

**25.61± ACRES**  
**MADISON COUNTY, MS**  
**\$519,900**



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

OFFICE (769) 888-2522

# THE MADISON 25.61

## PROPERTY PROFILE

### LOCATION:

- Stout Farms Drive
- Canton, MS 39046
- Madison County
- 6± Miles N of Madison
- 17± Miles N of Jackson

### COORDINATES:

- 32.5584, -90.1214

### PROPERTY USE:

- Homesite
- Investment

### PROPERTY INFORMATION:

- 25.61± Surveyed Acres
- Majority Mature Hardwoods
- Small Creek
- Water & Power Available
- Abundant Wildlife
- Canton Schools
- No Restrictions or Covenants

### TAX INFORMATION:

2023 - \$376.99

- Parcel #: 082C-08-001-00-00



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**MICHAEL OSWALT, ALC**

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4848 Main St. - Flora, MS 39071

# WELCOME TO THE MADISON 25.61

**WELCOME TO YOUR COUNTRY HOMEPLACE JUST A COUPLE OF MILES NORTHWEST OF GLUCKSTADT IN MADISON COUNTY, MISSISSIPPI.** The property encompasses 25.61± surveyed acres situated at the dead end of Stout Farms Drive. The layout is perfect for country living: open areas, a few pines, and giant hardwoods. The makeup allows you to build your dream home up front and have a beautiful playground in the back. There are not any restrictions or covenants, so you can develop it to your liking. As you pull to the end of the gravel road, you will notice the towering oaks and open area. Once you leave the front portion of the property, you will venture off to the hardwood bottom, which is loaded with deer signs, allowing you to watch the wildlife right off your back porch. A small creek traverses the northeast corner of the property, creating seasonal water for the wildlife. Approximately 13 acres of the hardwood bottom is located within the FEMA flood zone. The utilities in this area include Entergy Mississippi Inc. and water by the City of Canton. The school district is Canton Public Schools. The country location is convenient to town, being roughly six miles north of Madison and approximately 17 miles north of Jackson.

**If you have been searching for a sizeable Madison County homeplace, give Michael Oswalt a call today to schedule a private tour of the Madison 25.61!**



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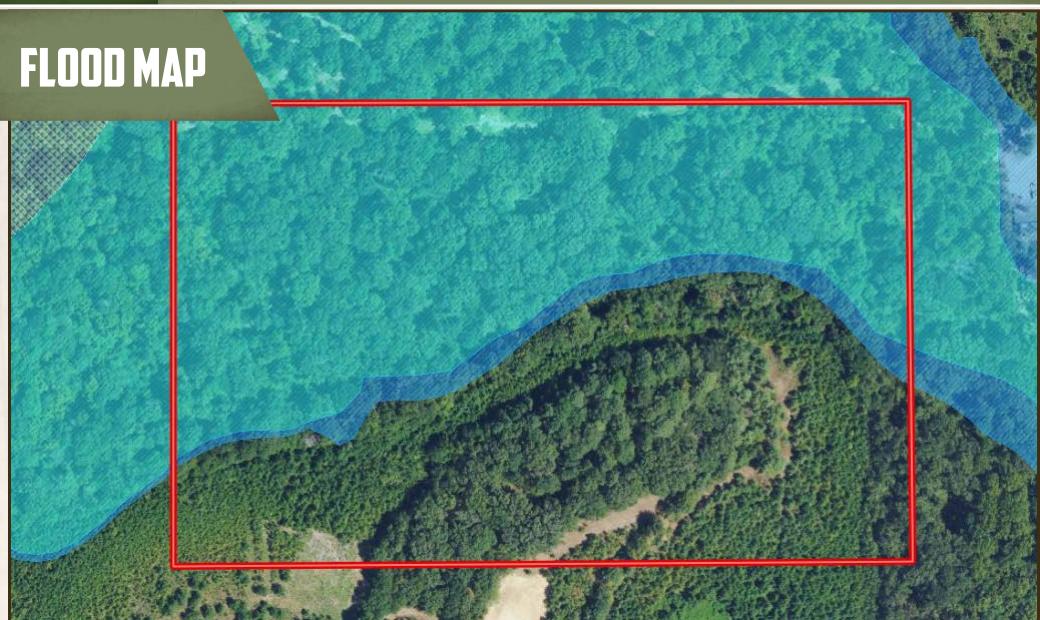
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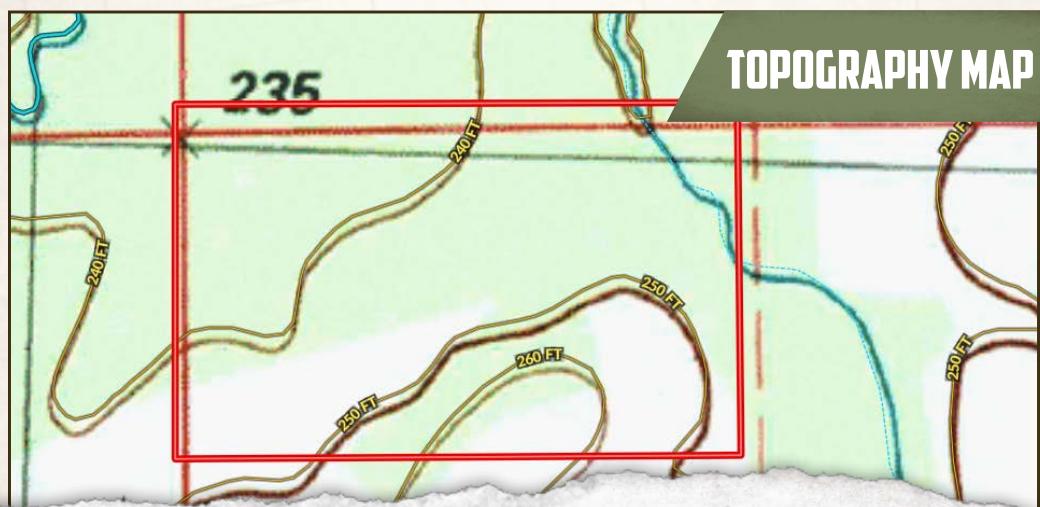
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## FLOOD MAP



## TOPOGRAPHY MAP



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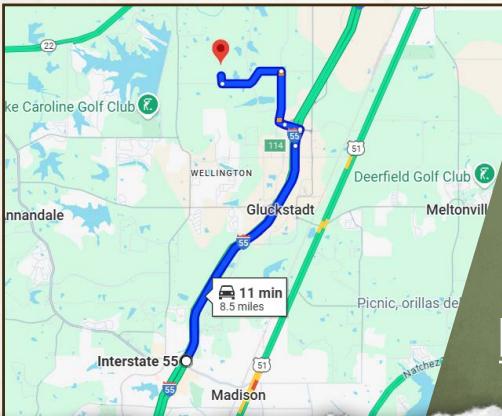
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land **id.** **LINK**



Directions from I-55 in Madison, MS: Travel 5.1 miles northeast on I-55 to exit 114 (Sowell Road). Turn left on Sowell Road and travel 0.3 miles. Turn right onto Calhoun Station Pkwy and continue 1.2 miles. Turn left onto Stout Road and proceed 1.3 miles. Turn right onto Stout Farms Drive and the property will be straight ahead.

**LINK TO GOOGLE MAP DIRECTIONS**



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