

Judy Allen, Realtor®
601-955-9907
Judy@TomSmithLand.com
TomSmithLand.com



Tom Smith Land and Homes
601 Crescent Blvd, Ste, 103
Ridgeland, MS 39157
601-898-2772

LOCATION, LOCATION, LOCATION!!! 24.26 ACRES, MADISON COUNTY, MS

- 24.26 Acres Madison County, MS
- Beautiful Country Living
- Live Creek Flows thru Property
- Available Sewer/ Water/ Power
- Located Just 6 Miles from Madison Exit
- Beautiful Large Oak Trees
- Madison Central School District
- Paved Frontage on Gus Green Road, just off Robinson Springs



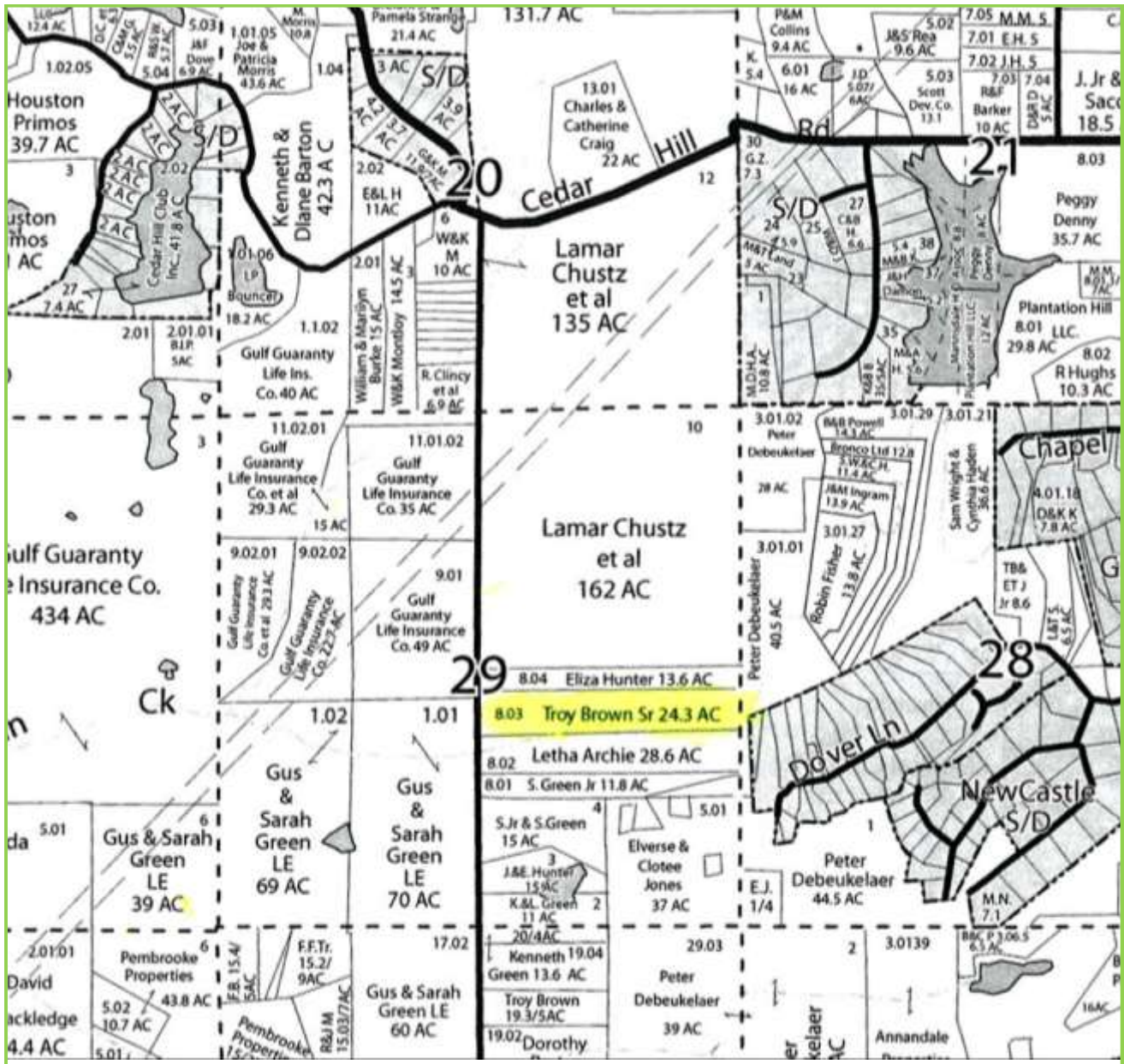
Beautiful Country Living Just Minutes From The City!! This 24.26 acre tract is in the heart of Madison County, located just outside the city limits of Madison. You can enjoy country living with the conveniences of the city with easy access to I-55. The property features large oak trees with beautiful open pasture and a live creek. The Land is ready for your dream home, have horses or hunt on your own property! Directions: *Take the Madison Exit, go east on Hwy 463 for 2.9 miles and turn left on Robinson Springs Rd, go for 2 miles and turn right onto Gus Green Rd, the property is 1 miles on the right.*

