

18± ACRES
WAYNE COUNTY, MS
\$57,600



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 760-0005

THE WAYNE 18

PROPERTY PROFILE

LOCATION:

- Wayne County, MS
- Strickland Road Frontage
- 20± Miles South of Waynesboro

COORDINATES:

- 31.564300, -88.849441

PROPERTY USE:

- Hunting
- Home/Cabin Site
- Timberland

PROPERTY INFORMATION:

- 18± Acres
- County Road Frontage
- Gently Rolling Terrain
- Young Natural Mixed Timber
- Power and Water Nearby
- DeSoto National Forest Frontage

TAX INFORMATION:

2023 - \$75 Estimated

- Part of 203-24-00000200
- Part of 203-13-00000700



DENNIS WEST | MANAGING BROKER
C: 601-248-4396 | dennis@smalltownproperties.com

HUNTER WADLEY | LAND SPECIALIST
C: 601-410-1992 | hunter.wadley@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | smalltownproperties.com Information is believed to be accurate but not guaranteed.

WELCOME TO THE WAYNE 18

HAVE YOU BEEN SEARCHING FOR LAND IN THE HEART OF THE DESOTO NATIONAL FOREST TO BUILD A HOME, START A MINI FARM, HUNT OR REPLANT IN TREES FOR INVESTMENT? This 18± acre tract in Wayne County, MS offers frontage on Strickland Road and William Cooley Road with utilities at the road. This property is located approximately 20 miles south of Waynesboro, conveniently located to Laurel and Hattiesburg for dining and entertainment. The property make-up consists of gently rolling terrain, mostly cutover with some scattered trees. Bordering the National Forest gives you access to thousands of acres of public hunting and unlimited recreation potential. Public fishing is less than a half mile away on Thompson Creek. Additional acreage is available. A survey is required.

**Contact Dennis West or Hunter Wadley
today to schedule a private showing.**



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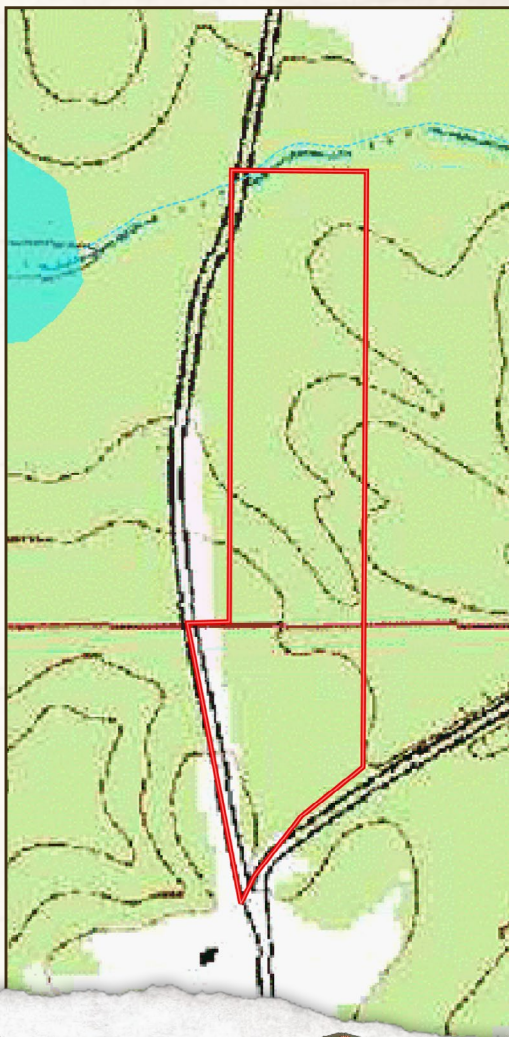
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land id. LINK

TOPOGRAPHY MAP



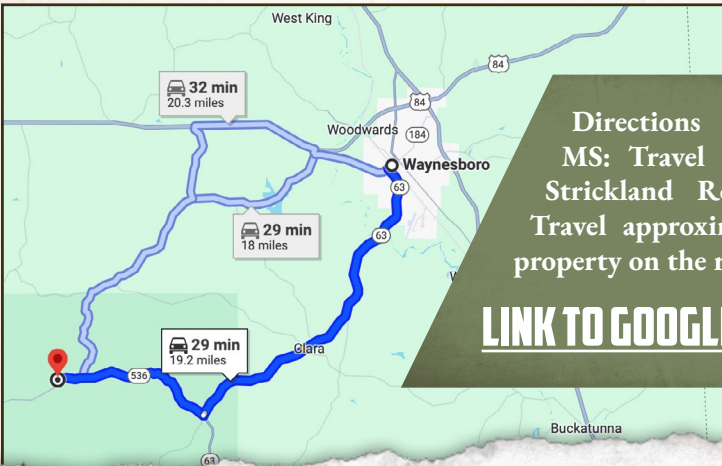
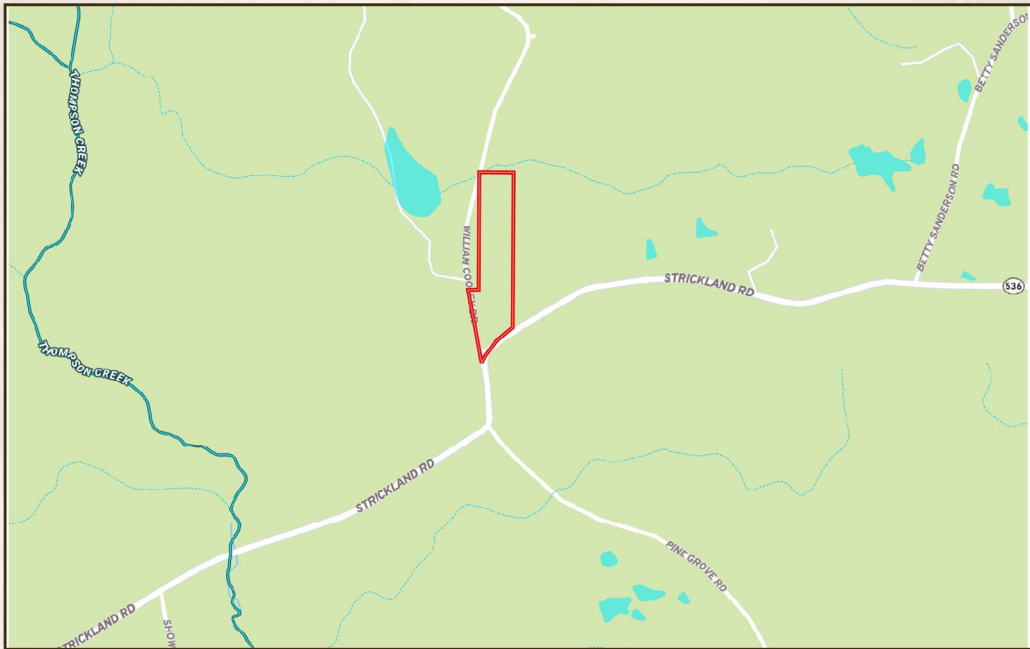
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Directions from Waynesboro, MS: Travel south on Hwy 63 to Strickland Road and turn right. Travel approximately 6 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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