



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**94.69± ACRES
PRENTISS COUNTY, MS
\$285,000**



OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE PRENTISS 94.69

PROPERTY PROFILE

LOCATION:

- Elder Lake Road
- Booneville, MS 38829
- Prentiss County
- 8± Miles SW of Booneville
- 24± Miles NE of Tupelo
- 29± Miles SW of Corinth

PROPERTY USE:

- Hunting
- Recreational
- Potential Residential
- Investment

COORDINATES:

- 34.552688, -88.601348

PROPERTY INFORMATION:

- 94.69± Total Acres
- 1,900'± Road Frontage
- Cleared House Pad
- 2 Creeks
- Internal Road System
- Deer & Turkey
- Utilities & Internet Available

TAX INFORMATION:

- Parcel# 070400-19-01301
- \$301.94 (2024)



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ANNAH BARNES

LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

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annah@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

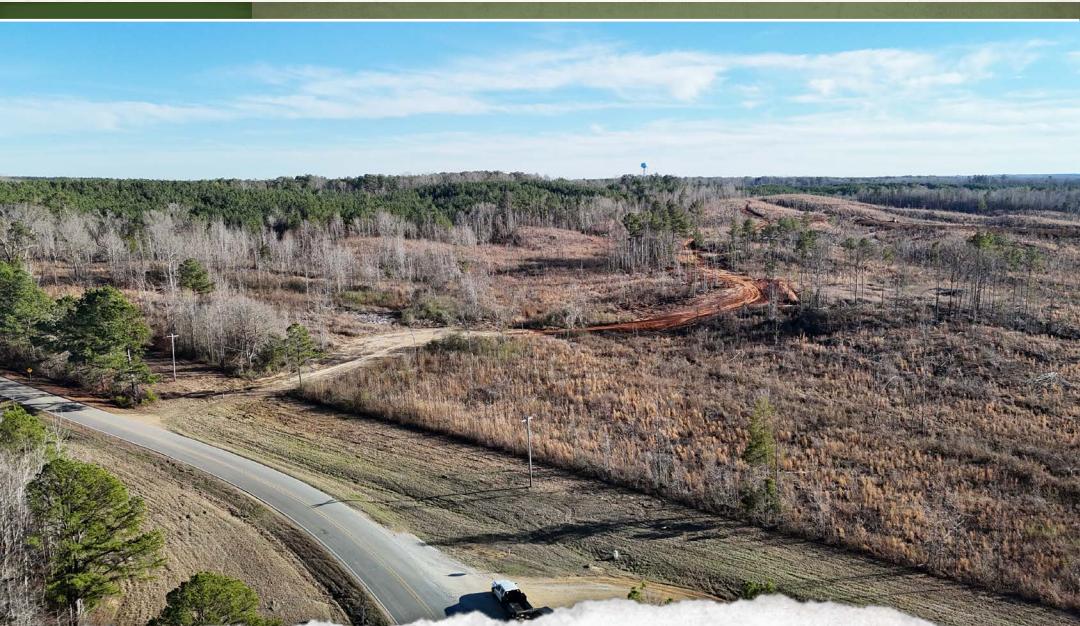
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE PRENTISS 94.69

WELCOME TO THE PRENTISS 94.69, LOCATED ALONG COUNTY ROADS 5011 AND 5010 IN PRENTISS COUNTY, MISSISSIPPI. This exceptional 94.69-acre tract offers natural beauty, privacy, and usability. The property features around 1,900 feet of road frontage and a peaceful rural setting with convenient access. The land showcases beautiful topography, scenic views, and a well-established internal road system that makes navigating and enjoying the property easy.

From a recreational standpoint, the Prentiss 94.69 truly shines. A creek runs through the northern portion of the tract, while another creek lines the western boundary, creating natural travel corridors and excellent wildlife habitat. The property is loaded with deer and turkey, making it an outstanding hunting tract, while the diverse terrain and water features add to its overall recreational appeal. Whether used for hunting, exploring, or simply enjoying the outdoors, this land offers year-round enjoyment.



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MORE ABOUT THE PRENTISS 94.69

Equally impressive is the property's potential as a building site for a home or cabin. Power, water, sewage, and fiber internet are already available, and a cleared house pad is in place, allowing you to move forward with building plans without delay. With ample acreage for multiple homes or a legacy property, this tract provides the rare opportunity to enjoy a quiet county setting while still having city-style conveniences.

