

Recreational Hot Spot in Madison Co MS
Highway 43
Canton, MS 39046

\$3,143,640
455.600± Acres
Madison County



Recreational Hot Spot in Madison Co MS Canton, MS / Madison County

SUMMARY

Address

Highway 43

City, State Zip

Canton, MS 39046

County

Madison County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

32.586218 / -90.018911

Taxes (Annually)

2293

Acreage

455.600

Price

\$3,143,640

Property Website

<https://swapaland.com/property/recreational-hot-spot-in-madison-co-ms-madison-mississippi/61288/>



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Canton, MS / Madison County

PROPERTY DESCRIPTION

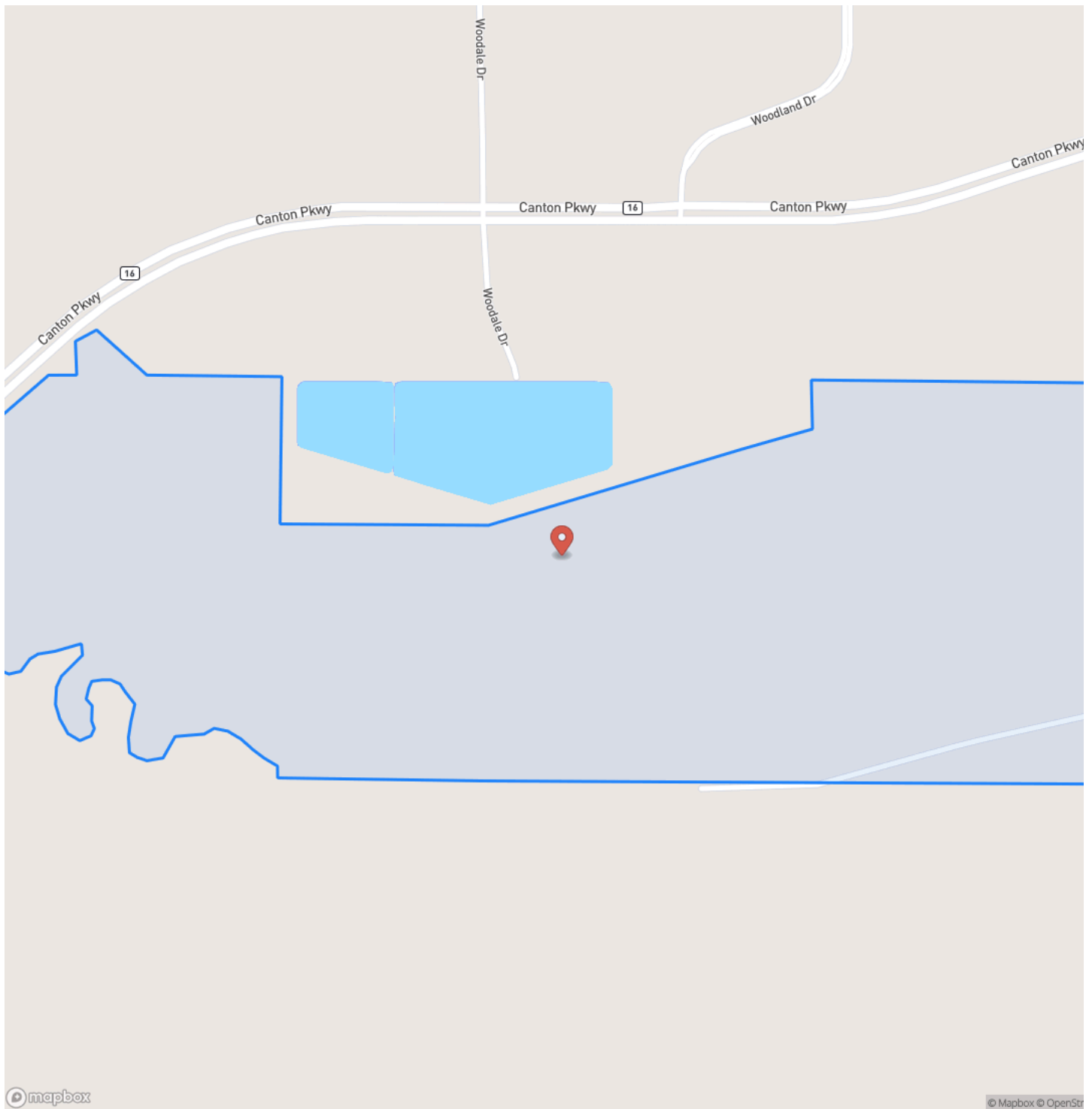
The Canton Parkway 455.6 surveyed acre tract is located in a recreational hot spot in Madison County. It features two access points, one from the Canton Parkway and the other from Hwy 43. The highlight of this property is the location and quality/quantity of its deer herd. It also has a healthy turkey population and a duck hole that has proven itself when the weather conditions are favorable. The size of bucks this area produces is no secret to this sought-after part of Madison County. Located on the east side is an older cabin, and with a bit of work, it could be made into a great meeting spot or a place to get ready for a quick hunt before or after work. This tract is set up for any season with an established road system, food plots, shooting houses, and some archery-specific food plots. The 455.6 has both mature bottomland hardwoods and young hardwood species throughout. With Walnut and Bear Creeks running through parts of this tract, it has the diversity and all the habitat for a premium recreational tract.



