

# Premier Recreational & Hunting Property

295± Acres

Warren County, MS



**\$1,032,500**



**DAVID BELDEN** ASSOCIATE BROKER, ALC®  
O: 601.898.2772 | C: 601.415.3884  
DBelden@TomSmithLand.com



**DALE WILDS** REALTOR®  
O: 601.898.2772 | C: 662.715.7109  
Dale@TomSmithLand.com

**Expect More. Get More.**

*The Real Estate Experts You Can Trust!*



[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Office: 601.898.2772

# Property Information

## Location:

- Warren County, MS

## Property Use:

- Recreational, Hunting, Homestead, Timber

## Coordinates:

- 32.4255342, -90.8021317

# Property Highlights

- 295± Acres
- Year Round Recreational Retreat
- Mature Hardwood Timber
- Exciting Deer and Turkey Hunting Opportunities
- More Than One Mile of Rock-Bottom Creek Frontage
- Water and Power Available at the Road
- Multiple Potential Homesites
- Located Less than an Hour from Madison and Rankin Counties
- Potential Lake Sites

**DAVID BELDEN**  
ASSOCIATE BROKER, ALC®  
O: 601.898.2772 | C: 601.415.3884  
DBelden@TomSmithLand.com



**DALE WILDS**  
REALTOR®  
O: 601.898.2772 | C: 662.715.7109  
Dale@TomSmithLand.com

**Expect More. Get More.**

*The Real Estate Experts You Can Trust!*



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

# The Property

# 295± Acres

Discover an exceptional 295± acre recreational and hunting property in North Warren County, Mississippi, located on the edge of the famed Mississippi Delta region. This remarkable tract offers everything an avid outdoorsman, hunter, or land investor could want in a year-round recreational retreat. Featuring a diverse stand of mature hardwood timber mixed with natural wildlife habitat, the property provides outstanding cover, browse, and bedding areas for deer and other game species.

The land is well-known for producing and holding mature whitetail deer, with numerous locations perfectly suited for establishing large food plots to further enhance wildlife management and hunting success. The combination of hardwood ridges, creek bottoms, natural travel corridors, and secluded openings creates an ideal environment for growing and harvesting trophy bucks. In addition to its exceptional deer hunting, the property supports a healthy turkey population, offering exciting spring hunting opportunities.

A major highlight of this tract is the more than one mile of rock-bottom creek frontage, providing a year-round water source for wildlife while adding scenic beauty and recreational value. The creek system also creates natural funnels and travel routes that hunters will appreciate. Throughout the property, you'll find several locations suitable for developing a private lake or pond, creating even more opportunities for fishing, waterfowl habitat, and future property enhancement.

With water and power available at the road, this property is ready for the construction of a hunting lodge, weekend cabin, or permanent residence. Multiple potential homesites offer privacy and beautiful views of the surrounding hardwood landscape. Conveniently located less than an hour from both Madison County and Rankin County, this tract offers an easy drive from the Jackson metro area while maintaining the privacy and seclusion that serious outdoorsmen seek.

Whether you're planning a quick afternoon hunt, a weekend getaway, or a long-term investment, the property's accessibility makes it an attractive option for buyers throughout Central Mississippi. Whether you're looking for a premier hunting property, a family recreational retreat, a timber investment, or a place to build your dream cabin, this North Warren County tract checks every box. Opportunities to own a property of this size, quality, and location are increasingly rare. Enjoy hunting, fishing, trail riding, camping, wildlife watching, and outdoor recreation throughout every season on this outstanding Mississippi property. The combination of mature hardwood timber, trophy deer potential, excellent turkey hunting, scenic creek frontage, potential lake sites, and convenient access makes this a truly special property that can be enjoyed by family and friends for generations to come.



**DAVID BELDEN**  
ASSOCIATE BROKER, ALC®  
O: 601.898.2772 | C: 601.415.3884  
DBelden@TomSmithLand.com

**DALE WILDS**  
REALTOR®  
O: 601.898.2772 | C: 662.715.7109  
Dale@TomSmithLand.com

**Expect More. Get More.**

*The Real Estate Experts You Can Trust!*



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

# The Property



**DAVID BELDEN**  
ASSOCIATE BROKER, ALC®  
O: 601.898.2772 | C: 601.415.3884  
DBelden@TomSmithLand.com



**DALE WILDS**  
REALTOR®  
O: 601.898.2772 | C: 662.715.7109  
Dale@TomSmithLand.com

**Expect More. Get More.**

*The Real Estate Experts You Can Trust!*



[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.