Contact Annah Barnes today to schedule a private showing and experience #TheSmallTownWay.



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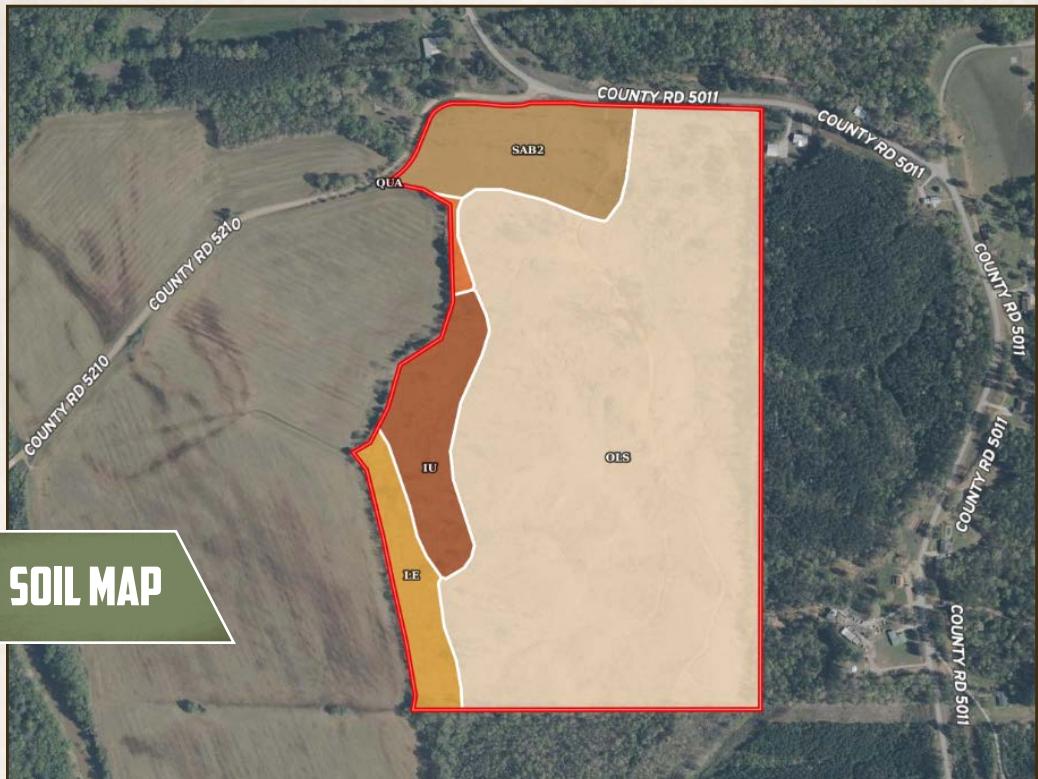
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
OLS	Okeelala, Luverne, and Smithdale soils, 5 to 45 percent slopes	73.09	77.24	0	16	7e
SaB2	Savannah fine sandy loam, 2 to 5 percent slopes, eroded	9.09	9.61	0	46	2e
Iu	Iuka fine sandy loam, 0 to 2 percent slopes, occasionally flooded	7.04	7.44	0	59	2w
Le	Leeper silty clay, occasionally flooded	4.84	5.11	0	59	2w
QuA	Quitman fine sandy loam, 0 to 2 percent slopes	0.57	0.6	0	74	2w
TOTALS		94.63(1)	100%	-	24.63	5.86



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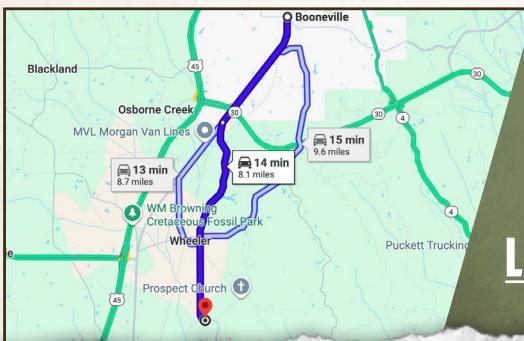
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land **id.** **LINK**



Directions From Booneville, MS:
Travel on North 2nd Street for 3.1 miles. Turn left onto Elder Lake Road and in 5.1 miles the destination will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



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