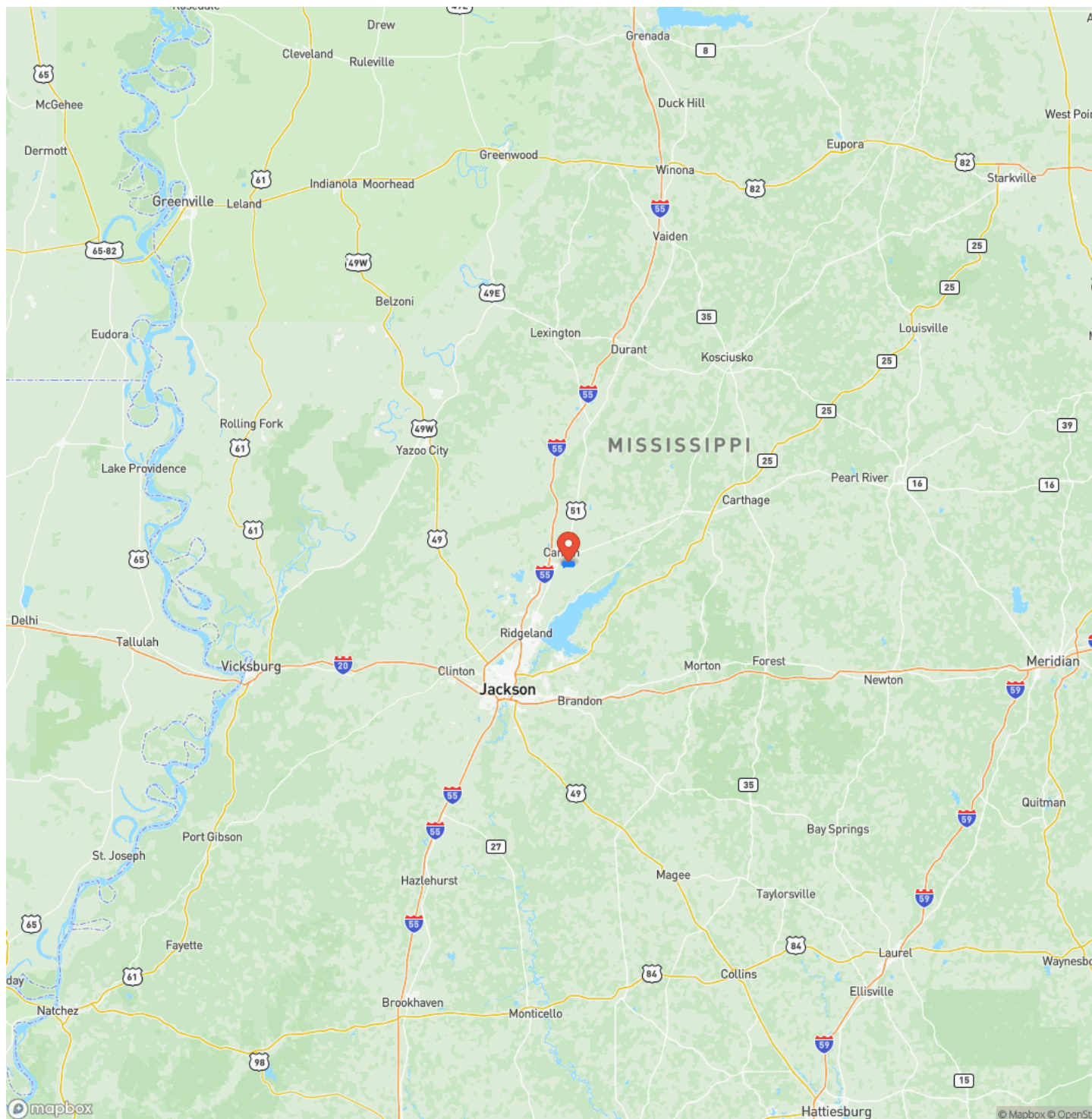
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Canton, MS / Madison County**



