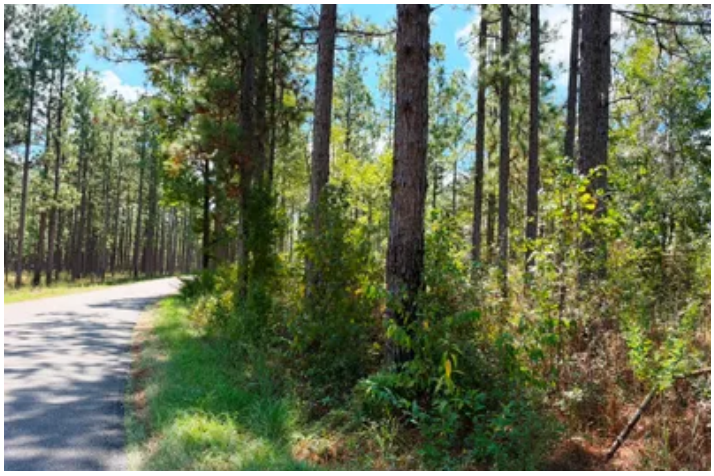
Longleaf Timber, Wildlife & Development Potential
0A Crown Zellerback Road
Lumberton, MS 39455

$836,325
182.16± Acres
Lamar County







MORE INFO ONLINE:

https://americas.land/

SUMMARY

Address
0A Crown Zellerback Road

City, State Zip
Lumberton, MS 39455

County
Lamar County

Type
Hunting Land

Latitude / Longitude
31.066978 / -89.510415

Acreage
182.16

Price
$836,325

Property Website
https://americas.land/property/longleaf-timber-wildlife-development-potential-lamar-mississippi/119129/







PROPERTY DESCRIPTION

This 182+- acre property offers a combination of **quality timber investment, outstanding recreational opportunities, and future development potential in** southwest Lamar County; it is a versatile property with multiple potential uses and an established land-management history.

The property features **two distinct age classes of Longleaf pine**, providing the potential for future timber income and an attractive opportunity for continued **pine straw production**. The timber has been managed with a long-term approach, and the property's **history of prescribed burning** has helped maintain desirable upland habitat and improve conditions for wildlife and pine management.

For the recreational landowner, this property offers excellent **whitetail deer and wild turkey habitat**, with established food plots, mature hardwoods along streamside areas, and a diverse mixture of timber and open habitat. The combination of Longleaf pine, hardwood-lined drainages, prescribed fire, and managed openings also provides an excellent foundation for **upland game and quail management**.

With nearly **0.7 miles of paved road frontage**, along with **power and high-speed internet available**, the property also presents significant **development potential**. The frontage, accessibility, utilities, and overall size create opportunities for a variety of future uses, including a private estate, recreational compound, timber investment, hunting property, or potential subdivision.

For buyers seeking additional acreage, **additional nearby land may be available**, creating the opportunity to assemble an even larger landholding. **Subdivision of the property may also be considered**, depending on the buyer's objectives and applicable requirements.

Whether your goal is to own a productive **Longleaf timber investment**, establish a premier **hunting and recreational property**, develop a **quail and upland game management program**, or explore future **development and subdivision opportunities**, this 182± acre tract deserves a close look.

For additional information or to discuss the property, please contact Listing Broker Mark Anderson at (601) 596-2207.





