



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

30± ACRES
PRENTISS COUNTY, MS
\$99,000



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

THE PRENTISS 30

PROPERTY PROFILE

LOCATION:

- 29 County Road 1361
Booneville, MS 38829
- Prentiss County
- 12± Miles NE of Booneville
- 20± Miles SE of Corinth

COORDINATES:

- 34.709414, -88.433860

PROPERTY USE:

- Hunting & Fishing
- Recreational
- Investment

PROPERTY INFORMATION:

- 30± Acres
- 975'± Road Frontage
- 1± Acre Pond
- Cutover
- Home Site
- Big Brown Creek
- Rolling Topography
- Utilities Available at the Road

TAX INFORMATION:

- Parcel # 090700-26-01203
- TBD (2024)



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ANNAH BARNES

LAND & RESIDENTIAL SPECIALIST

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50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE PRENTISS 30

LOCATED JUST OUTSIDE OF BOONEVILLE, MISSISSIPPI, IN THE HIGHLY SOUGHT-AFTER ALTITUDE COMMUNITY, THIS 30± ACRE PRENTISS COUNTY TRACT OFFERS A RARE BLEND OF PRIVACY, FREEDOM, AND SWEEPING VIEWS THAT TRULY HAVE TO BE SEEN IN PERSON TO BE APPRECIATED. Cut over a few years ago, the property is a blank canvas for the new owner to shape into a scenic homesite, hunting retreat, or long-term land investment.

With approximately 975 feet of paved road frontage along County Road 1361, access is easy while still maintaining the quiet, tucked-away feel this area is known for. Water and power are available at the road, and there are no restrictions, giving you complete freedom to build and use the land as you choose. A designated home site offers the perfect place for a dream home, cabin, or getaway overlooking the surrounding countryside.



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MORE ABOUT THE PRENTISS 30

A beautiful 1± acre pond adds both charm and function, creating a peaceful focal point for the property, while Big Brown Creek runs through the land, adding natural character and serving as a corridor for wildlife. The elevation and scenery set the Prentiss 30 apart, delivering the kind of views and atmosphere that make you slow down and breathe a little deeper.

Ideally positioned just 12± miles from Booneville and 20± miles from Corinth, this property offers the perfect balance of rural seclusion and everyday convenience. Whether you're looking to build, invest, or simply own a special piece of land in one of Prentiss County's most desirable areas, this property offers the space, freedom, and setting to make it your own.

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



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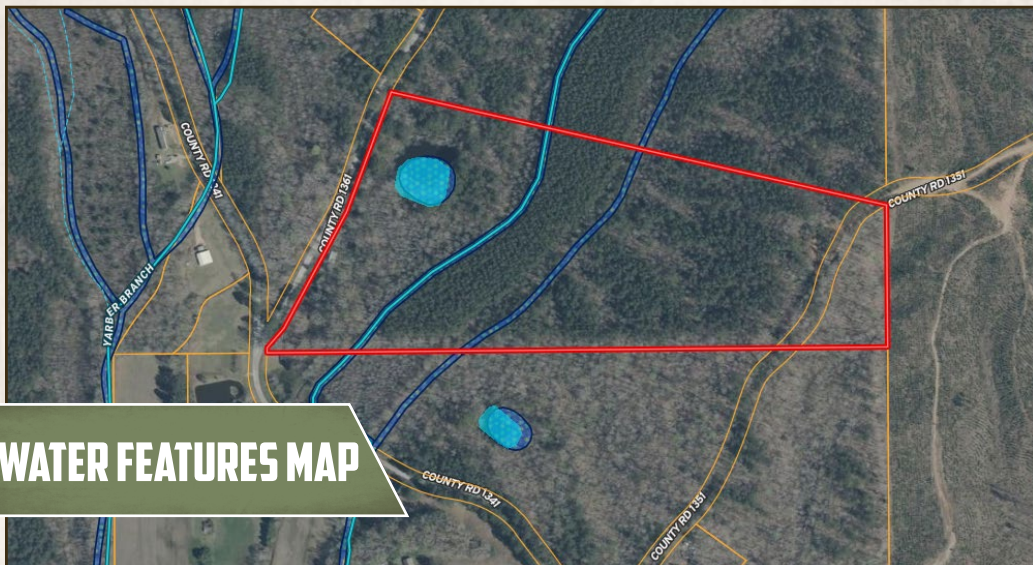
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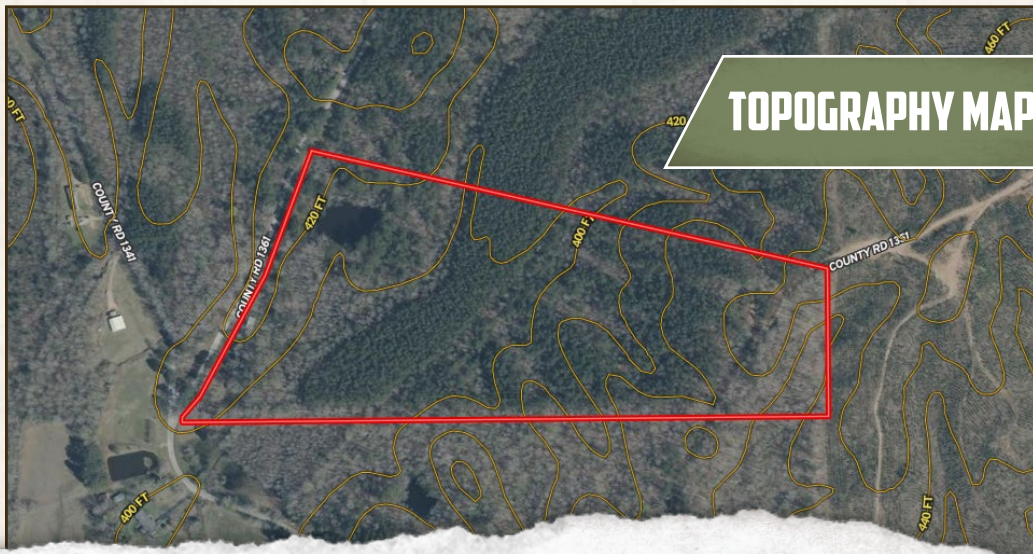
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WATER FEATURES MAP