# The Property



**DAVID BELDEN**  
ASSOCIATE BROKER, ALC®  
O: 601.898.2772 | C: 601.415.3884  
DBelden@TomSmithLand.com

**DALE WILDS**  
REALTOR®  
O: 601.898.2772 | C: 662.715.7109  
Dale@TomSmithLand.com

**Expect More. Get More.**

*The Real Estate Experts You Can Trust!*



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

# Aerial Photos



**DAVID BELDEN**  
ASSOCIATE BROKER, ALC®  
O: 601.898.2772 | C: 601.415.3884  
DBelden@TomSmithLand.com



**DALE WILDS**  
REALTOR®  
O: 601.898.2772 | C: 662.715.7109  
Dale@TomSmithLand.com

**Expect More. Get More.**

*The Real Estate Experts You Can Trust!*



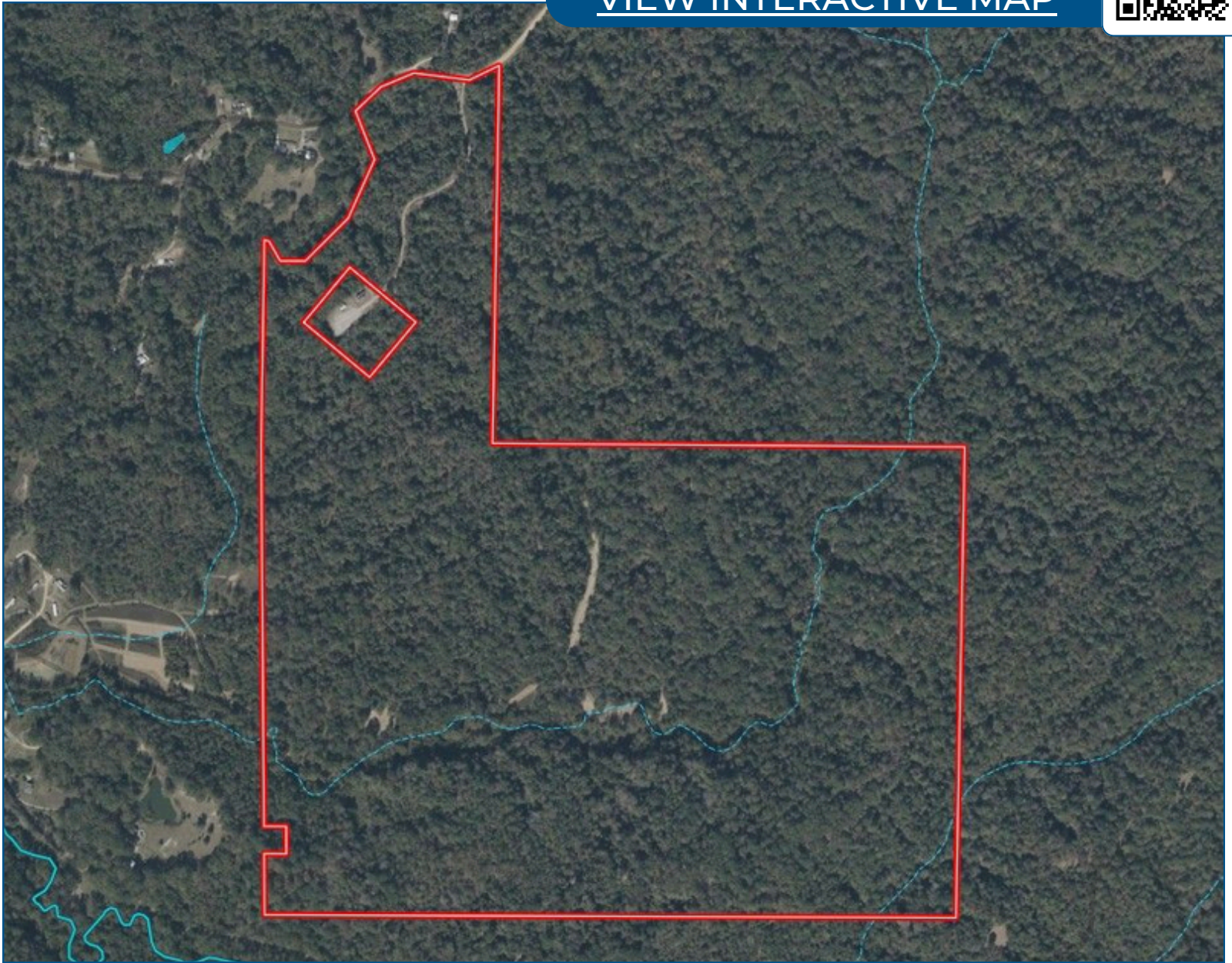
**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

# Aerial Map



[VIEW INTERACTIVE MAP](#)



