

87.5± ACRES WITH A CAMP
JASPER COUNTY, MS

$360,000

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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THE JASPER 87.5

PROPERTY PROFILE

LOCATION:

- 65 County Road 1822
  Rose Hill, MS 39356
- Jasper County
- 11± Miles W of I-59
- 19± Miles NE of Bay Springs
- 68± Miles NE of Hattiesburg
- 182± Miles NE of New Orleans, LA

COORDINATES:

- 32.127939, -89.029016

PROPERTY USE:

- Hunting
- Recreational
- Timber Investment

PROPERTY INFORMATION:

- 87.5± Acres
- Flat to Gently Rolling Terrain
- Planted Pine & Hardwoods
- 5 Established Food Plots
- Internal Trail System
- Mobile Home Camp
  - 2 Bedrooms/2 Baths
  - Covered Porches
- Enclosed Metal Shop
- Dual Road Frontage
- Deer & Turkey

TAX INFORMATION:

- 0040-01-000-005.00
- 2025 Taxes: $1,211





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DENNIS WEST | MANAGING BROKER
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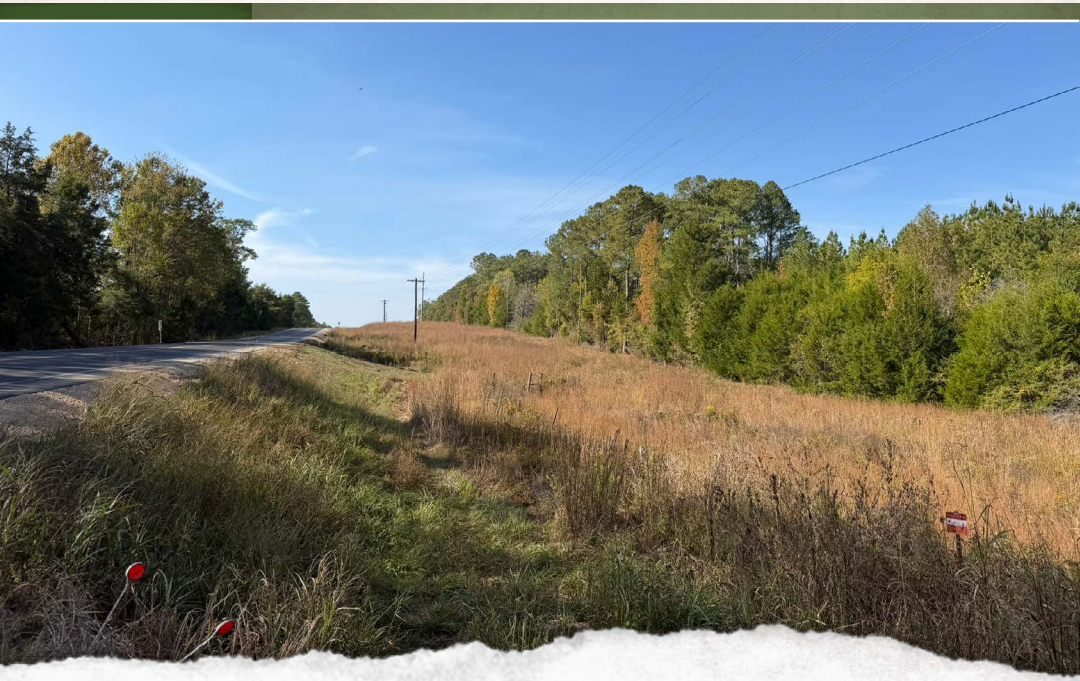
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE JASPER 87.5

INTRODUCING THE JASPER 87.5, A HUNTING AND RECREATIONAL RETREAT IN ROSE HILL, MISSISSIPPI, WHERE AN OLD FARM HAS FOUND NEW PURPOSE. Located in Jasper County, approximately 18 miles east of Bay Springs, 11± miles west of I-59, 65± miles northeast of Hattiesburg, and 182± miles northeast of New Orleans, this 87.5± acre property offers a country getaway with convenient access for weekend trips.

The flat-to-rolling terrain features approximately 16-year-old planted pines, pockets of mixed hardwoods, and five established food plots. An internal trail system provides access for hunting, exploring, and enjoying the land. Two old pond sites offer another connection to the property's farming past and potential projects for a new owner to evaluate. The planted pine timber is ready for its first thinning, creating an opportunity to manage the stand for continued growth and future timber value.





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MORE ABOUT THE JASPER 87.5

A two-bedroom, two-bathroom mobile home serves as a comfortable camp, with covered concrete porches on both the front and back. Whether you are drinking coffee before a morning hunt or relaxing after a day on the trails, there is room to settle in and enjoy the surroundings. An enclosed metal barn with a covered side awning provides space for equipment, tools, and recreational gear.

