



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

**112± ACRES WITH TWO HOMES  
SMITH COUNTY, MS**

**\$270,000**



**OFFICE (769) 888-2522 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)**

# THE SMITH 112

## PROPERTY PROFILE

### LOCATION:

- 3459 SCR 135  
Morton, MS 39117
- Smith County
- 13.3± Miles S of Morton
- 18± Miles SW of the Bienville National Forest
- 25± Miles SW of the Caney Creek WMA
- 25.4± Miles SE of Downtown Brandon

### COORDINATES:

- 32.186, -89.68785

### TAX INFORMATION:

- Parcel: 045C-16-000-010
- 2024: \$2,173.05

### PROPERTY USE:

- Residential
- Farm
- Recreational
- Investment

### PROPERTY INFORMATION:

- 112± Acres
- Fenced Pastureland
- 2,210± SqFt Brick Home
  - 4 Bedrooms/2 Baths
- Rental House
  - 3 Bedrooms/1 Bath
- 2 Storage Sheds
- 4 Ponds
- Barn
- 16th Section Land
  - \$2,500 Annual Lease
  - Renews in 2044



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**MELANIE STARNES**

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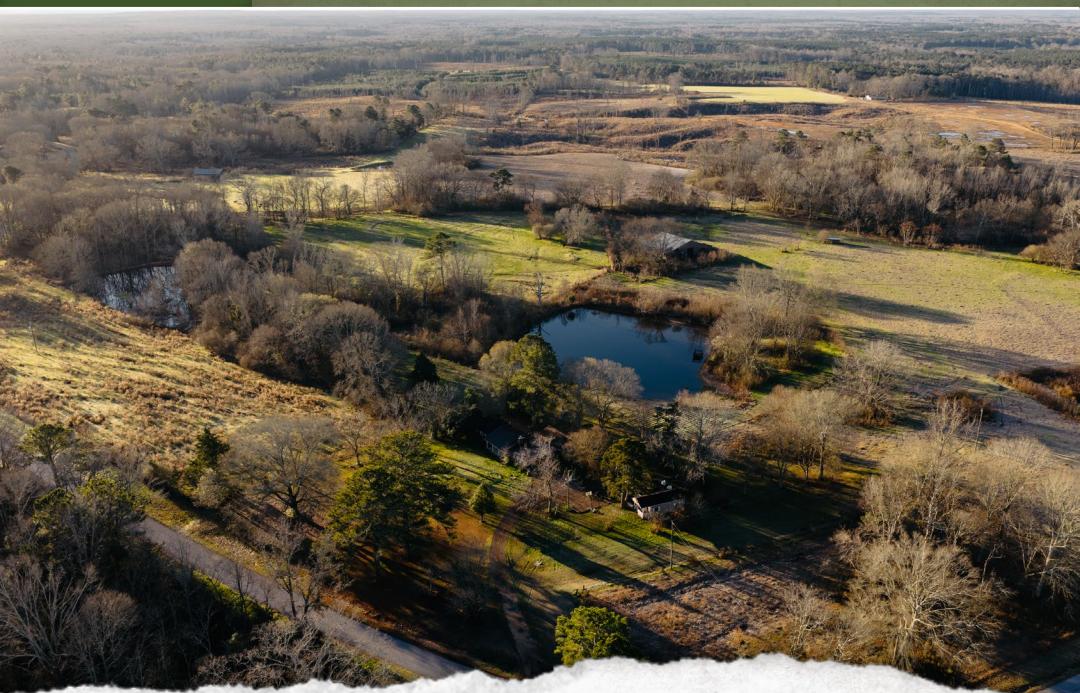
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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE SMITH 112

**THE SMITH 112 PRESENTS AN EXCELLENT OPPORTUNITY FOR INVESTORS, FARMERS, OR BUYERS SEEKING A VALUE-ADD RURAL PROPERTY.** The versatile Smith County land is in the Polkville Community and consists primarily of fenced open pasture, well-suited for livestock, hay production, or agricultural use. Additionally, the 112± acre property includes two homes, both in need of TLC, with one currently rented, providing immediate income. There is an old mobile home that will be removed.

The primary residence, approximately 2,210 square feet, features four bedrooms and two bathrooms, along with a sunroom offering additional living space and natural light overlooking the pasture. Enjoy the covered back porch, a peaceful spot to relax, entertain, or enjoy views of the surrounding farmland. The home also includes a carport.



