



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**70± ACRES**  
**SCOTT COUNTY, MS**  
**\$175,000**

OFFICE (769) 760-0005 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE SCOTT 70

## PROPERTY PROFILE

### LOCATION:

- Calhoun Lane  
Forest, MS 39074
- Scott County
- 18± Miles N of Forest

### COORDINATES:

- 32.528052, -89.556818

### PROPERTY USE:

- Hunting
- Recreation
- Timber Investment
- Potential Homestead

### PROPERTY INFORMATION:

- 70± Acres
- County Road Frontage
- Rolling and Flat Terrain
- Cutover & Pine Timber
- Power Nearby

### TAX INFORMATION:

- Parcels:
  - Part of 1-176-23-000-00-00400
  - 1-175-22-000-00-00600
  - 1-176-23-000-00-00600
- Estimated Taxes: \$215



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### DENNIS WEST

EAST MISSISSIPPI MANAGING BROKER

ALABAMA QUALIFYING BROKER

LOUISIANA ASSOCIATE BROKER

C: 601-248-4396 | O: 769-760-0005

[dennis@smalltownproperties.com](mailto:dennis@smalltownproperties.com)

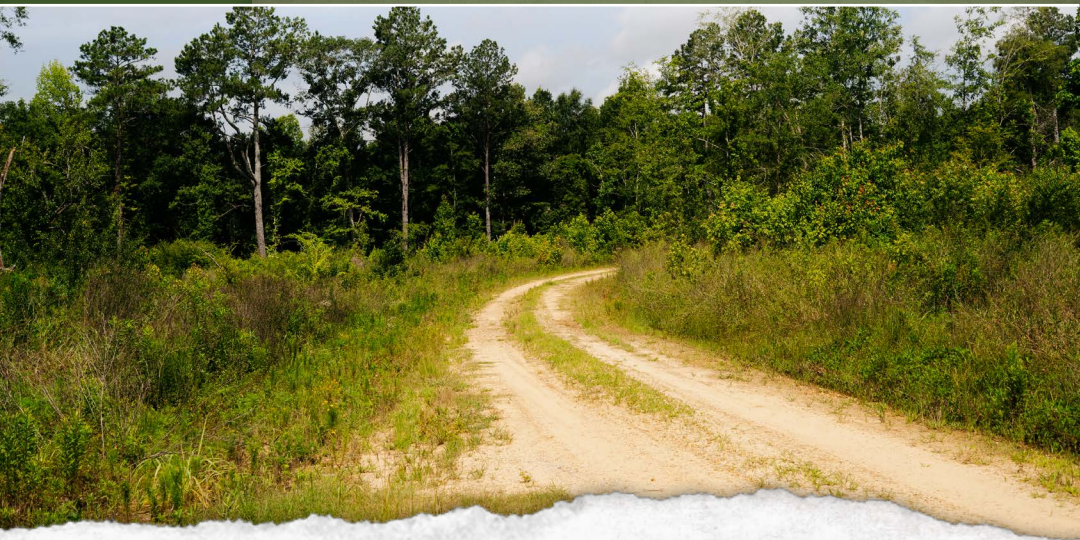
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# WELCOME TO THE SCOTT 70

**WELCOME TO A RECREATIONAL RETREAT WITH HOMESITE POTENTIAL IN FOREST, MISSISSIPPI.** Some places are designed for a season, while others are meant to create a lifetime of memories. Tucked along the quiet Calhoun Lane in the heart of Scott County, this 70± acre property is ready for whatever story you want to write next. Maybe it's the first cool morning of deer season. The sun hasn't cleared the pines yet as you ease down an old logging trail, listening for a gobbler to sound off across the rolling hills. Or maybe it's a Saturday afternoon, spending time with family and friends, watching your children discover the outdoors the same way you did years ago.

The Scott 70 is made up of approximately 40 acres of seasoned cutover, providing outstanding wildlife habitat with thick bedding cover for deer and plenty of natural browse. The remaining 30 acres consist of mid-aged pine timber ready for a thinning, offering both future timber income and the satisfaction of watching your investment continue to grow. The gently rolling terrain creates natural travel corridors for wildlife while providing beautiful locations for food plots, shooting houses, or a hunting camp.



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# MORE ABOUT THE SCOTT 70

Scott County has long been known for its strong timber industry, abundant wildlife, and outdoor heritage. Home to portions of the expansive Bienville National Forest, the area offers thousands of acres of public recreation, scenic forests, lakes, trails, and a lifestyle centered around hunting, fishing, and enjoying the outdoors. It's a place where land is more than an investment—it's a way of life.

With frontage on Calhoun Lane, access is easy, yet once on the property, it feels like stepping into your own private retreat. Convenience is never far away. You're only about 15 minutes from Forest, approximately one hour from the Jackson metro area, roughly 90 minutes from Hattiesburg, less than three hours from Baton Rouge, and approximately three hours from New Orleans. Whether you're looking for your own hunting property, a timber investment, a weekend getaway, or a place where future generations can make memories, the Scott 70 offers the opportunity to enjoy the best of Mississippi's outdoor lifestyle.

