

**91± Acres in Amite County, MS**  
**\$272,545**



**SMALLTOWN**  
**HUNTING PROPERTIES**  
**& REAL ESTATE<sup>SM</sup>**

**Office 769.888.2522**



# Property Profile

## The Homochitto 91

### Location:

- Gloster, MS
- Amite County
- 31± Miles Northwest of McComb

### Coordinates:

- 31.31323, -90.98198

### Property Information:

- 91± Acres
- Blank Slate Ready for Recreational Development
- Natural Regeneration and Some Mature Timber
- Frontage Along Homochitto Road with 2 Entrances in Place
- Frontage Along Homochitto National Forest
- Rocky Branch Creek Flows Along Northern Boundary of Property
- Electricity Available

### Property Use:

- Recreational
- Timberland
- Hunting
- Investment

### Tax Information: 2023 Taxes: Calculated at Closing

- Part of Parcel #: 42-600-17-0000100S



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**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER


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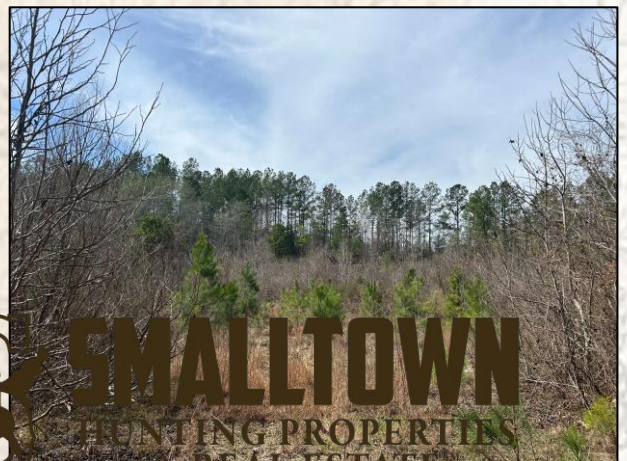
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Welcome to The Homochitto 91 located in northwest Amite County, Mississippi. This 91± acre tract consists of raw land timberland with creek frontage, natural regeneration timberland, and some pockets of standing timber. This place is a blank slate ready for recreational development. The property has approximately 2,500 frontage feet along the west side of Homochitto Road (paved) with two entrances in place. Picking a spot to develop and access the camp area shouldn't be too hard; electricity is available along the road but a well and septic will need to be installed. Rocky Branch Creek flows along the north boundary, making for a great water source and travel corridor for wildlife. The timberland make-up includes approximately 70 acres of natural regeneration timberland that appears to have been cut in 2017/2018 and 21± acres of mature timber. The southern boundary of the property enjoys over 4,000 frontage feet along the Homochitto National Forest, which is 189,000± acres, known for a multitude of outdoor activities including hunting and fishing. This is a great property to develop by making new roads, plots, and a camp area, all while enjoying the public land around you. The location is perfect, being just 31± miles northwest of McComb, MS, 30± miles southeast of Natchez, MS, and 60± miles northeast of Baton Rouge, LA. This tract has been in the same family for many years and is ready for a new owner to come in and make it their own. If you have been looking for a recreational timberland tract with Homochitto National Forest access, call Michael Oswald for your private tour of The Homochitto 91 today.