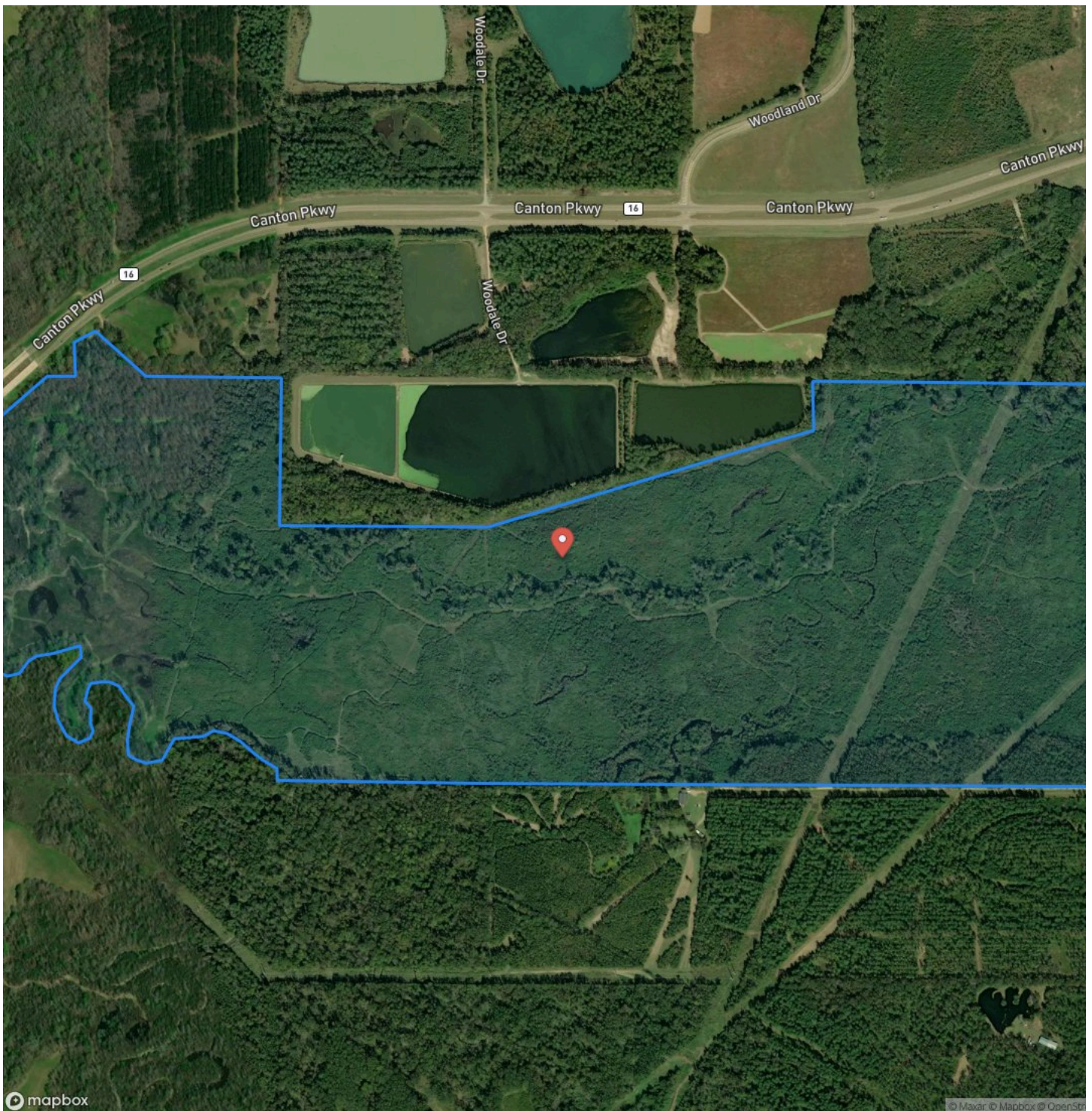
Locator Map



Locator Map



Satellite Map



Recreational Hot Spot in Madison Co MS Canton, MS / Madison County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



www.swapaland.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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