TOPOGRAPHY MAP



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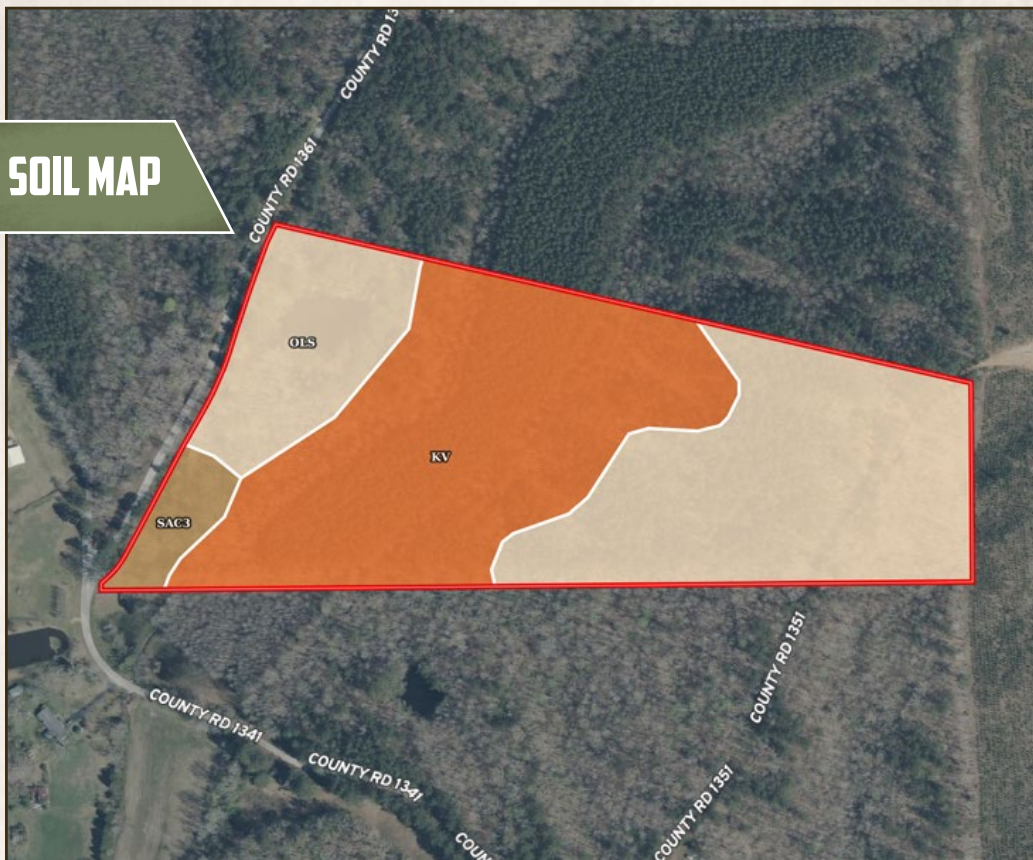
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
OLS	Okeelala, Luverne, and Smithdale soils, 5 to 45 percent slopes	15.36	51.2	0	16	7e
Kv	Kirkville fine sandy loam, 0 to 2 percent slopes, occasionally flooded	13.42	44.73	0	76	2w
SaC3	Savannah fine sandy loam, 5 to 8 percent slopes, severely eroded	1.22	4.07	0	44	4e
TOTALS		30.0(*)	100%	-	43.98	4.64



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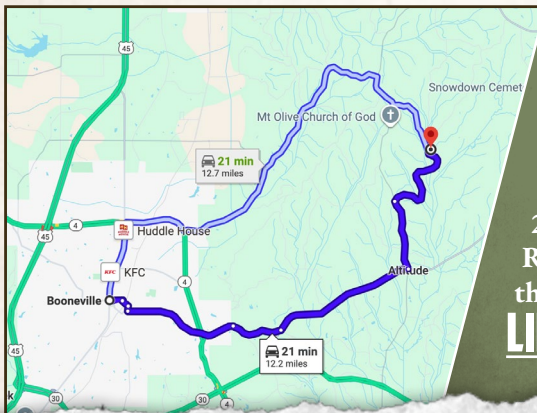
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land id. LINK



Directions From Booneville, MS:
Travel on E Church Street for 2.7 miles. Continue straight onto Old Hwy 30 for 1.2 miles. Turn left onto MS-364 E and proceed for 3.5 miles. Turn left again onto County Road 1371 and travel for 1.7 miles. Turn right onto County Road 1341 and continue for 2.4 miles. Turn right again onto County Road 1361 and the destination will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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