

LAND FOR SALE

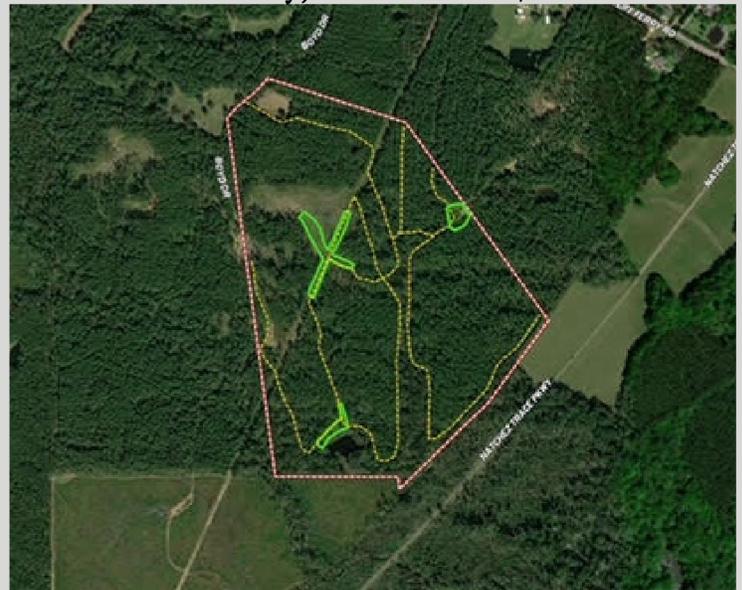


+/- 104 acre hunting and timberland property a part of Ratliff Trace Farms, the newest large acreage development just outside of Canton in Madison County! This property consists mostly of mature thinned pine timber, bottomland hardwood timber, gas line ROW and multiple ponds. Once reaching the property behind the gated entrance along Boyd Rd, you will find a new 36 x 36 pole barn situated on a cleared open area that is perfect for a home or cabin site. The topography is suitable for a potential lake site behind the pole barn, providing the opportunity to have a stellar back porch view overlooking a lake and towering pine trees if desired. This property has a well established internal trail system with multiple food plots in place. This is a great timber investment and potential home site property while also being in a quality hunting area providing enough space to fish, deer, turkey, and small game hunt. Located just minutes from Canton, Madison, and Flowood and being less than two miles from Ratliff Ferry Trading Post, this tract is conveniently located to amenities and recreational opportunities the Pearl River and Ross Barnett Reservoir have to offer! Contact Dillon Walker for additional information!

Owner/Agent

\$475,000

RATLIFF TRACE FARMS Madison County, MS - Lot 5 - +/- 104 acres



Dillon Walker | Forester, Land Professional
(C) 601-503-4631
(O) 601.209.4882
dwalker@backwoodsland.com

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