

Call Michael Oswalt Today!!
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Recreational Property with Camp House 73.00 ± ACRES in MARSHALL COUNTY, MS

- 73.00 Acres in Marshall County, MS
- Just 15 Miles from Oxford
- 8 ± Acres of Pasture
- Scattered Hardwoods & Pines
- Thick Areas for Deer & Hogs
- Graveled Drive
- Camp House with Storage Shed
- Great Hunting (Deer, Turkey, Hogs)
- Beautiful Cleared Home Site
- Less than 9 Miles Sardis Lake
- Abuts **Holly Springs National Forest**



\$1,800/acre



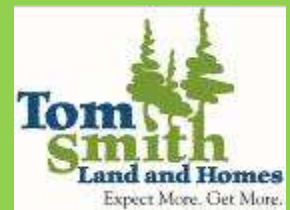
Deer, Turkey, Wild Hogs, Squirrels, Rabbits, and the Outdoors. This property features 73 +/- acres of recreational timberland with access to thousands of acres of Holly Spring National Forest Land. This tract is made up of mixed age timber with mature timber scattered throughout. There is approximately 8 acres of cleared pastureland with a beautiful home site overlooking miles of Mississippi scenery. This place is loaded with wildlife with virtually no hunting pressure in recent years. The camp house is made up of FEMA trailer built around 2005 with a 8 x 10 bedroom added on. There is also a storage shed for all your hunting equipment. **Call Michael Oswalt today!!! DIRECTIONS:** From the intersection of Bethlehem Road and Boatner Road, take Boatner Road south to the dead end. Go west on Brownlee Road approximately 0.90 miles, the property will be on the left.



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Information is Believed to be Accurate but not Guaranteed



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Aerial Map

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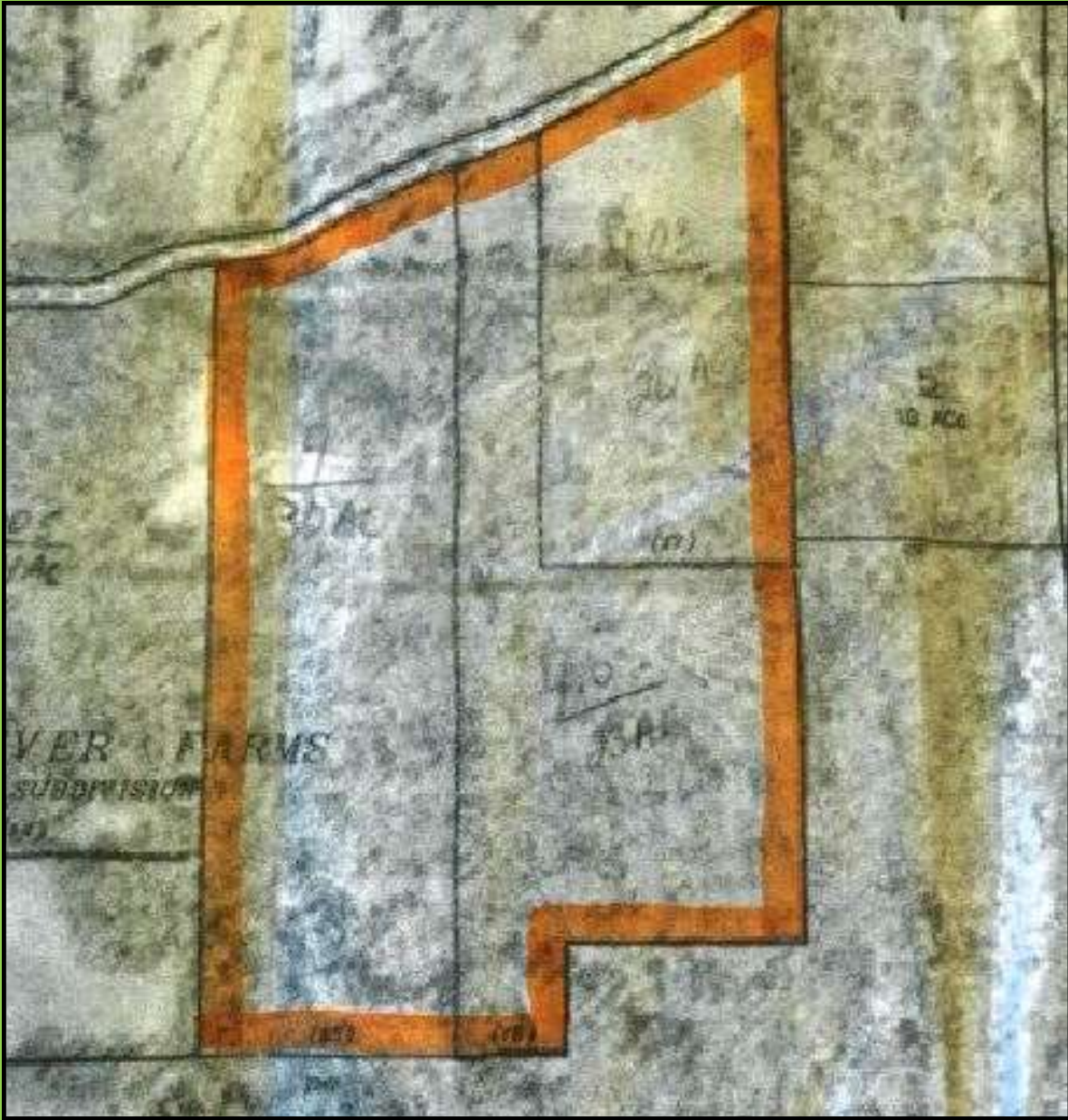
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Tax Map Aerial