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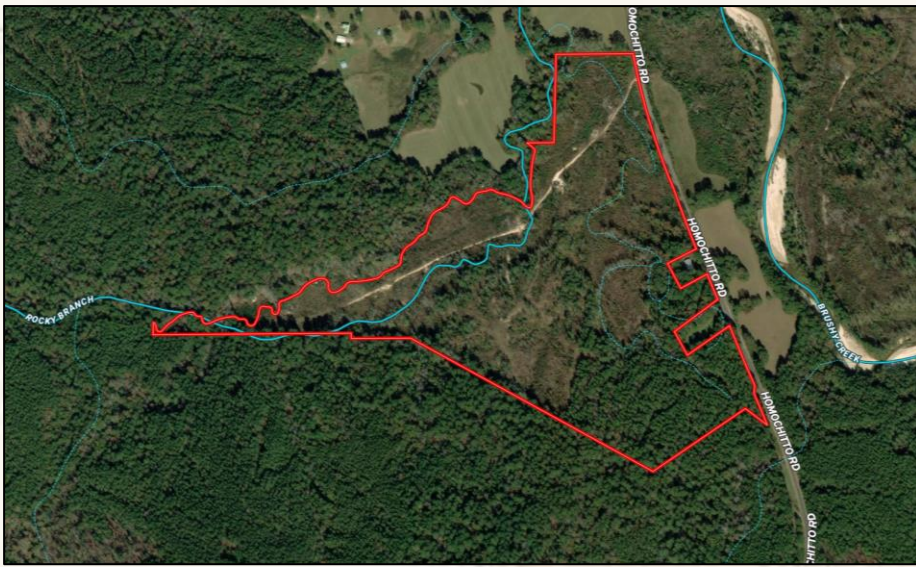
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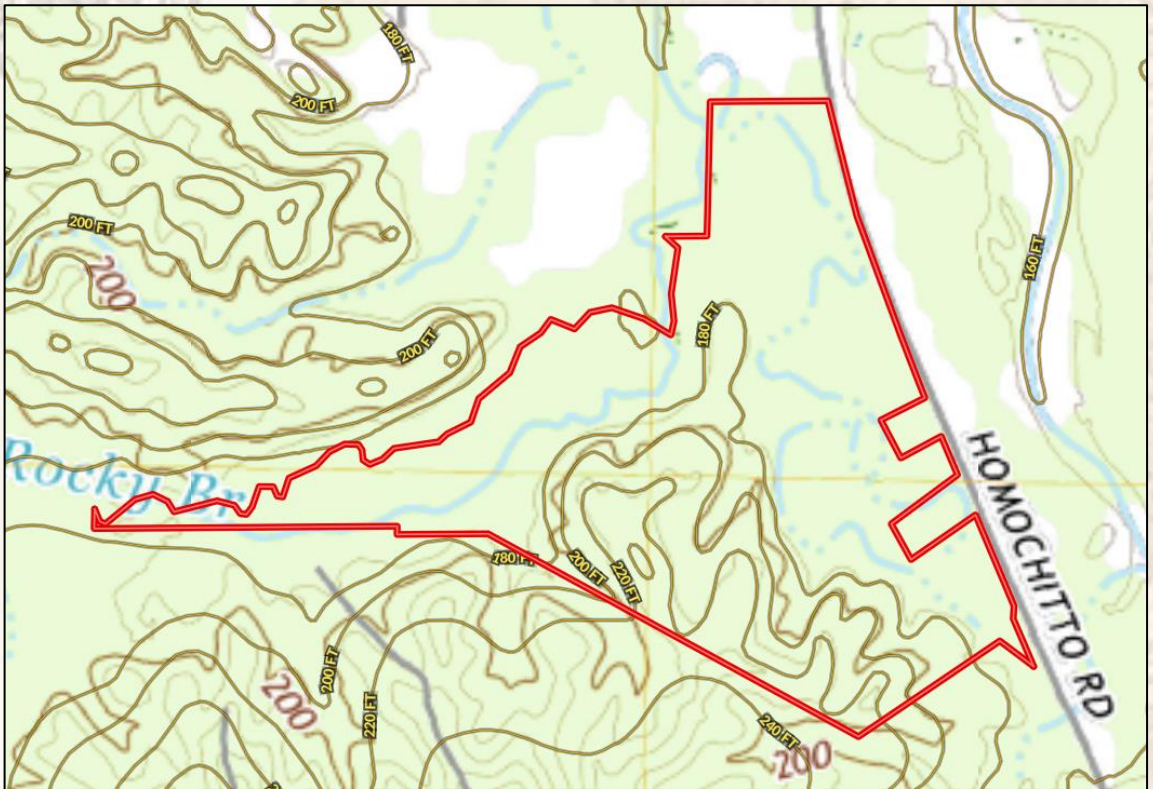
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# Aerial Map & Topo Map



[Land id Link](#)