**Call Dennis West today to schedule a private tour and  
experience #TheSmallTownWay!**



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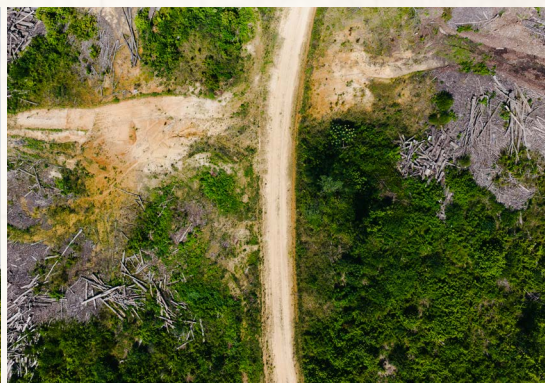
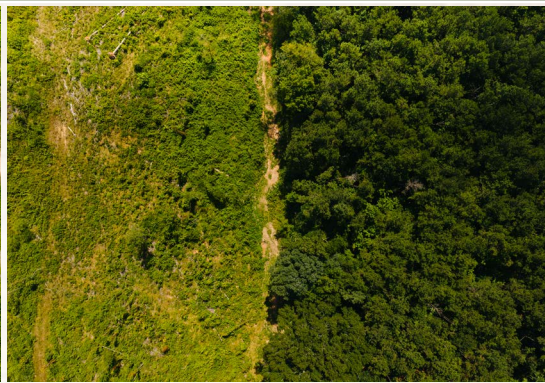
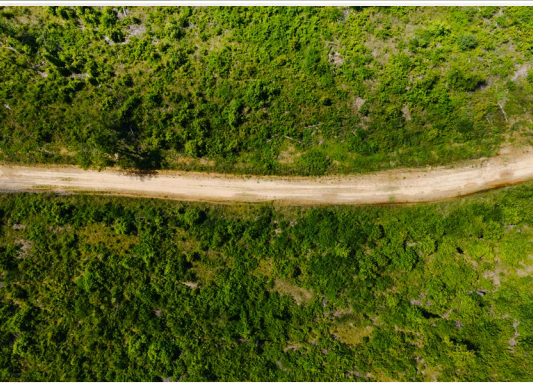
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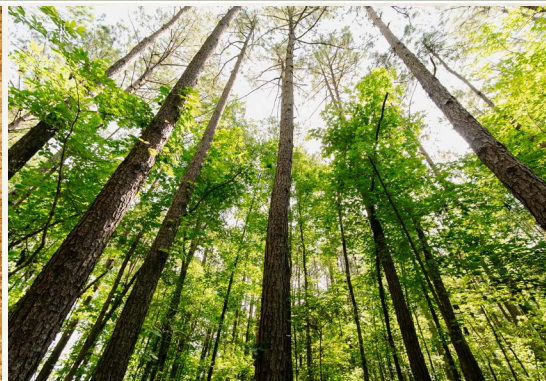
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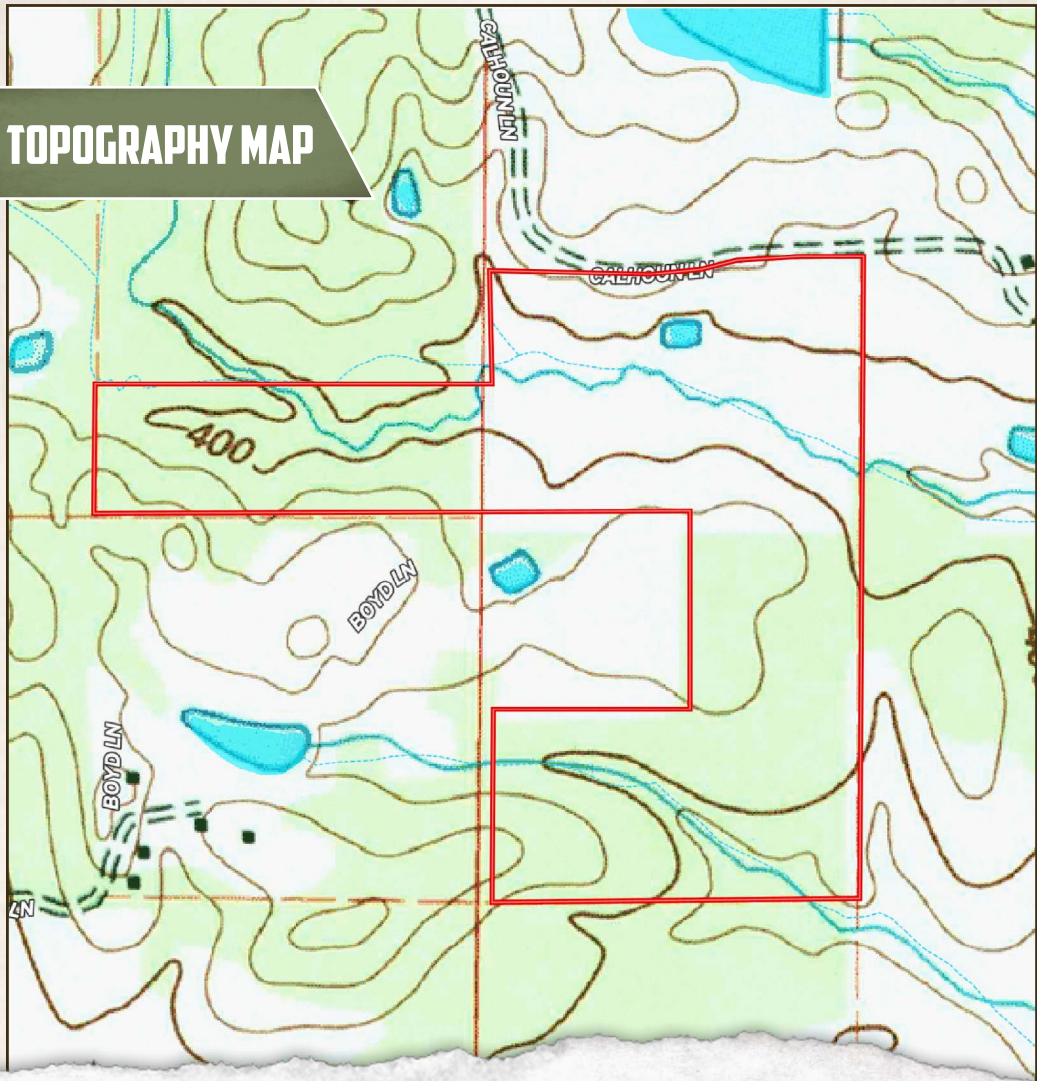
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## TOPOGRAPHY MAP