Michael Oswalt

Broker Associate

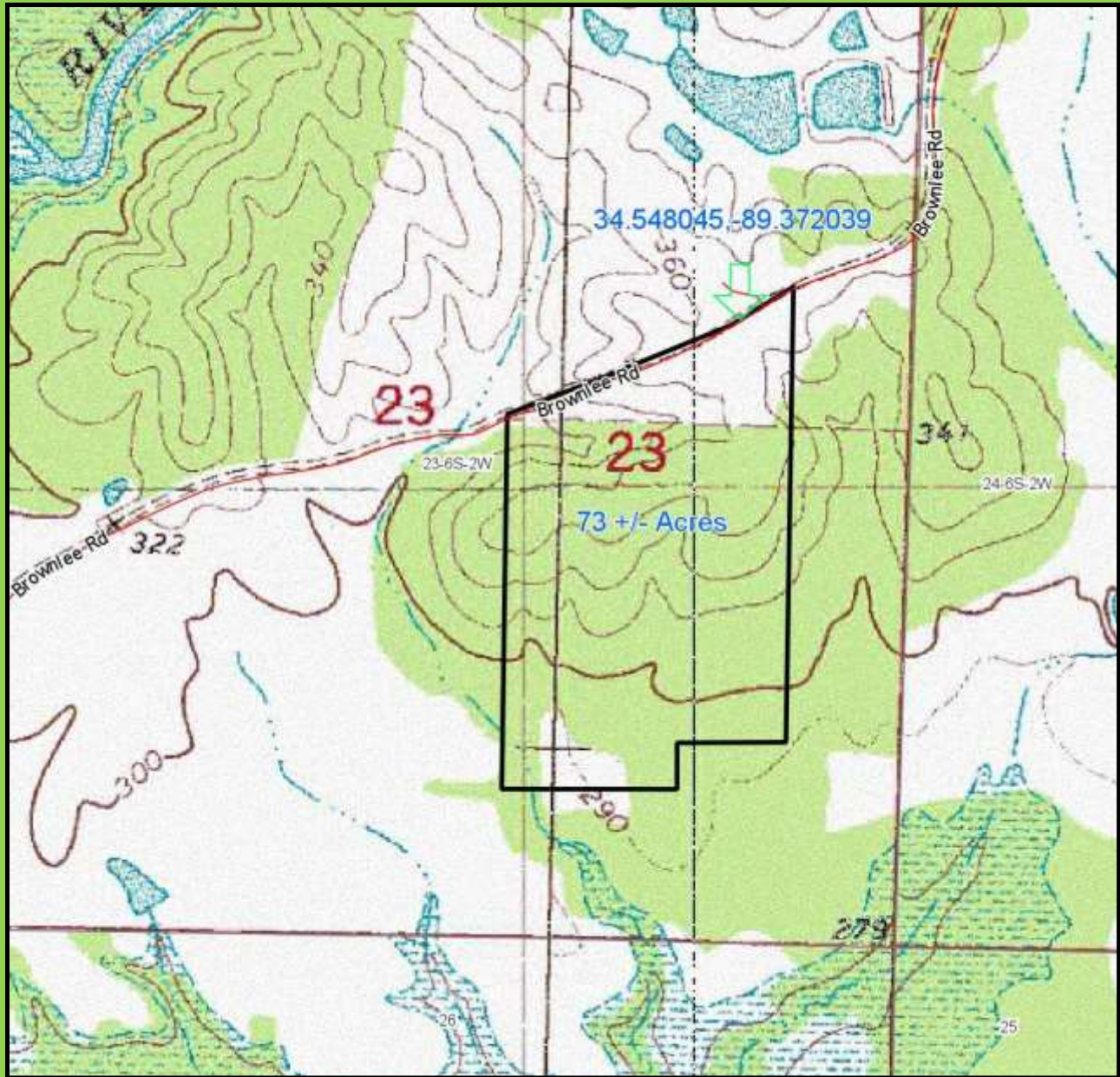
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Topographic Map

