



www.lsvrealty.com

## Larry Smith-Vaniz Realty, LLC

118 Canton One Drive  
Canton, MS 39046  
601-855-7192

# 108 +/- Acres Madison County, MS

- approximately \$2,405 annual CRP income through 2022
- plantation pines through-out...great hunting habitat
- road frontage on Drycreek Rd. and Potluck Rd. (both paved)
- located within 1/2 mile of Highway 43
- quick access to south Madison County and City of Madison
- great house-site located on property
- water & power available
- perfect tract for family recreational use
- \$2275/ac



**Address:** 990 Dry Creek Road, Canton, MS 39046, USA

**Price:** \$232,000.00

**Larry Smith-Vaniz:** 601-720-5733

**County of Listing:** Madison

**Status:** Sold

Larry Smith-Vaniz  
Broker  
601-720-5733  
lsv@lsvrealty.com

James Fox  
Sales Agent  
769-798-1116  
jfox@lsvrealty.com



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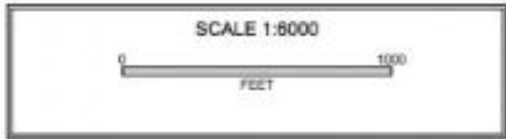
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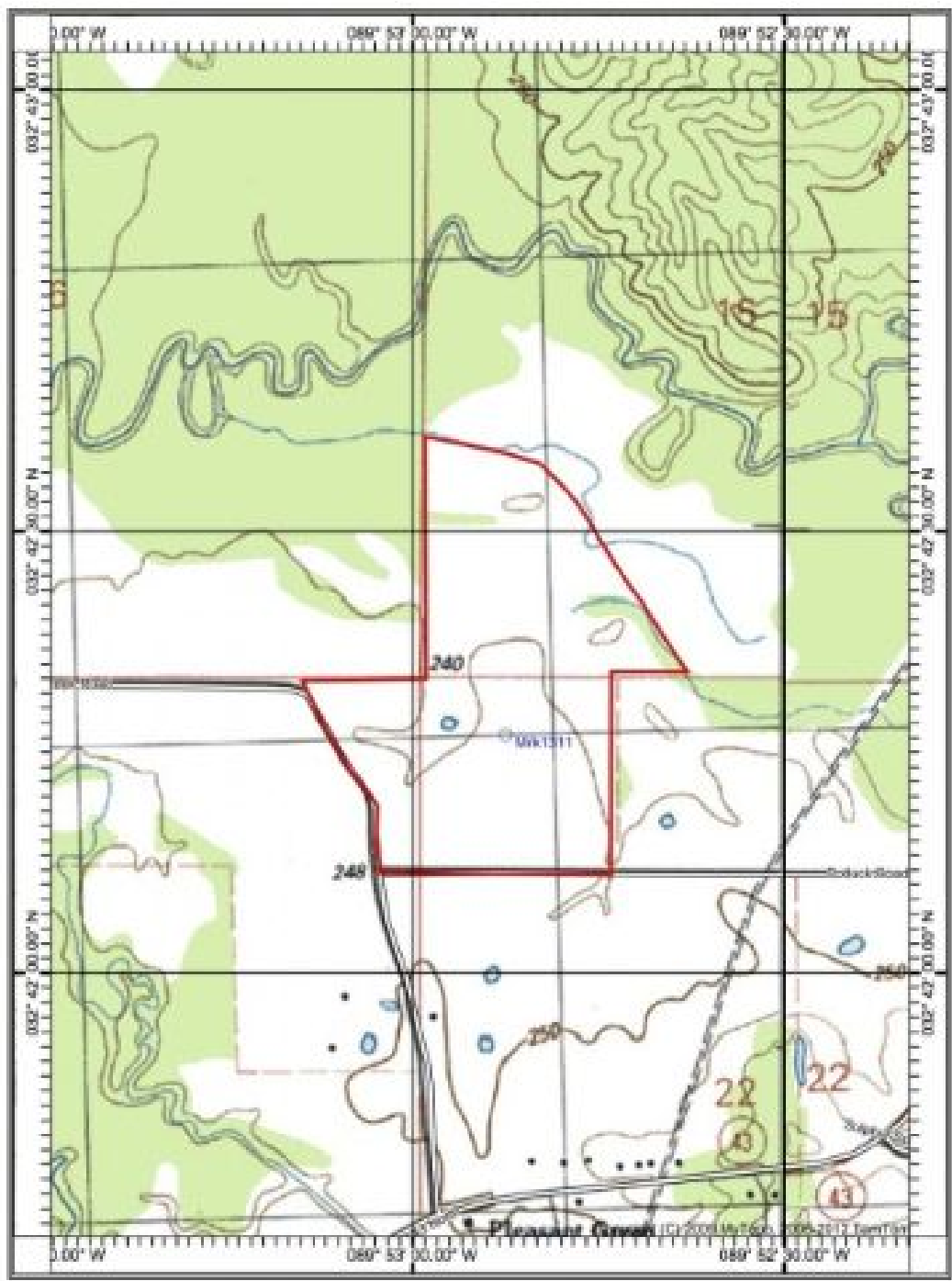
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SCALE 1:12000

1000 2000 FEET

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