

Benton 160
Fs 606F
Ashland, MS 38603

\$352,000
160± Acres
Benton County



Benton 160
Ashland, MS / Benton County

SUMMARY

Address

Fs 606F

City, State Zip

Ashland, MS 38603

County

Benton County

Type

Hunting Land, Timberland, Recreational Land, Undeveloped Land

Latitude / Longitude

34.79015 / -89.294406

Acreage

160

Price

\$352,000

Property Website

<https://swapaland.com/property/benton-160-benton-mississippi/105377/>



PROPERTY DESCRIPTION

This ±160acre property sits at the end of Scales Tower Road in west Benton County and offers the kind of privacy that is getting harder to find. The tract is surrounded by the Holly Springs National Forest on three sides, which gives you direct access to nearly 2,000 acres of public land for hunting, hiking, and general outdoor recreation. Having that much public land connected to the property greatly expands the amount of ground you can enjoy without having to leave the area, and it adds a level of seclusion that appeals to anyone looking for a quiet place to spend time outdoors.

The land has been in the same family for three generations and has a long history of being used for timber and hunting. Most of the pine timber was planted in the late 1990s, giving you a solid stand that continues to grow in value. The property already has several food plots in place, along with a good internal road system that makes it easier to move around the tract. Four pipeline corridors run through the property as well, and these open areas make it simple to add more roads, shooting lanes, or additional food plots if you want to improve the habitat even further.

The terrain is typical for this part of the National Forest, with rolling pine ridges, hardwood bottoms, and natural ravines that create a mix of cover types and elevation changes. This variety supports strong wildlife populations and gives the land a natural, scenic feel. The property does not have deeded access and is currently reached through the National Forest. There may be opportunities in the future to work with nearby landowners to establish a private access route if needed, but for now the National Forest route is how the property is reached.

This is a great opportunity to own a large, private tract with strong timber potential and direct access to thousands of acres of public land. It offers space, seclusion, and a mix of natural features that make it well suited for hunting, recreation, or longterm land ownership.

Contact the listing agent for more information.

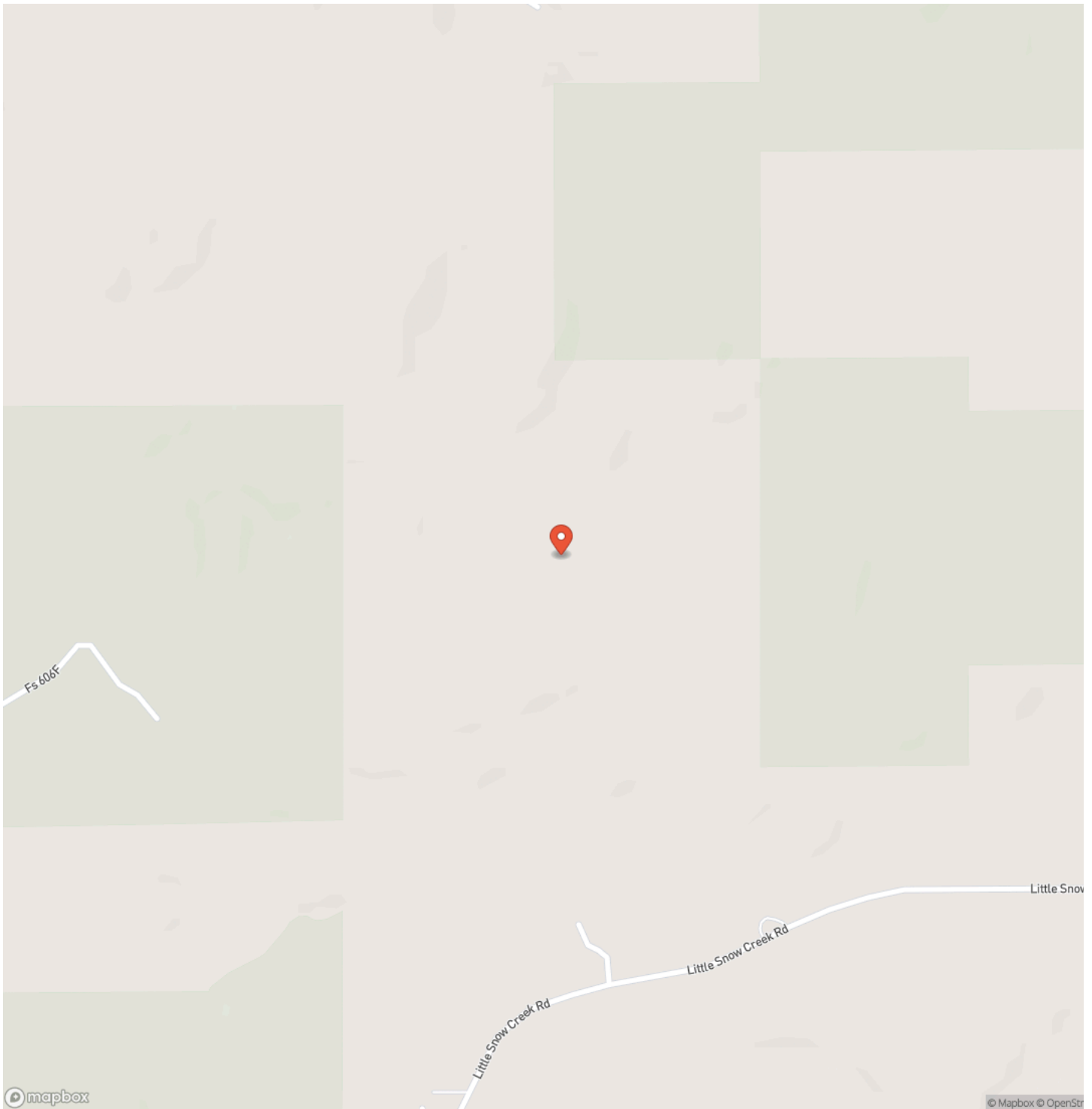
Michael Sullivan: [662-617-9254](tel:662-617-9254)