**DAVID BELDEN**  
ASSOCIATE BROKER, ALC®  
O: 601.898.2772 | C: 601.415.3884  
DBelden@TomSmithLand.com



**DALE WILDS**  
REALTOR®  
O: 601.898.2772 | C: 662.715.7109  
Dale@TomSmithLand.com

**Expect More. Get More.**

*The Real Estate Experts You Can Trust!*



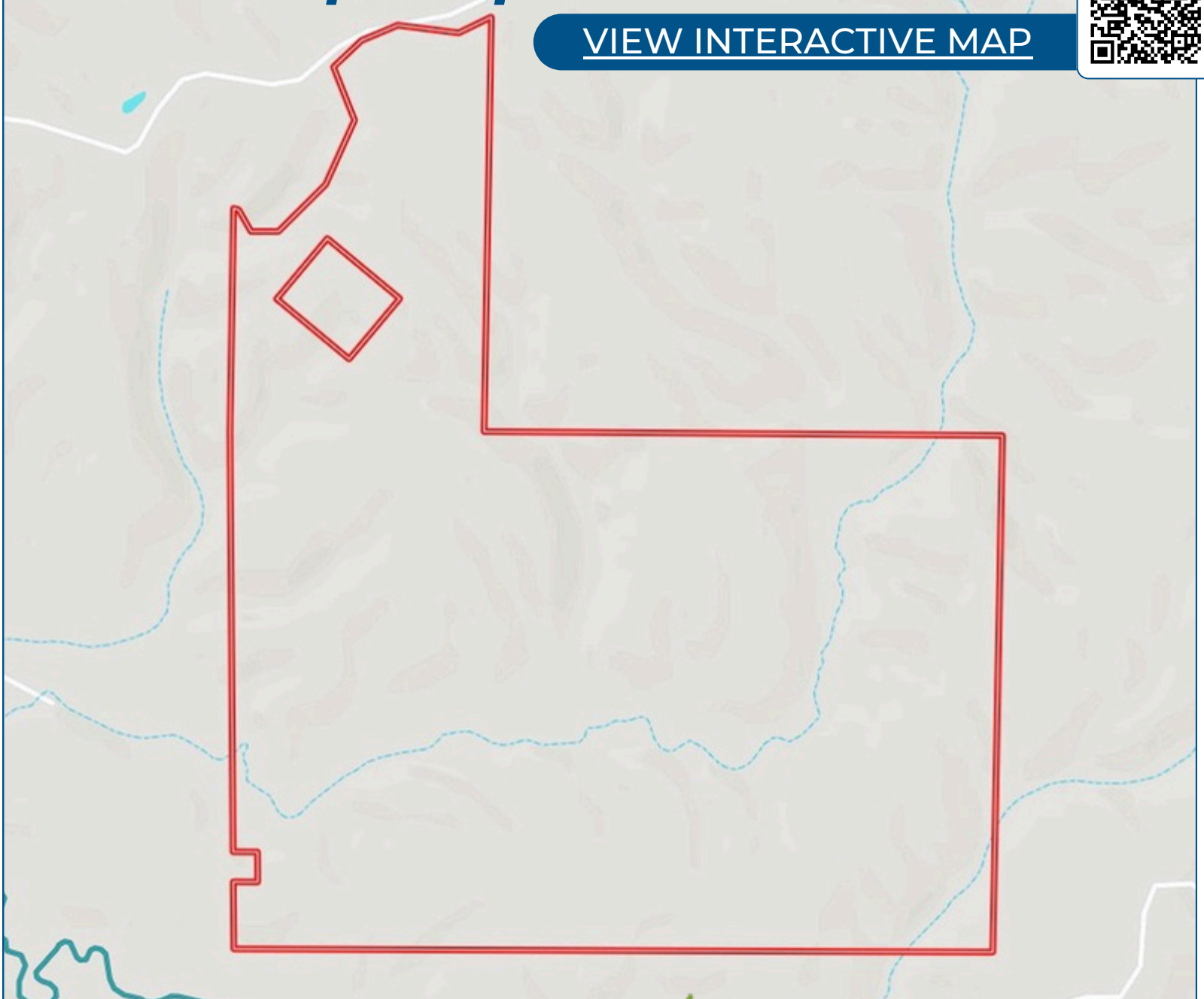
[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.

# Ownership Map



[VIEW INTERACTIVE MAP](#)