With a camp in place, established food plots, trails, and growing timber, the Jasper 87.5 brings together all the ingredients for a hunting property, weekend getaway, and long-term timber investment. This former farm is ready for its next chapter—and the memories that come with owning a place in the country.

Call JJ Smith or Dennis West today to schedule a private showing and experience #TheSmallTownWay!





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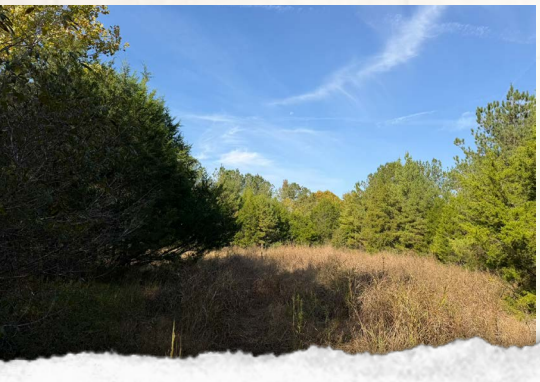
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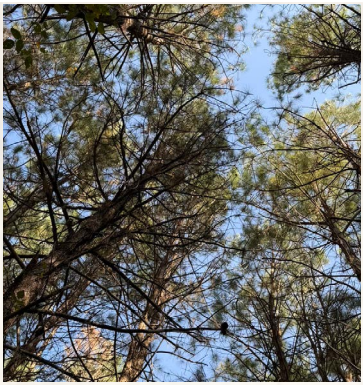
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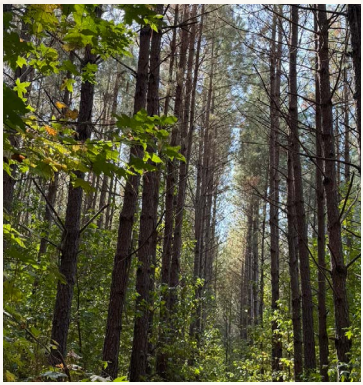
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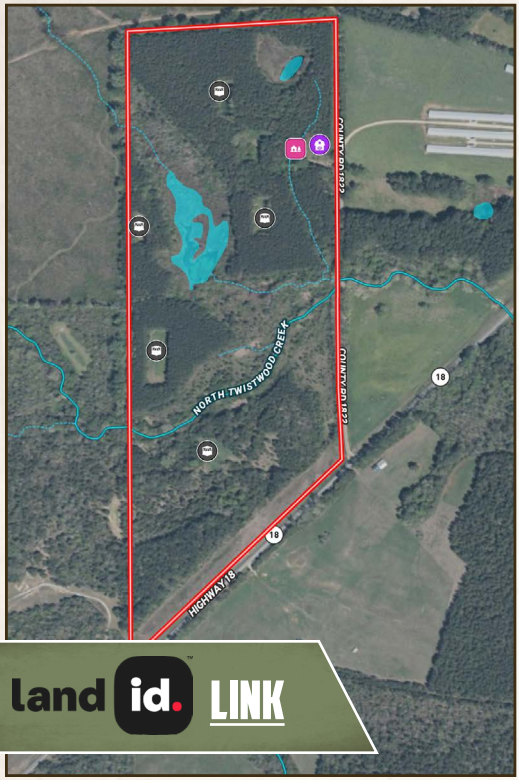
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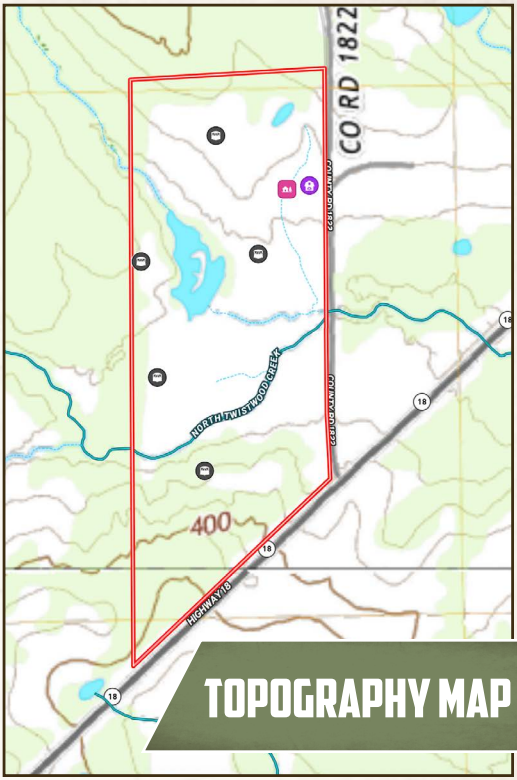
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land id. LINK



TOPOGRAPHY MAP



Directions from I-59 in Pachuta, MS: Take exit 126 to turn right onto MS-18 W. Travel for 10.5 miles. Turn right onto County Road 1822 to arrive at the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



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