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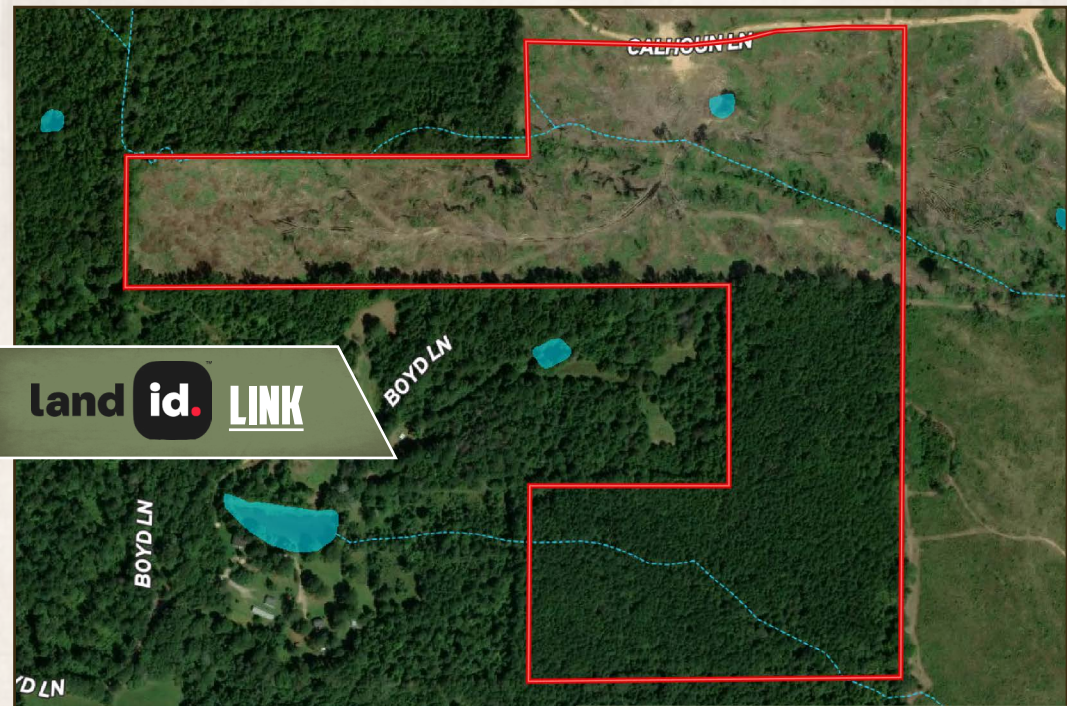
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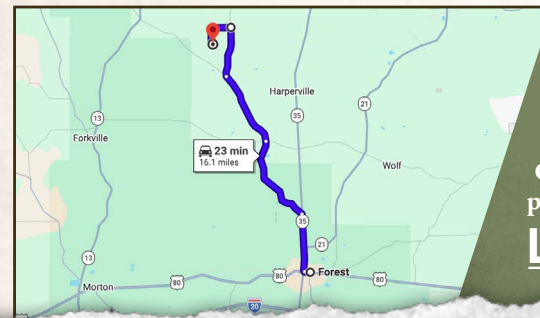
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land id. LINK



Directions from Forest, MS: Travel 2.9 miles north on Hwy 35. Turn left on Old Hillsboro Road and continue 4.7 miles. Remain on Hillsboro-Ludlow Road for 3.9 miles. Make a slight right on Hall Road and travel 2.5 miles. Turn left on Midway-Odom Road and continue 1.0 mile. Turn left onto Calhoun Lane and continue 0.9 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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