

73± ACRES
KEMPER COUNTY, MS

\$89,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

THE KEMPER 73

PROPERTY PROFILE

LOCATION:

- DeKalb-Porterville Road
Porterville, MS 39352
- Kemper County
- 5.5± Miles W of Porterville
- 11.3± Miles SE of DeKalb
- 15.6± Miles S of Scooba
- 31.6± Miles N of Meridian

COORDINATES:

- 32.65392, -88.55132

TAX INFORMATION:

- 2024 - \$198.09

PROPERTY USE:

- Recreational
- Hunting
- Investment

PROPERTY INFORMATION:

- 73± Acres
- Fresh Cutover
- Gently Rolling Terrain
- Wet-Weather Creek
- Established Internal Trails
- Utilities by EMEPA & Kipling
Water Assn. Inc.



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CALEB WARREN

LAND SPECIALIST

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50 CR 401 - Oxford, MS 38655

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE KEMPER 73

IF YOU'RE LOOKING FOR AN EXCELLENT RECREATIONAL AND INVESTMENT PROPERTY, THE KEMPER 73, A FRESH CUTOVER TRACT, IS WORTH CONSIDERING! Recently harvested, this 73± acre property is a clean slate for replanting, offering outstanding potential as a long-term timber investment. Whether you're looking to reforest in pine for future income or create a diverse wildlife habitat, the options are wide open. This area is well-known for its deer and turkey numbers, and this Kemper County, MS, property is no exception.

The gently rolling terrain, remaining hardwood SMZs, and the wet-weather creek on the southwest portion of the property blended with the surrounding larger timber tracts; this property sits in a prime location for quality hunting. With a little planning and habitat work, this place could become a premier recreational retreat. The property is accessed by the old Holiday Road, which has been decommissioned by the county. A good internal road system offers great flexibility in developing food plots, bedding areas, hunting access, and other wildlife enhancements.



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MORE ABOUT THE KEMPER 73

If you are looking for a spot to build a cabin for a peaceful weekend getaway, utilities are nearby, provided by EMEPA and Kipling Water Assn. Inc. This property is conveniently located approximately 5.5 miles west of Porterville, just over 11 miles southeast of DeKalb, roughly 16 miles south of Scooba, and about 31.6 miles north of Meridian.

Whether you are an outdoor enthusiast/hunter or an investor, the Kemper 73 is the property for you.

Contact Caleb Warren today to schedule a showing and experience #TheSmallTownWay!



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SOIL MAP



▣ All Polygons 74.21 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SL	Smithdale fine sandy loam, hilly, 8 to 35 percent slopes	55.54	74.83	0	55	7e
Kn	Kinston loam, 0 to 2 percent slopes, occasionally flooded	18.67	25.15	0	41	6w
TOTALS		74.21(*)	100%	-	51.47	6.75

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



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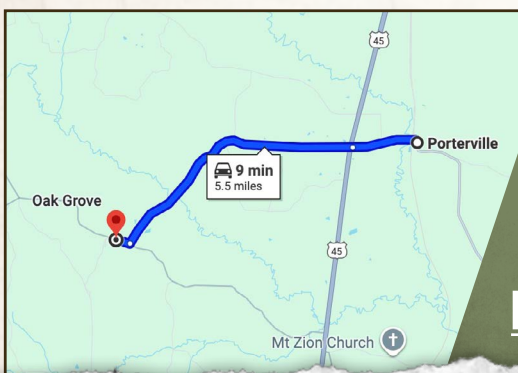
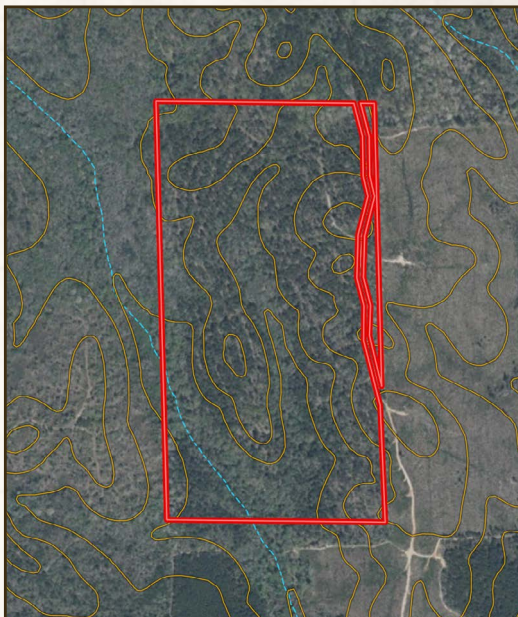
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land id. LINK

TOPOGRAPHY MAP



Directions from Porterville, MS:
Travel 1 mile northwest on MS-498
W. Cross Hwy 45 onto Fire Tower
Road and continue 4.2 miles. Turn
right on DeKalb-Porterville Road and
proceed 0.2 miles. Turn left on the old
Holiday Road, you will also see a sign.
Continue 0.6 miles to the property.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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