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# MORE ABOUT THE SMITH 112

The rental home consists of three bedrooms and one bathroom. Additional improvements on the land include two storage buildings, a barn, an old chicken coop, and four ponds, providing water sources for livestock and opportunities for fishing and recreation. The pastureland also features two producing pecan trees.

With gently rolling, usable pasture and multiple improvements, the Smith 112 is ideal for a working cattle operation, homestead, farm investment, or recreational retreat, all in a quiet rural setting. This is a 16th-section land with a \$2,500 annual lease, which renews in 2044.

**THE PROPERTY IS BEING SOLD AS IS.**

**To schedule a personal tour and learn more,  
contact Melanie Starnes today!**



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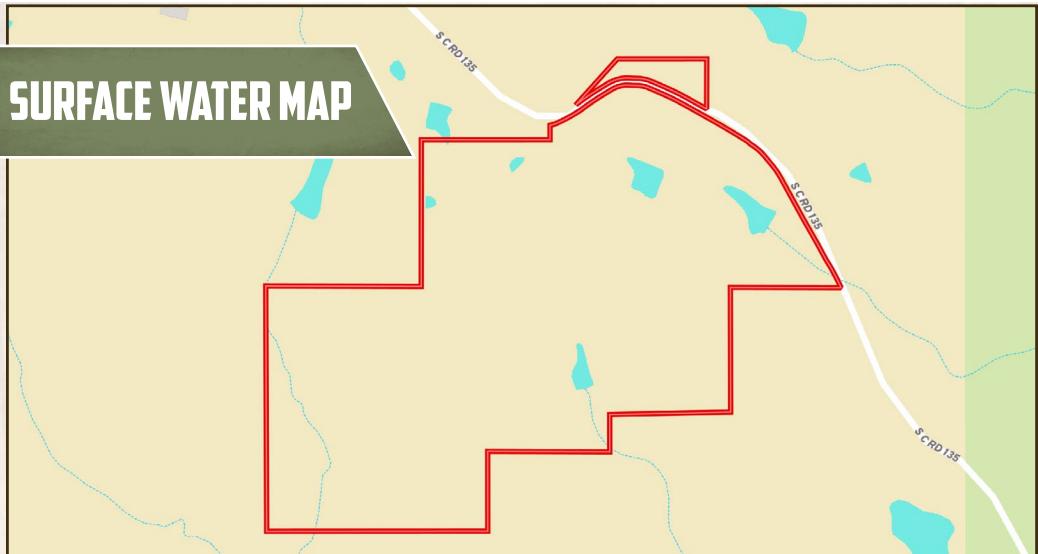
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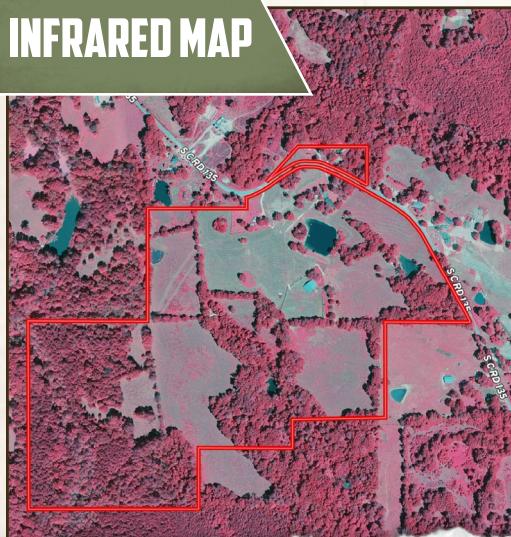
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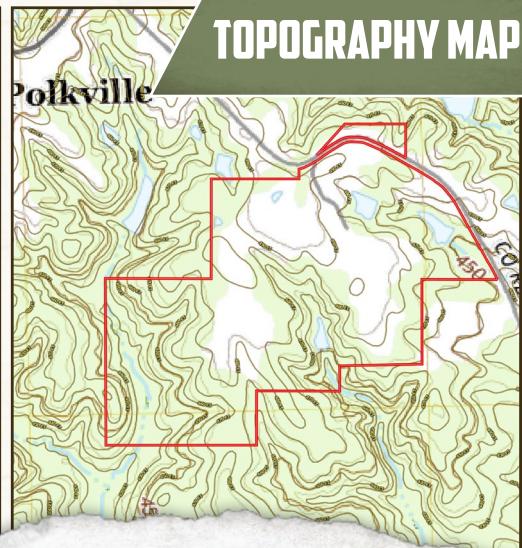
## SURFACE WATER MAP