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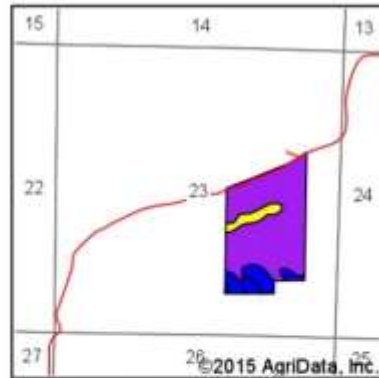
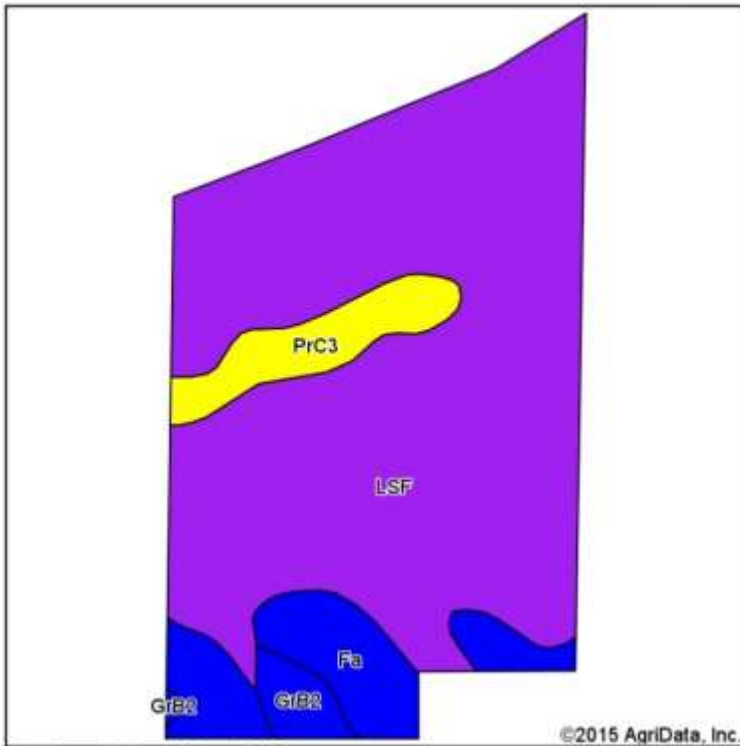
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State: **Mississippi**
 County: **Marshall**
 Location: **23-6S-2W**
 Township: **District 5**
 Acres: **73**
 Date: **3/23/2015**



Soils data provided by USDA and NRCS.

Area Symbol: MS093, Soil Area Version: 12

| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class | Bahiagrass | Common bermudagrass | Com | Cotton lint | Grass legume hay | Improved bermudagrass | Pasture | Soybeans | Tall fescue | Tobacco |
|-------------------------|--|-------|------------------|----------------------|---------------|------------|---------------------|-------------|--------------|------------------|-----------------------|------------|------------|-------------|----------|
| LSF | Luveme-Susquehanna association, hilly (sweetman, susquehanna) | 58.35 | 79.9% | | Vile | | 3.5 | | | | | | | | |
| Fa | Falays silt loam | 8.24 | 11.3% | | Iiw | 7.5 | 7 | 100 | 750 | | | | 40 | 9 | |
| PrC3 | Providence silt loam, heavy substratum, 5 to 8 percent slopes, severely eroded (dulac) | 4.55 | 6.2% | | Ive | | | 60 | 500 | | | 6 | 20 | | |
| GrB2 | Grenada silt loam, 2 to 5 percent slopes, eroded | 1.86 | 2.5% | | Ile | | | 75 | 600 | 4 | 8 | | 35 | 7.5 | 255 |
| Weighted Average | | | | | | 0.8 | 3.6 | 16.9 | 131.1 | 0.1 | 0.2 | 0.4 | 6.7 | 1.2 | 6 |

Soil Map

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