

Mobile: 601-554-6484
janeashley@4CornerProp.com
www.4CornerProp.com



Call Jane Ashley Today!!!
Main: 601-952-2828
Fax: 601-952-2829

- 10 Acres Scott County, MS
- 3 Bedroom, 2 Bath, 1456 square foot home
- Road System Throughout
- Food Plots in Place
- 3 Ponds on Property
- Mix of Pine and Hardwoods
- Shop With Roll Up Door
- 0.3 miles from Hwy 25
- Dog Kennel
- *Priced to Sell!!!*



SCOTT COUNTY RECREATIONAL AND ESTATE PROPERTY



Have you been looking for a small estate tract? Well look no further. This 10 acre tract in Scott County, MS is just that. This quiet country estate boasts 10 acres of land, contains 3 ponds, established food plots and a great road system throughout. This property has a 1456 square foot, 3 bedroom, 2 bath home that is handicap accessible. This tract is right off of Highway 25 where you are only 25 minutes from Flowood, MS and 20 minutes from Carthage, MS. There are two out buildings and a dog kennel that are included with this property. Don't miss out on this opportunity to own your own estate. Call Jane Ashley today for your private showing!!!



Jane Ashley Carosello
Realtor®
4 Corner Properties, LLC
577 Hwy 51, Suite A
Ridgeland, MS 39157