## INFRARED MAP



## TOPOGRAPHY MAP



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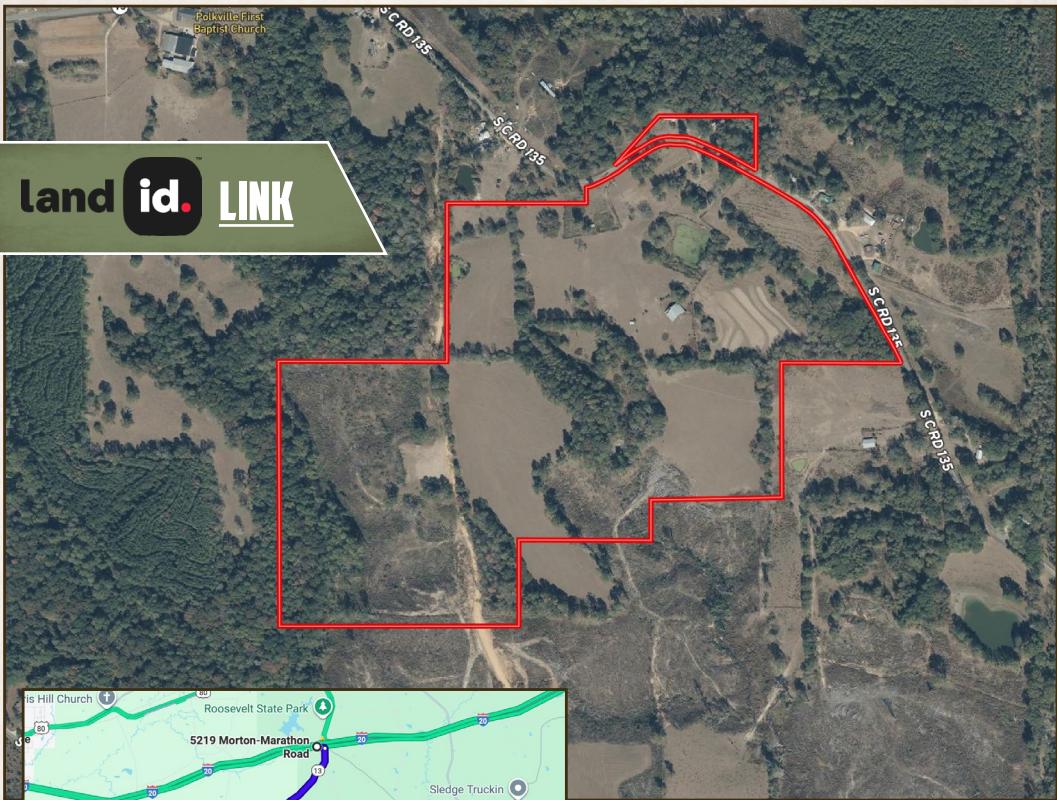
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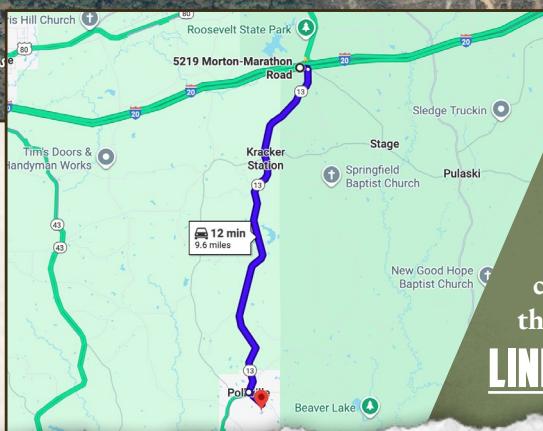
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land **id.** **LINK**



Directions From Exit #77 off I-20 E  
in Morton, MS: Travel 9.1 miles south  
on MS-13. Turn left on SCR 135 and  
continue 0.5 miles to the property on  
the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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