURES MAP



TOPOGRAPHY MAP



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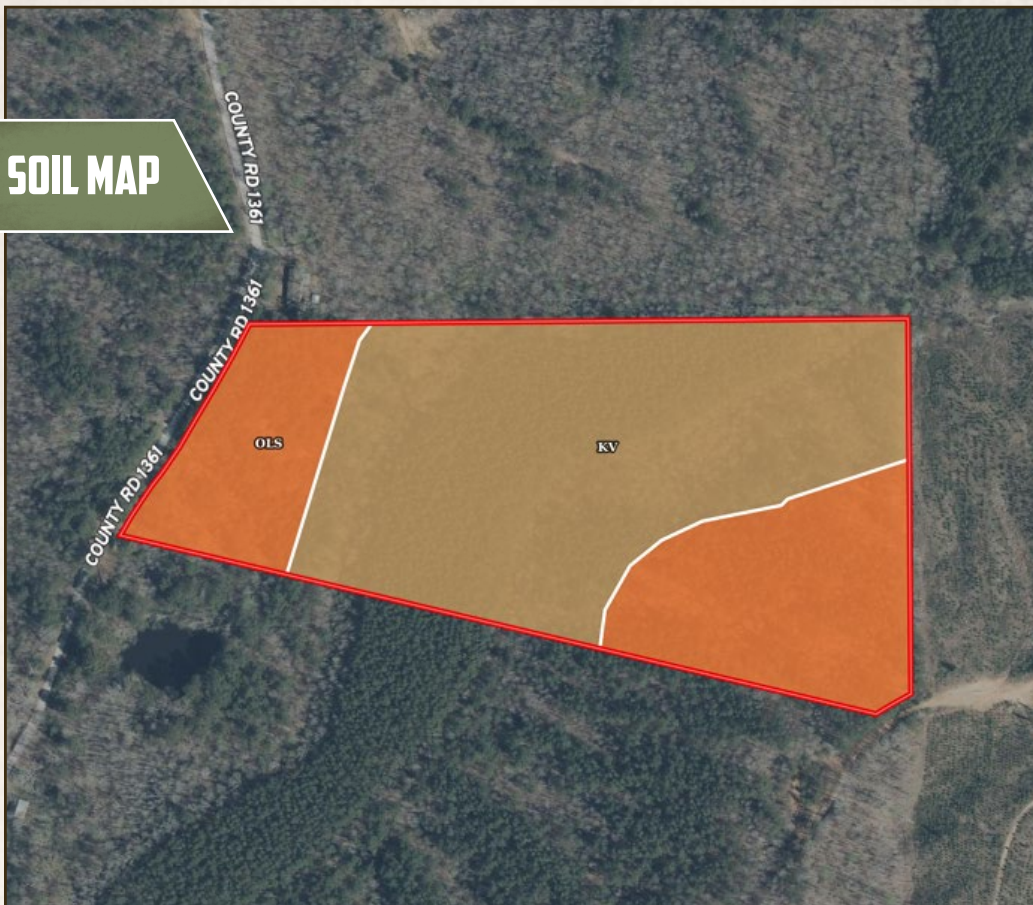
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Kv	Kirkville fine sandy loam, 0 to 2 percent slopes, occasionally flooded	14.38	61.88	0	76	2w
OLS	Okeelala, Luverne, and Smithdale soils, 5 to 45 percent slopes	8.86	38.12	0	16	7e
TOTALS		23.24	100%	-	53.13	3.91



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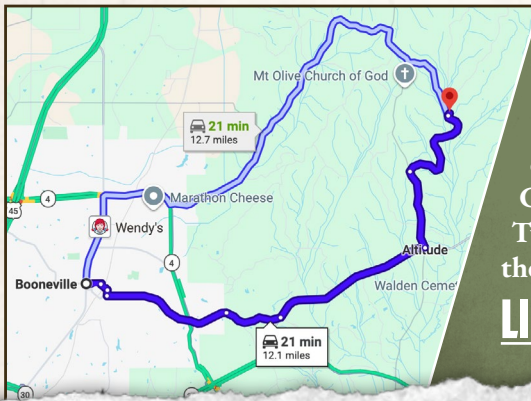
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land id. LINK



Directions From Booneville, MS:
Travel on East Church Street for 2.7 miles. Continue onto Old Highway 30 and proceed for 1.2 miles. Turn left onto MS-364 East, and in 3.5 miles, turn left onto County Road 1371. Turn right onto County Road 1341 and travel for 2.4 miles. Turn right onto County Road 1361, and the destination will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



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