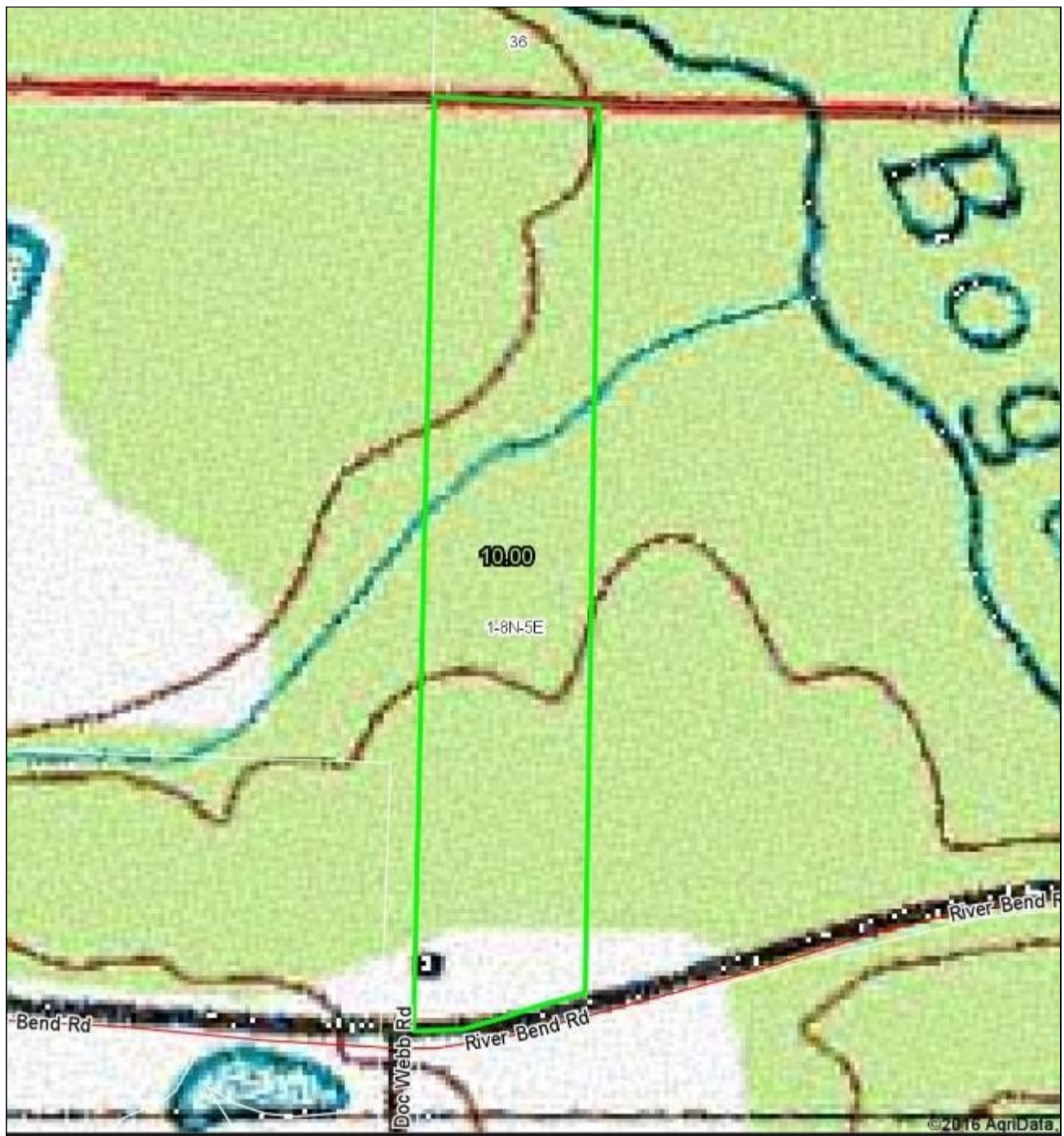




Aerial Map

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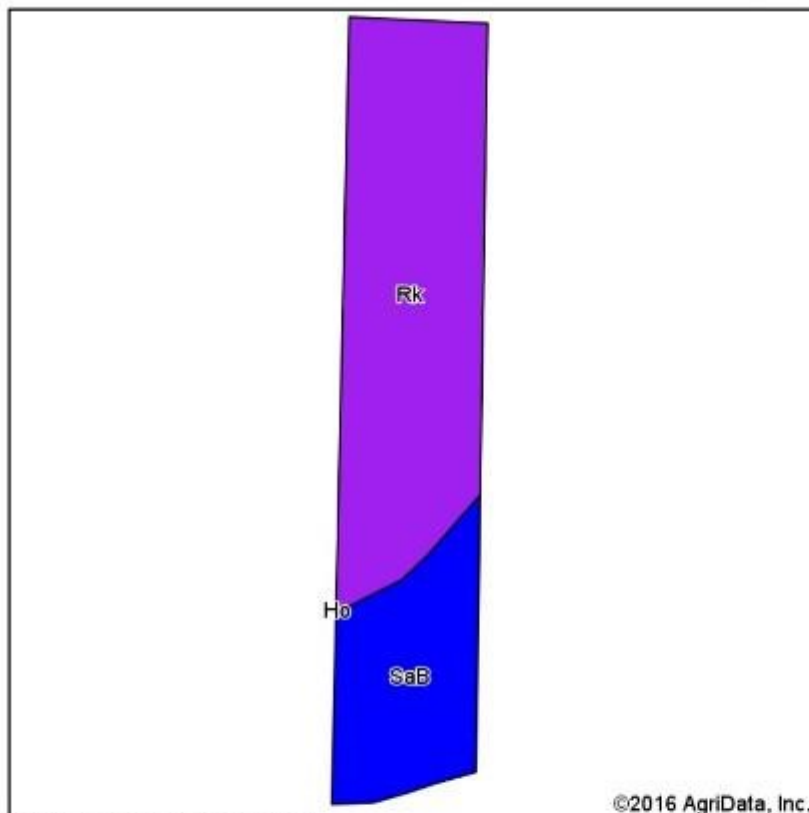


Topo Map

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Soils Map



Soils data provided by USDA and NRCs.



State: **Mississippi**
 County: **Scott**
 Location: **1-8N-5E**
 Township: **District 4**
 Acres: **10**
 Date: **8/17/2016**

Maps Provided By:



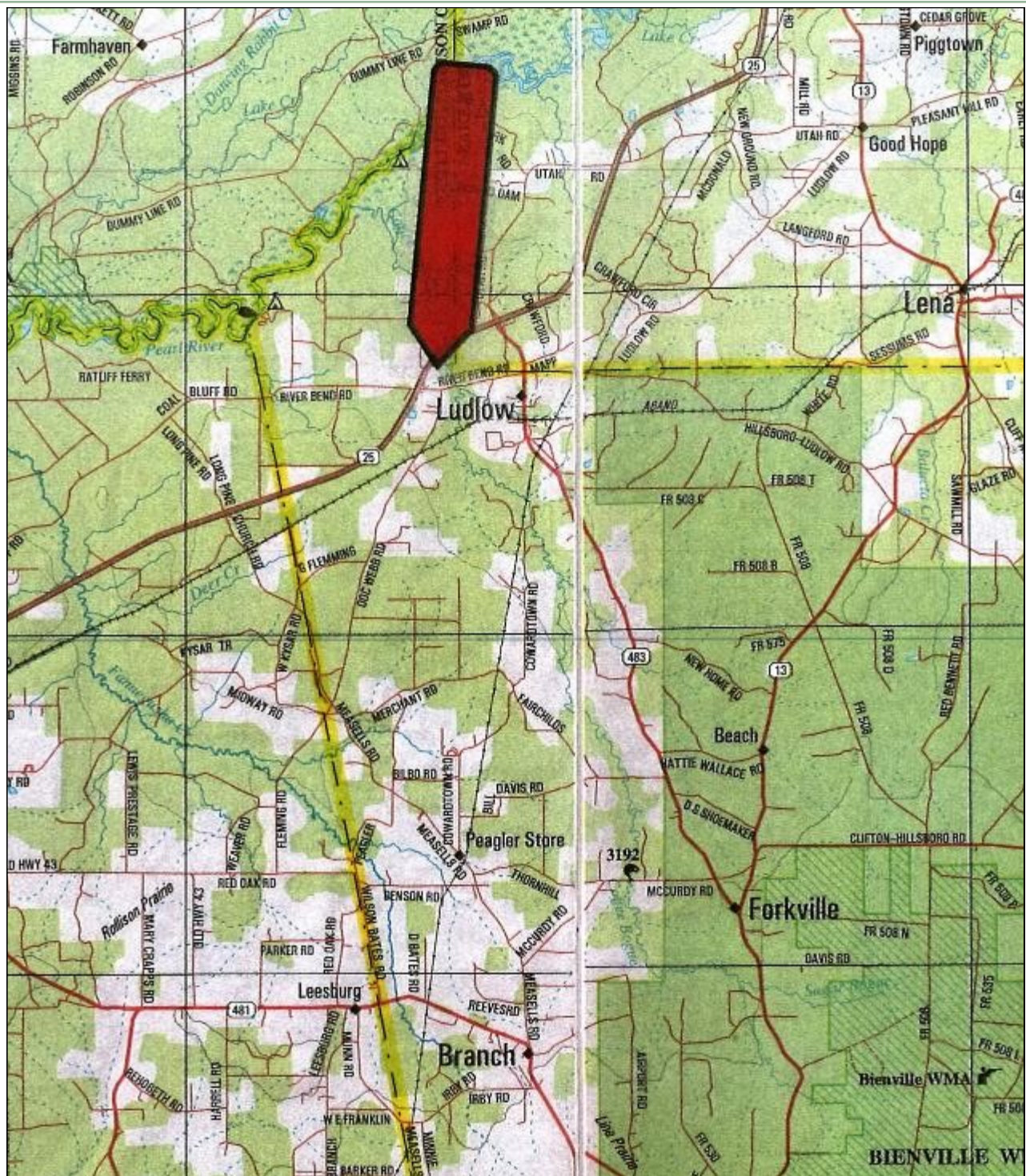
Area Symbol: MS123, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class %c	Irr Class %c	Bahiagrass	Common bermudagrass	Corn	Cotton lint	Improved bermudagrass	Soybeans	Tall fescue	Wheat
Rk	Rosebloom and Arkabutla soils, frequently flooded	7.02	70.2%		Vw						7		7	
SaB	Savannah fine sandy loam, 2 to 5 percent slopes	2.98	29.8%		Ile	Ile	9		75	650	8.5	35	8	40
Weighted Average							2.7	*	22.3	193.7	7.4	10.4	7.3	11.9

Soil Map

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Directional Map



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