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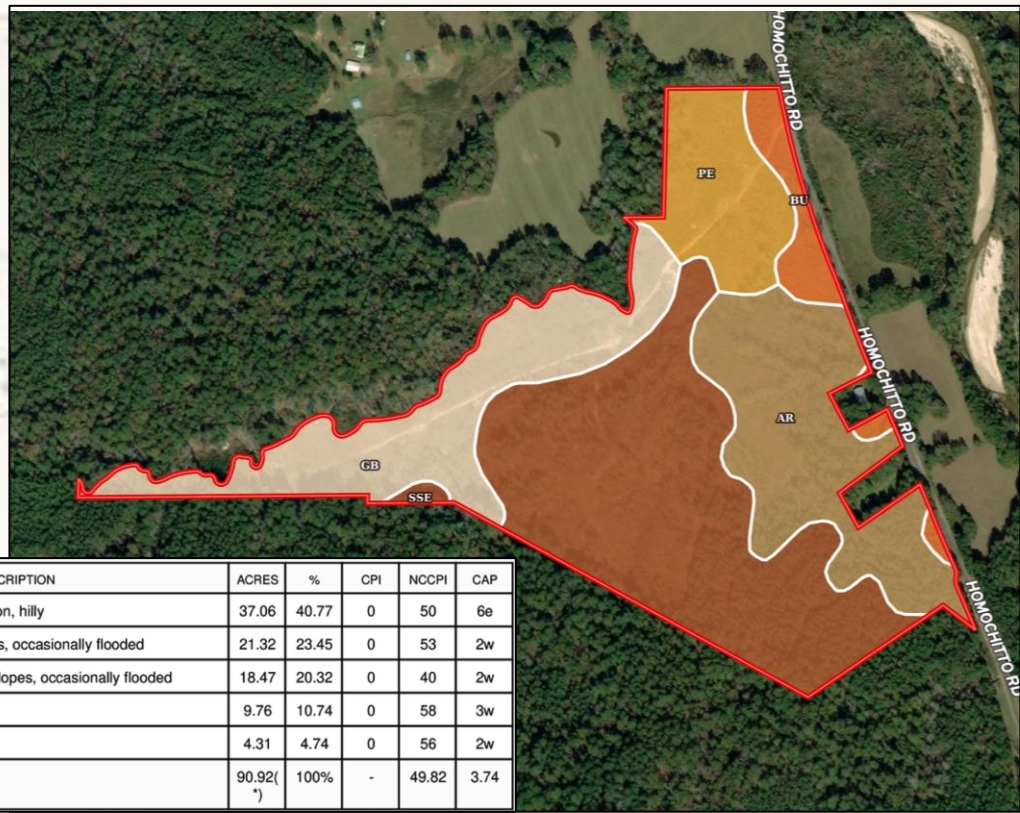
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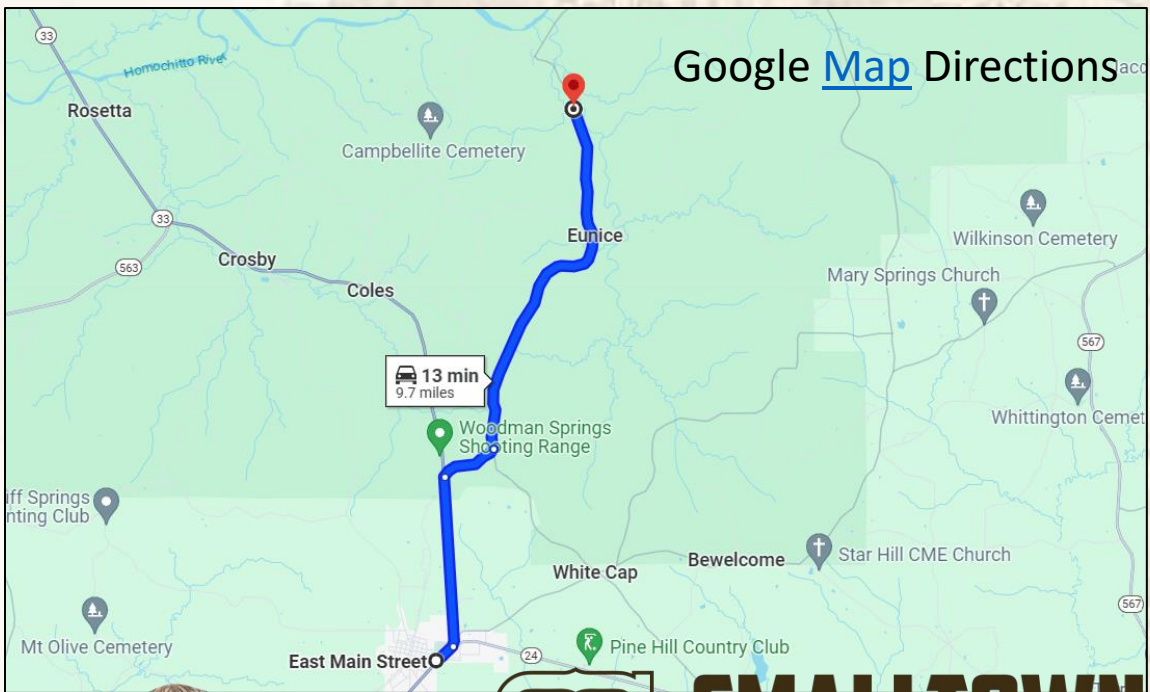
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# Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SSE	Susquehanna-Smithdale association, hilly	37.06	40.77	0	50	6e
Ar	Ariel silt loam, 0 to 2 percent slopes, occasionally flooded	21.32	23.45	0	53	2w
Gb	Gillsburg silt loam, 0 to 2 percent slopes, occasionally flooded	18.47	20.32	0	40	2w
Pe	Peoria silt loam	9.76	10.74	0	58	3w
Bu	Bude silt loam	4.31	4.74	0	56	2w
TOTALS		90.92( )	100%	-	49.82	3.74



Google [Map](#) Directions



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