



# SMALLTOWN

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

**96.15± ACRES WITH A HOME**  
**SCOTT COUNTY, MS**

**\$1,160,000**

*GATED COUNTRY-LIVING RETREAT*

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

# THE SCOTT 96.15

## PROPERTY PROFILE

### LOCATION:

- 4170 Highway 13 South  
Morton, MS 39117
- Scott County
- 1.3± Miles S of I-20
- 4.3± Miles S of Morton
- 12.5± Miles SW of Pelahatchie

### PROPERTY USE:

- Residential
- Recreational
- Deer & Turkey Hunting
- Fishing (Bass and Bream)

### TAX INFORMATION:

- 2024 Taxes
- 1-012-10-000-00-01200: \$102.75
- 1-012-10-000-00-01300: \$5,838.29

### COORDINATES:

- 32.29203, -89.67696

### PROPERTY INFORMATION:

- 96.15± Surveyed Acres
- 10± Acre Stocked Lake
- 3,500± SqFt Custom Home
  - 3 Bedrooms/2 Baths
  - Heated/Cooled Sunroom
  - Mudroom
  - Three-Car Garage
  - Outdoor Kitchen
- Various Age Plantation Pine
- 24'x50' Storage Shed
- Cypress Barn
- Hobby Shed
- Road Frontage



**ADAM HESTER, ALC** | ASSOCIATE BROKER  
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4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*

# WELCOME TO THE SCOTT 96.15

**WELCOME TO THE SCOTT 96.15, A RETREAT DESIGNED FOR COUNTRY LIVING AT ITS BEST.** The 96.15± acre gated property is landscaped and features a secluded drive leading to a 3,500± square foot custom home built in 2016. Although the property totals 96.15± acres, the seller is willing to negotiate less acreage. Set among thinned plantation pines and overlooking a 10± acre lake, the setting feels like your own private state park. The Scott County property is located 4.3± miles south of Morton and 12.5± miles southwest of Pelahatchie, MS.

The home offers three bedrooms and two bathrooms, with a thoughtful layout that combines comfort and function. The oversized primary suite includes a spacious bath with double vanities, a walk-in shower, a tub, and a large closet with built-ins connecting to the utility room. On the opposite side of the house, you'll find two additional bedrooms, a full bathroom, and a mudroom. The heart of the home is the open kitchen and living area, with granite countertops, KitchenAid appliances, and a gas fireplace. A heated and cooled sunroom extends off the living room and provides some of the best views of the property.



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# MORE ABOUT THE SCOTT 96.15

Outdoor features include large, covered porches, a three-car garage, and an outdoor kitchen with sinks and cabinet space. There is also an outdoor shower and bathroom for added convenience. The exterior construction combines hardy board and brick with a metal roof, gutters with leaf protectors, and a full security system with cameras. For guests, a private suite is available with its own full bathroom, closet, and central heat and air. Additional improvements include a hobby shed with utilities, a 24'x50' covered shed with partial concrete, and a cypress barn with feed stalls and an enclosed section with concrete flooring.



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The highlight of the land is the 10± acre lake, stocked with F-1 Tiger Bass and bream. It has been properly managed and fertilized, and the results show. The owners have caught 30+ bass over nine pounds! The back portion of the property consists of 47± acres of 19-year-old plantation pine. The pine was site-prepared before planting and underwent thinning in 2018. Surrounding the home, the property has been well maintained, offering an appealing and picturesque setting. The remaining timberland includes a diverse mix of pine and young hardwood stands. Additionally, there are two areas for small wildlife plots for deer and turkey. The front portion of the property consists of 9±-year-old plantation pine, further contributing to the overall wildlife habitat. The property's perimeter is enclosed by panel wiring with a section of cross-fencing in place. If you're looking for privacy, recreation, and a well-kept homeplace, the Scott 96.15 checks every box.

