

**35.9± ACRES**  
**ADAMS COUNTY, MS**  
**\$305,150**



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

**OFFICE (769) 888-2522**



# THE ADAMS 35.9

## PROPERTY PROFILE

### LOCATION:

- Aberdeen Road  
Natchez, MS 39120
- Adams County
- 6± Miles S of Natchez
- 86± Miles N of Baton Rouge, LA

### COORDINATES:

- 31.489899, -91.393365

### PROPERTY USE:

- Investment
- Development
- Recreational
- Hunting

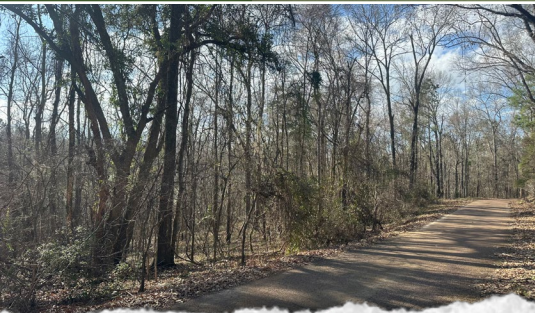
### PROPERTY INFORMATION:

- 35.9± Acres
- Frontage on Aberdeen Road
- Deeded Easement from  
Dunbar Road
- Home Site Opportunities
- Mixed Hardwood Timber
- Pond
- Deer & Small Game
- Utilities Nearby

### TAX INFORMATION:

2023 - \$10.74, \$122.09

- Parcel 0200-0001-0003.21
- Parcel 0200-0001-0003.1



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**BRADEN SMITH**

LAND SPECIALIST

C: 601-757-9193

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[braden@smalltownproperties.com](mailto:braden@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

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

Information is believed to be accurate but not guaranteed.



# WELCOME TO THE ADAMS 35.9

INTRODUCING THE ADAMS 35.9! WHETHER YOU WANT TO INVEST IN LAND WITH POTENTIAL FOR FUTURE GROWTH AND DEVELOPMENT, A PLACE TO CONSTRUCT YOUR DREAM HOME, OR JUST TAKE IN THE BEST OF NATURE, THIS PROPERTY IS WORTH CONSIDERING! The 35.9± acre Adams County, MS tract is ideal for investors and outdoor enthusiasts alike. Situated roughly six miles south of the historic town of Natchez, this neighborhood offers the convenience of a peaceful country setting. The property consists of mixed hardwood timber, and a small pond is on site. With a lengthy history of large bucks and a high density of deer and small game, this tract provides excellent hunting opportunities and recreational adventures. The property is easily accessible from Aberdeen Road, and a deeded easement provides access from Dunbar Road. There are multiple sites that will make for a beautiful homeplace, and utilities are available nearby.

**The Adams 35.9 offers endless options; let your imagination go!**  
**Call Braden Smith today to schedule a private showing!**



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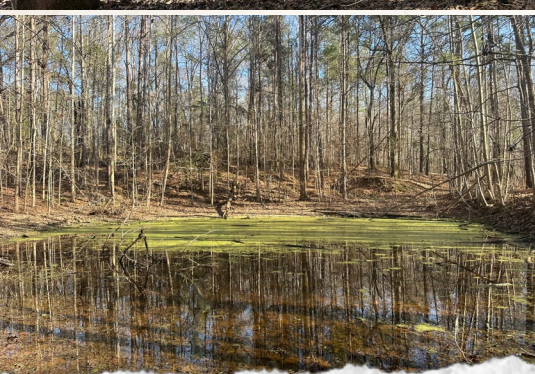
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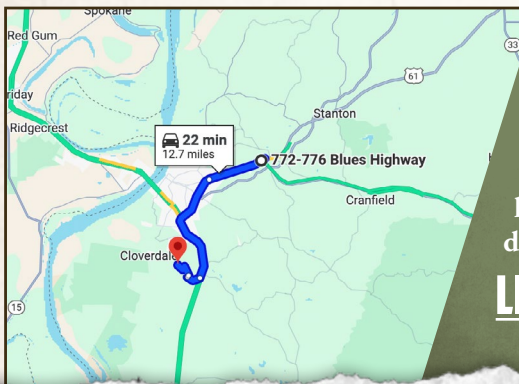
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**land id. LINK**



Directions From the Intersection of US-61 and Hwy 84 in Natchez, MS: Travel 3.4 miles south on US-61 S. Keep left to continue on US-61 S and proceed 6.9 miles. Turn left on Dunbar Road and continue 0.8 miles. Turn left on Sterling Road and in 0.1 miles turn left onto Aberdeen Road. In 1.2 miles, the destination will be on your left.

**LINK TO GOOGLE MAP DIRECTIONS**



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