Information is Believed to be Accurate but not Guaranteed





Judy Allen, Realtor®
Mobile 601-955-9907
Judy@TomSmithLand.com
Tom Smith Land and Homes LLC
601 Crescent Blvd., Suite 103
Ridgeland, MS 39157



Ownership Map

Judy Allen, Realtor®
 Mobile 601-955-9907
 Judy@TomSmithLand.com
 Tom Smith Land and Homes LLC
 601 Crescent Blvd., Suite 103
 Madison, MS 39157

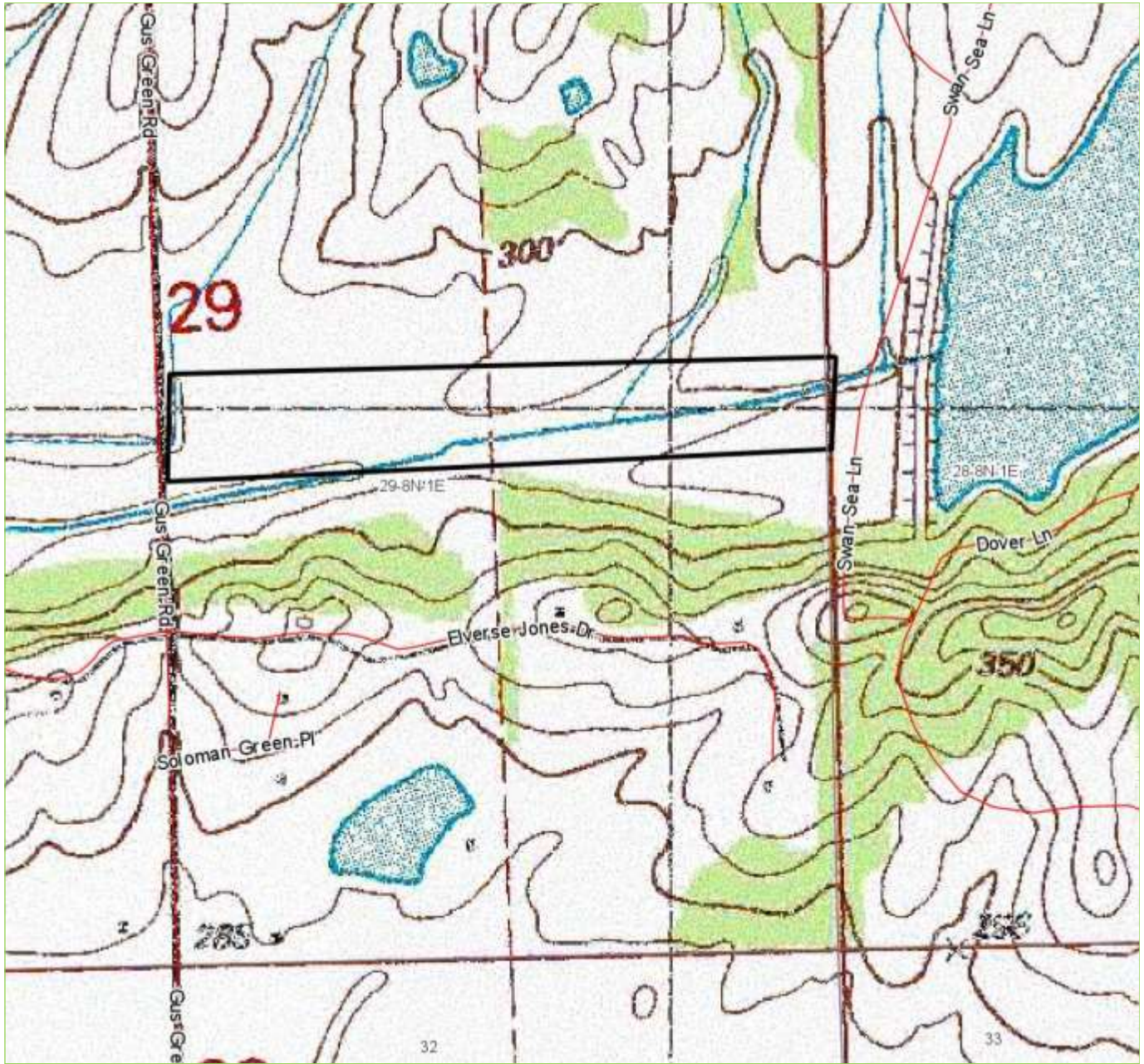




Aerial Photo

Judy Allen, Realtor®
Mobile 601-955-9907
Judy@TomSmithLand.com
Tom Smith Land and Homes LLC
601 Crescent Blvd., Suite 103
Madison, MS 39157



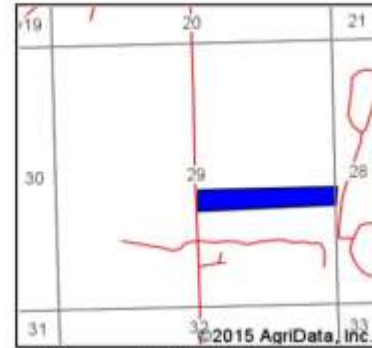
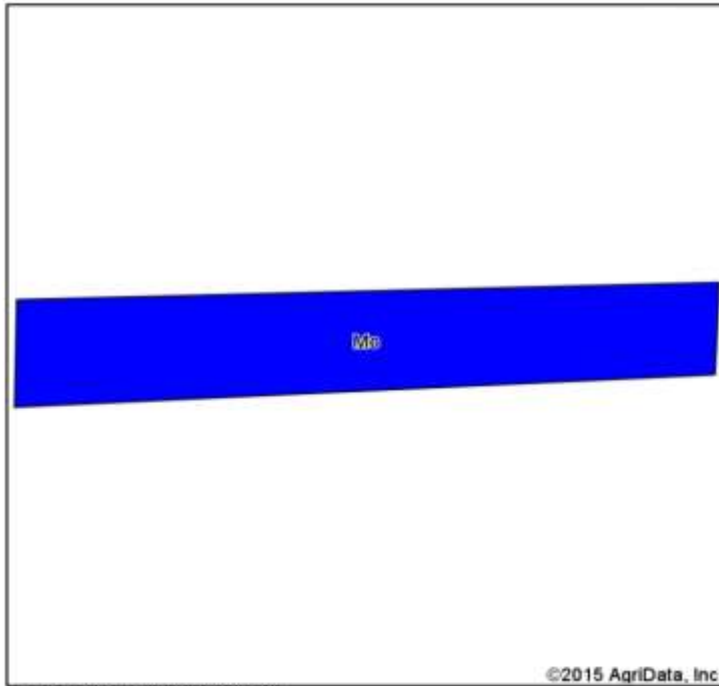


Topo Map

Judy Allen, Realtor®
 Mobile 601-955-9907
 Judy@TomSmithLand.com
 Tom Smith Land and Homes LLC
 601 Crescent Blvd., Suite 103
 Madison, MS 39157



Soil Map



State: **Mississippi**
 County: **Madison**
 Location: **29-8N-1E**
 Township: **District 3**
 Acres: **24.26**
 Date: **5/15/2015**



Soils data provided by USDA and NRCS.

Area Symbol: MS089, Soil Area Version: 9

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Bahiagrass	Corn	Cotton lint	Improved bermudagrass	Oats	Soybeans	Tall fescue	
Mo	Morganfield silt loam	24.26	100.0%		IIw	9.5	115	950		12	75	45	10
Weighted Average						9.5	115	950		12	75	45	10

Area Symbol: MS089, Soil Area Version: 9

Soils data provided by USDA and NRCS.

Soil Map

Judy Allen, Realtor®
 601-955-9907
 Judy@TomSmithLand.com
 TomSmithLand.com





Directions: Take the Madison Exit, go east on Hwy 463 for 2.9 miles and turn left on Robinson Springs Rd, go for 2 miles and turn right onto Gus Green Rd, the property is 1 miles on the right.

Directional Map

Judy Allen, Realtor®
 601-955-9907
 Judy@TomSmithLand.com
 TomSmithLand.com