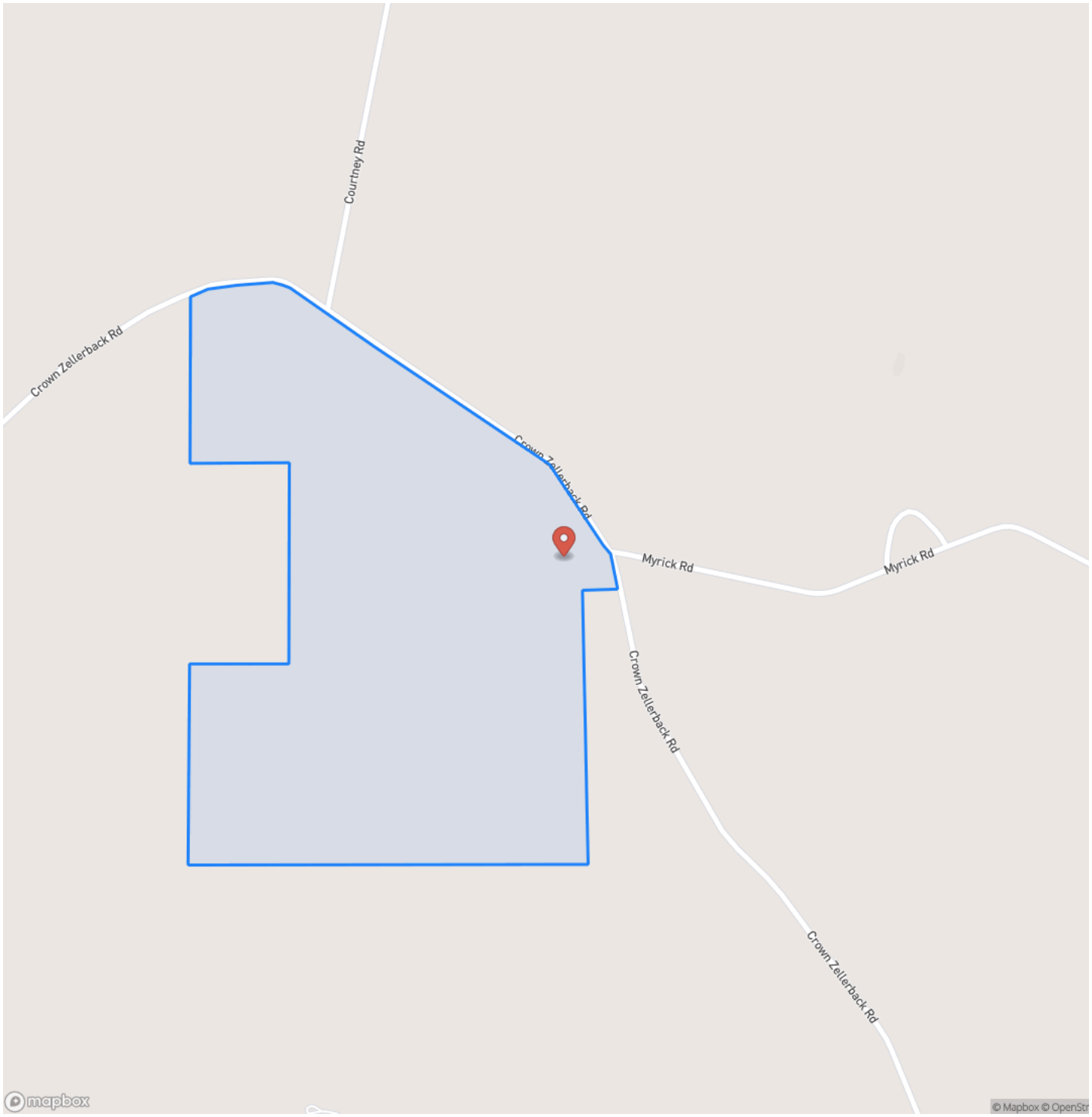




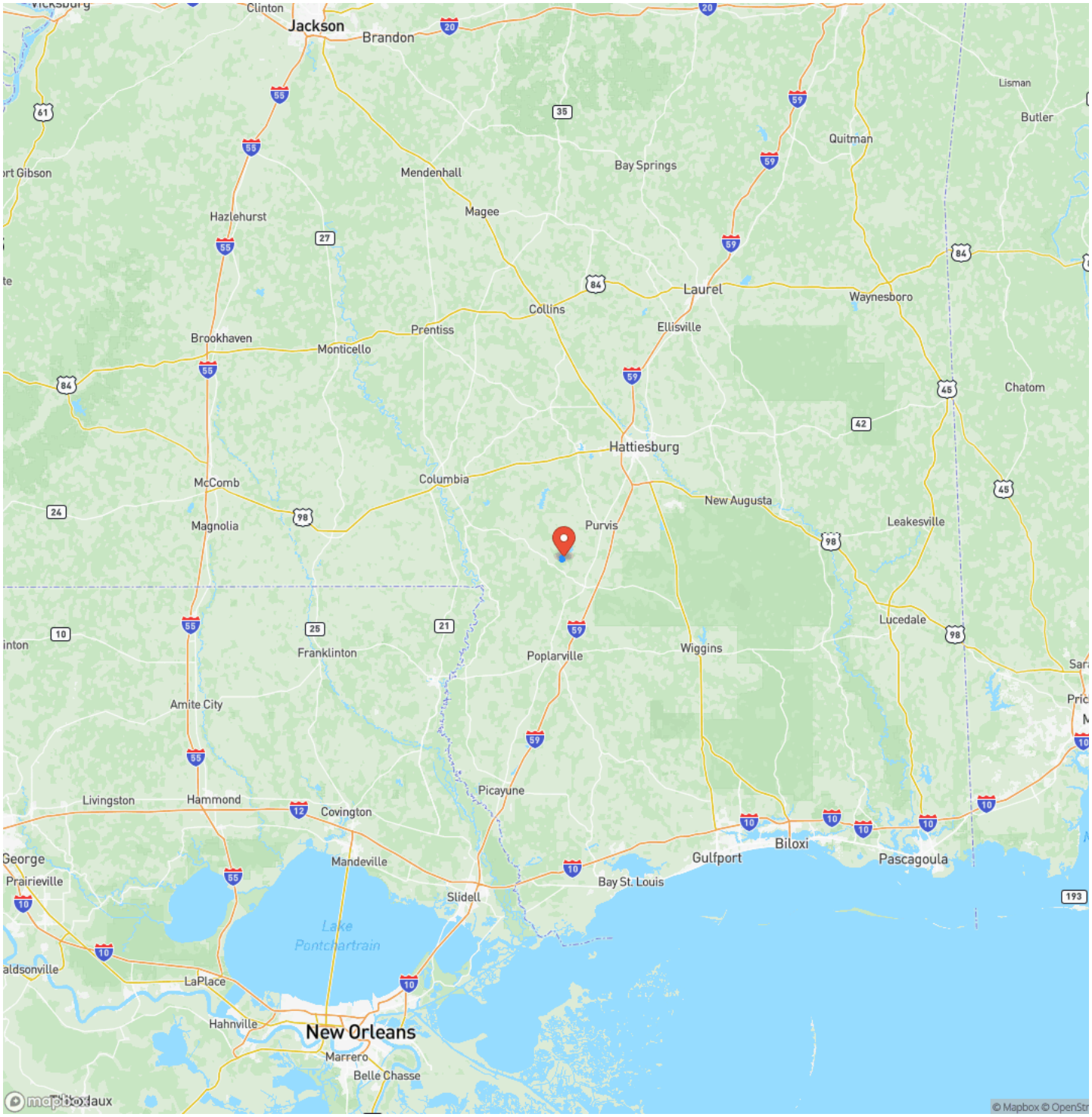




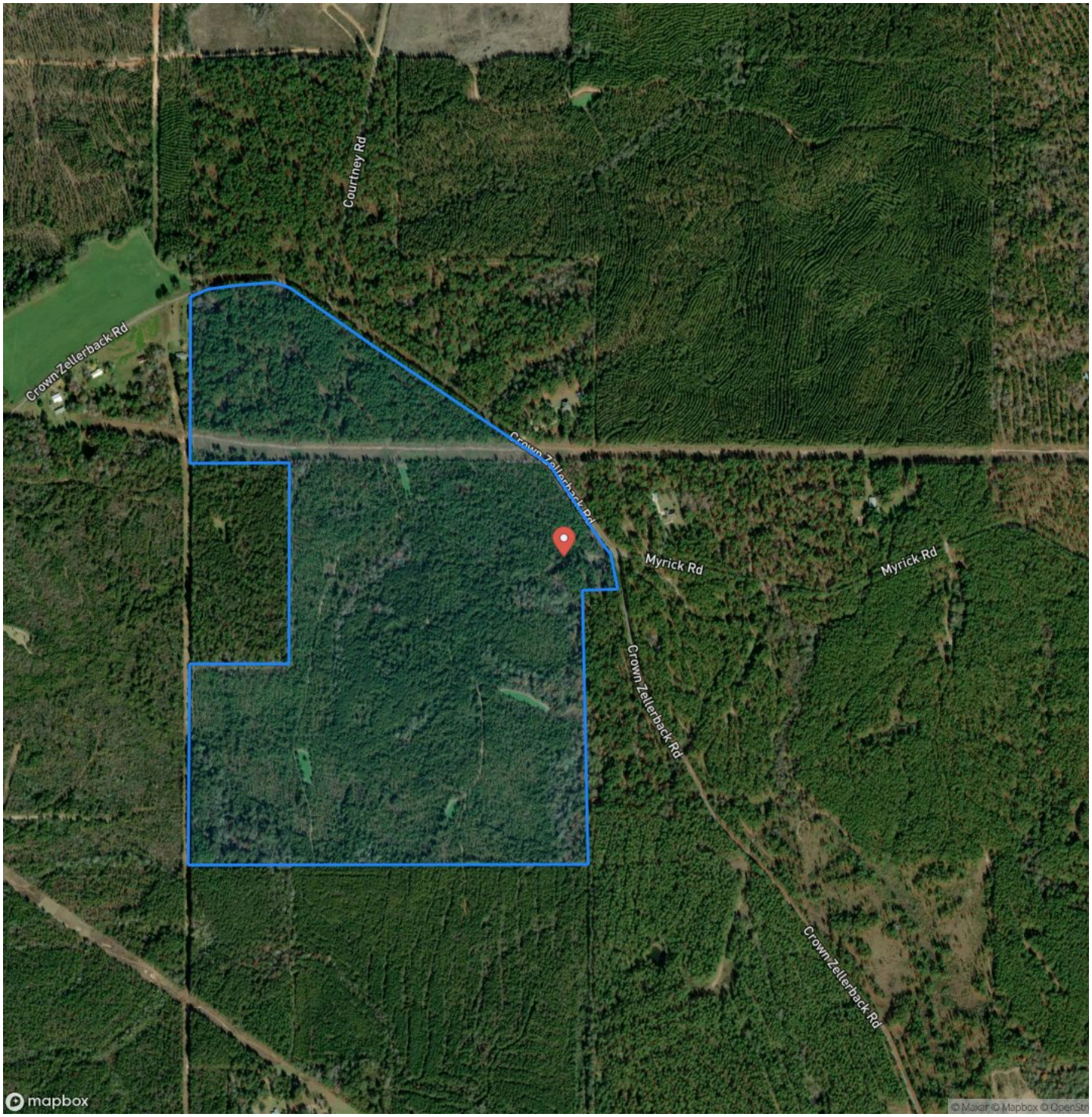
Locator Map


Courtney Rd
Crown Zellerback Rd
Crown Zellerback Rd
Myrick Rd
Myrick Rd
Crown Zellerback Rd
Crown Zellerback Rd
mapbox
© Mapbox © OpenStr

Locator Map


Clinton
Jackson
Brandon
Lisman
Butler
Quitman
Bay Springs
Mendenhall
Magee
Hazlehurst
Laurel
Waynesboro
Collins
Ellisville
Prentiss
Brookhaven
Monticello
Chatom
Hattiesburg
McComb
Columbia
New Augusta
Magnolia
Purvis
Leakesville
Lucedale
Franklinton
Poplarville
Wiggins
Amite City
Picayune
Livingston
Hammond
Covington
Gulfport
Biloxi
Pascagoula
Mandeville
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Slidell
Lake Pontchartrain
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Hahnville
New Orleans
Marrero
Belle Chasse
Prairieville
George
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Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Mark Anderson

Mobile
(601) 596-2207

Email
manderson@americas.land

Address
11 Willow Bend Drive,

City / State / Zip
Hattiesburg, MS 39402

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America's Land Partners
PO Box 1707
Mabank, TX 75147
(800) 560-4143
https://americas.land/