Swapa Land LLC

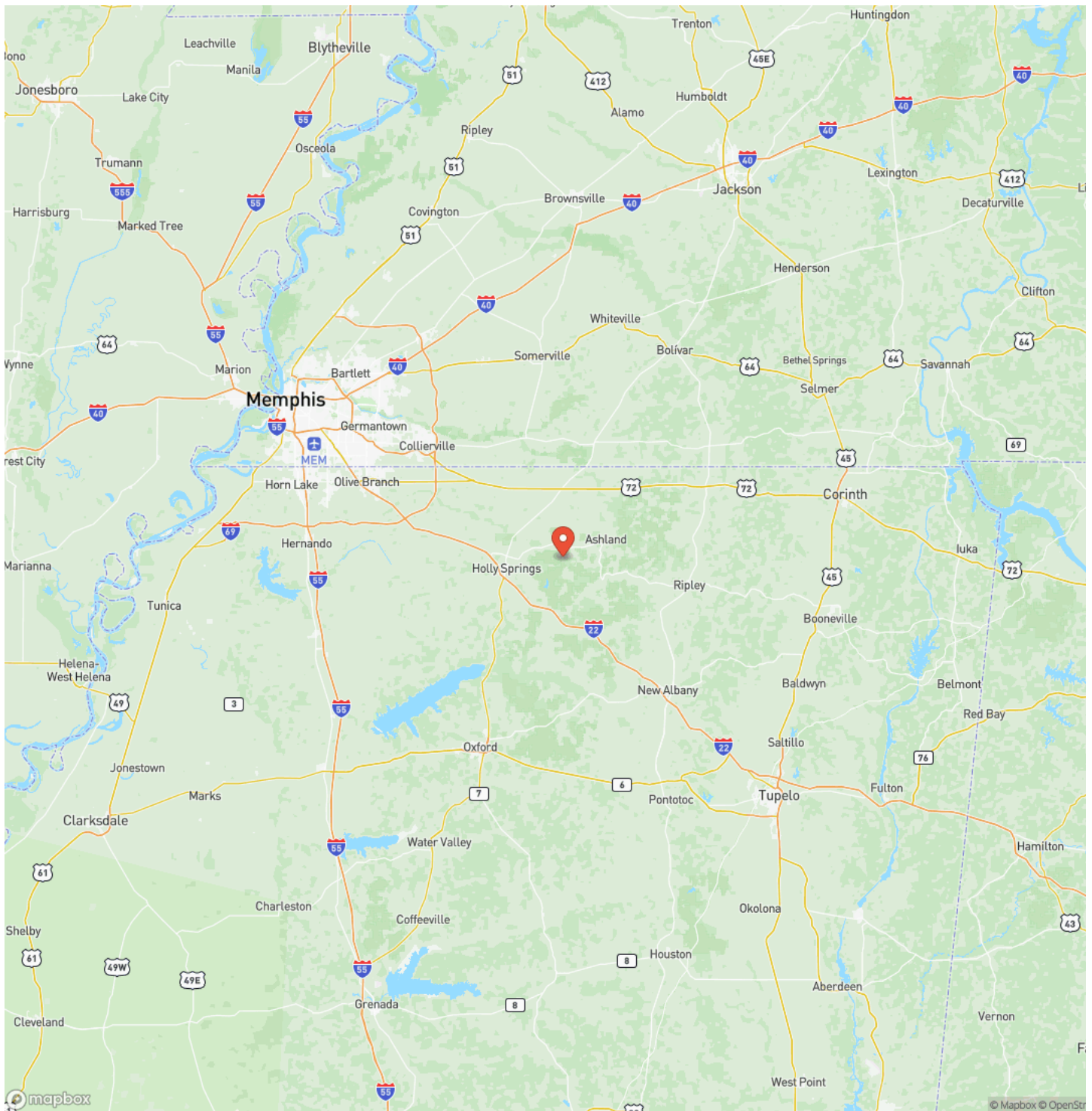




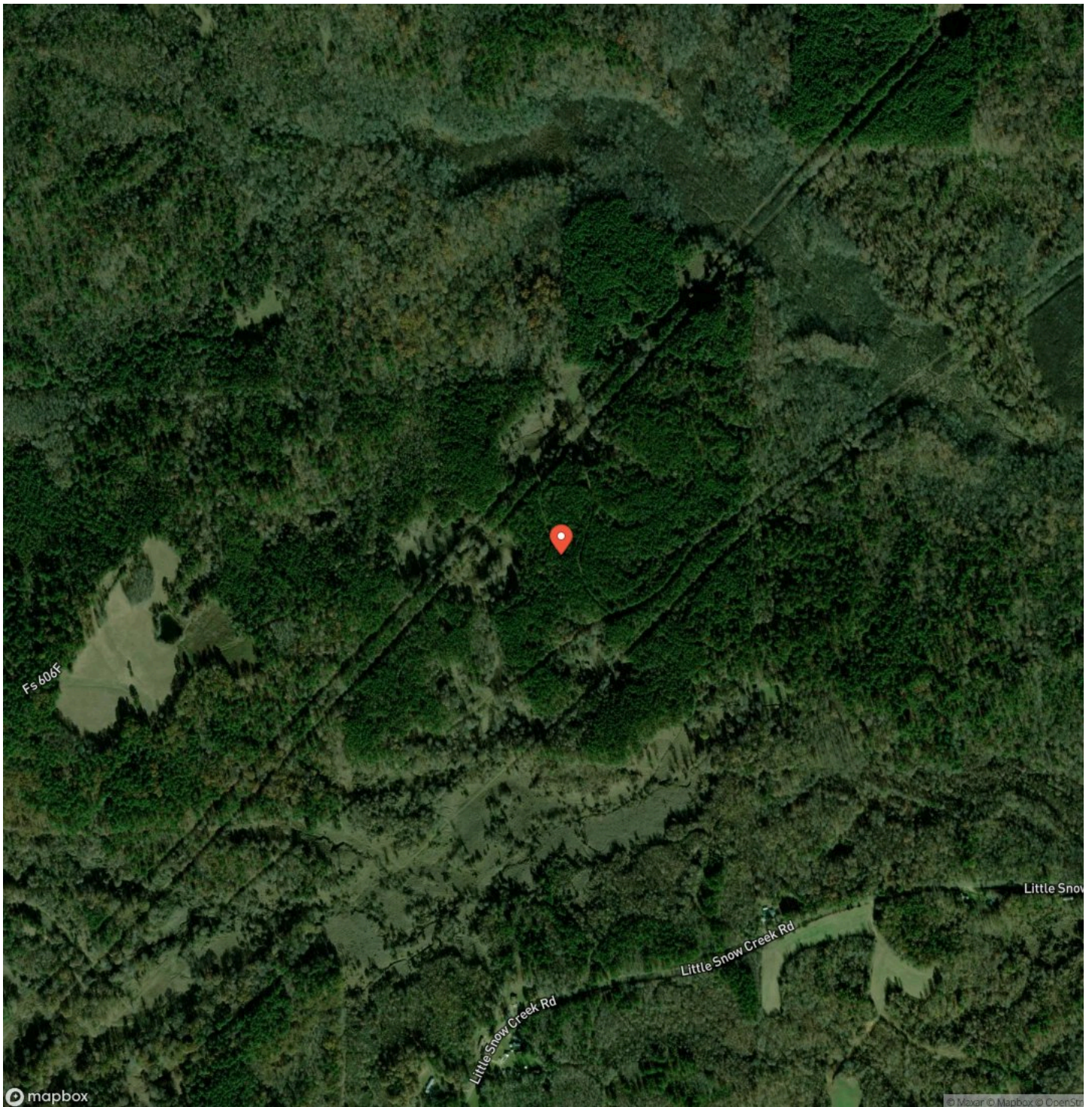
Locator Map



Locator Map



Satellite Map



Benton 160
Ashland, MS / Benton County

LISTING REPRESENTATIVE

For more information contact:



Representative

Michael Sullivan

Mobile

(662) 617-9254

Email

Michael.Sullivan@SwapaLand.com

Address

City / State / Zip

NOTES

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This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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