**Contact Jimmy Gentry or Adam Hester today to schedule a private tour and experience #TheSmallTownWay!**



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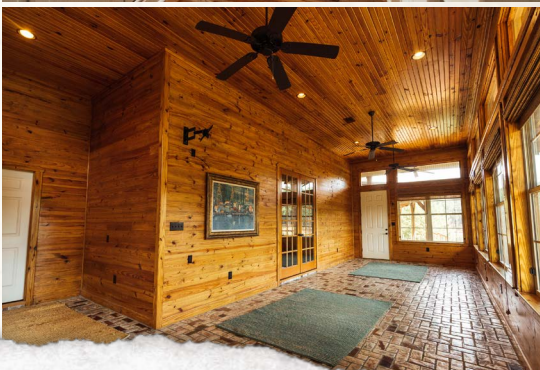
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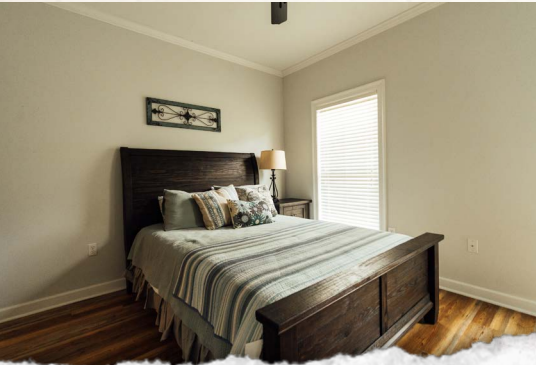
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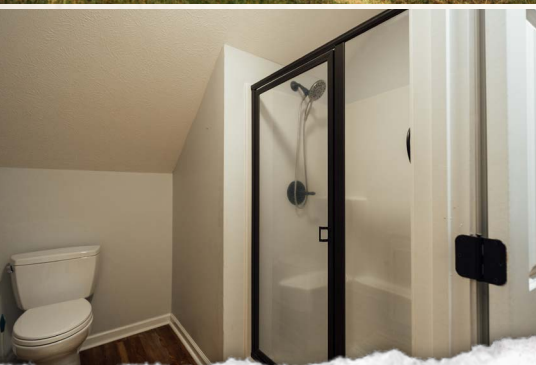
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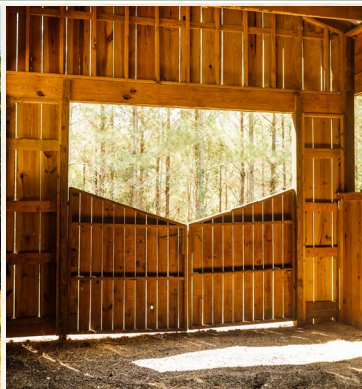
PRIVATE GUEST SUITE



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BARN



STORAGE SHED



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WORKSHOP



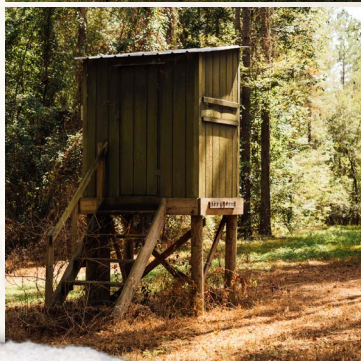
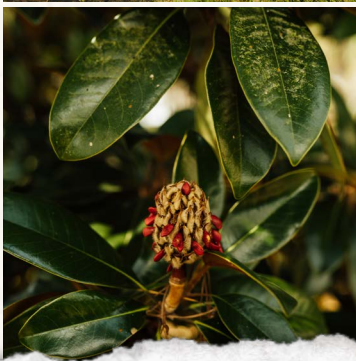
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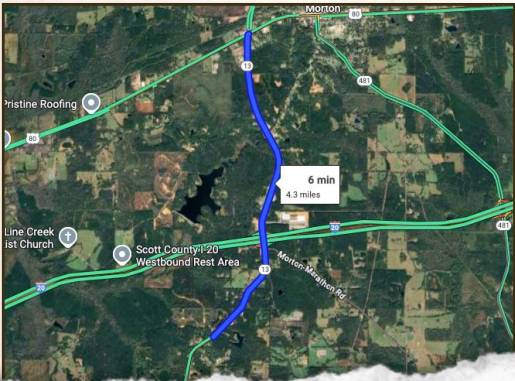
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land id. LINK



Directions From the Intersection of Hwy 80 and Hwy 13 in Morton, MS: Travel 4.3 miles south on Hwy 13 to the property entrance on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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