**DAVID BELDEN**  
ASSOCIATE BROKER, ALC®  
O: 601.898.2772 | C: 601.415.3884  
DBelden@TomSmithLand.com

**DALE WILDS**  
REALTOR®  
O: 601.898.2772 | C: 662.715.7109  
Dale@TomSmithLand.com

**Expect More. Get More.**

*The Real Estate Experts You Can Trust!*



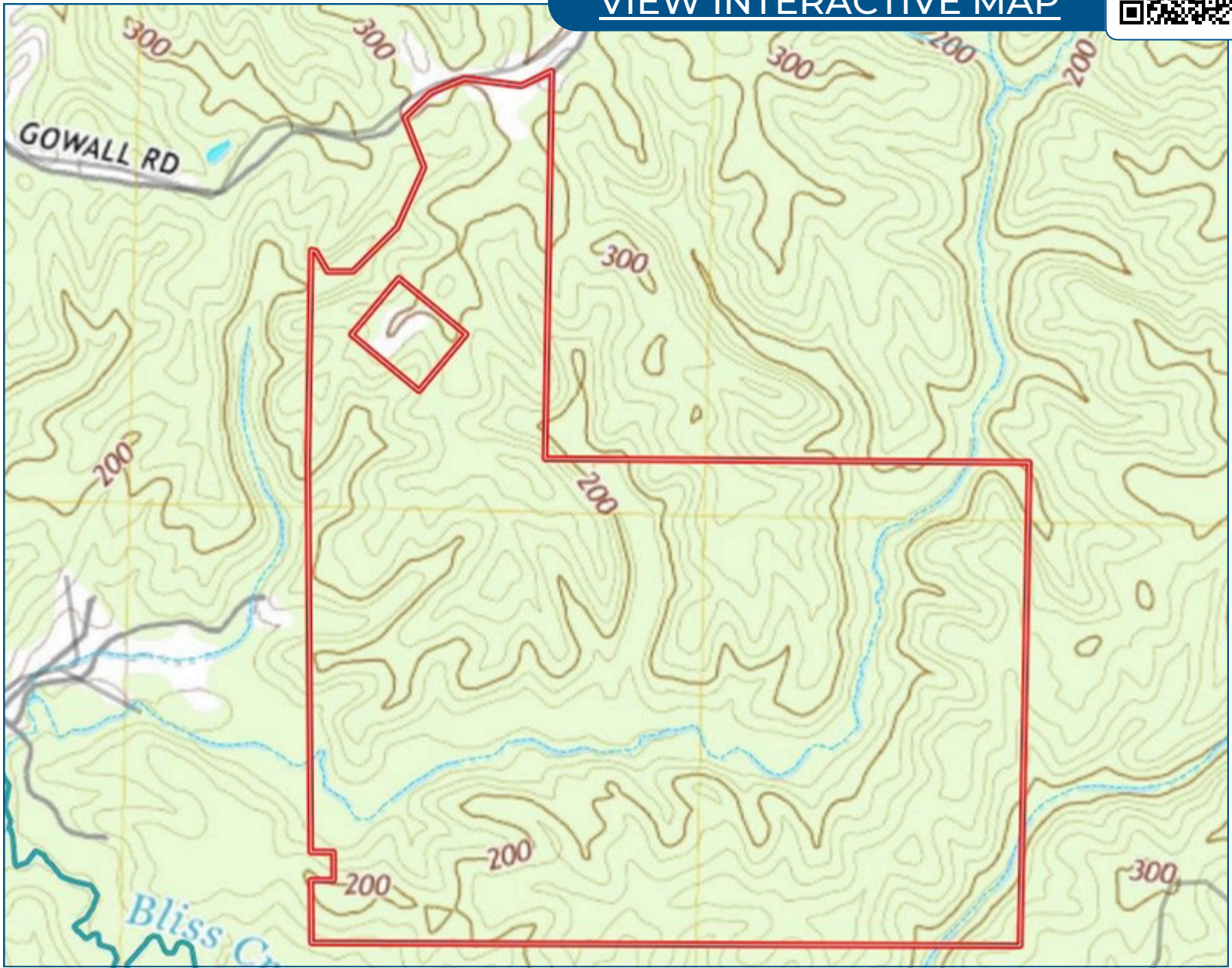
[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.

# Topo Map



[VIEW INTERACTIVE MAP](#)



**DAVID BELDEN**  
ASSOCIATE BROKER, ALC®  
O: 601.898.2772 | C: 601.415.3884  
DBelden@TomSmithLand.com



**DALE WILDS**  
REALTOR®  
O: 601.898.2772 | C: 662.715.7109  
Dale@TomSmithLand.com

**Expect More. Get More.**

*The Real Estate Experts You Can Trust!*



[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.

# Directional Map



[VIEW INTERACTIVE MAP](#)



From Hwy 61/I-20 head north on Hwy 61 for 5.2 miles and turn right onto BUS 61 for approximately 400 ft, then right onto Wells Road. Travel .4 miles until the road forks and veer left onto Gowall Rd. After 1.2 miles, the property entrance will be on your right.

**DAVID BELDEN**  
ASSOCIATE BROKER, ALC®  
O: 601.898.2772 | C: 601.415.3884  
DBelden@TomSmithLand.com



**DALE WILDS**  
REALTOR®  
O: 601.898.2772 | C: 662.715.7109  
Dale@TomSmithLand.com

**Expect More. Get More.**

*The Real Estate Experts You Can Trust!*



[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.