

# HUNTING TRACT ON THE CHICKASAW RIVER

## 68± Acres in Greene County, MS



**\$238,000**

This 68± acre tract is located on the Chickasaw River in Greene County, MS. This property offers a diverse landscape with approximately 20-25± acres of 4-year-old plantation pines, showcasing the potential for future timber harvests. Additionally, you'll find around 15-20± acres of cypress sloughs that enhance the property's beauty and provide excellent wildlife habitat. One of the key highlights of this property is its riverfront access, complete with a sandbar. This feature opens up opportunities for recreational activities such as fishing, swimming, or simply enjoying the serene on the riverside. During a recent evaluation, the property exhibited abundant wildlife, with sightings of multiple deer and wood ducks in the cypress sloughs. For hunting enthusiasts, the land has cleared areas ready for food plots, making it an ideal location for deer hunting. Take advantage of this incredible opportunity. Contact Colby today to schedule your private viewing and experience the remarkable potential of this Chickasaw River property.



**COLBY  
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REALTOR®

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**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.







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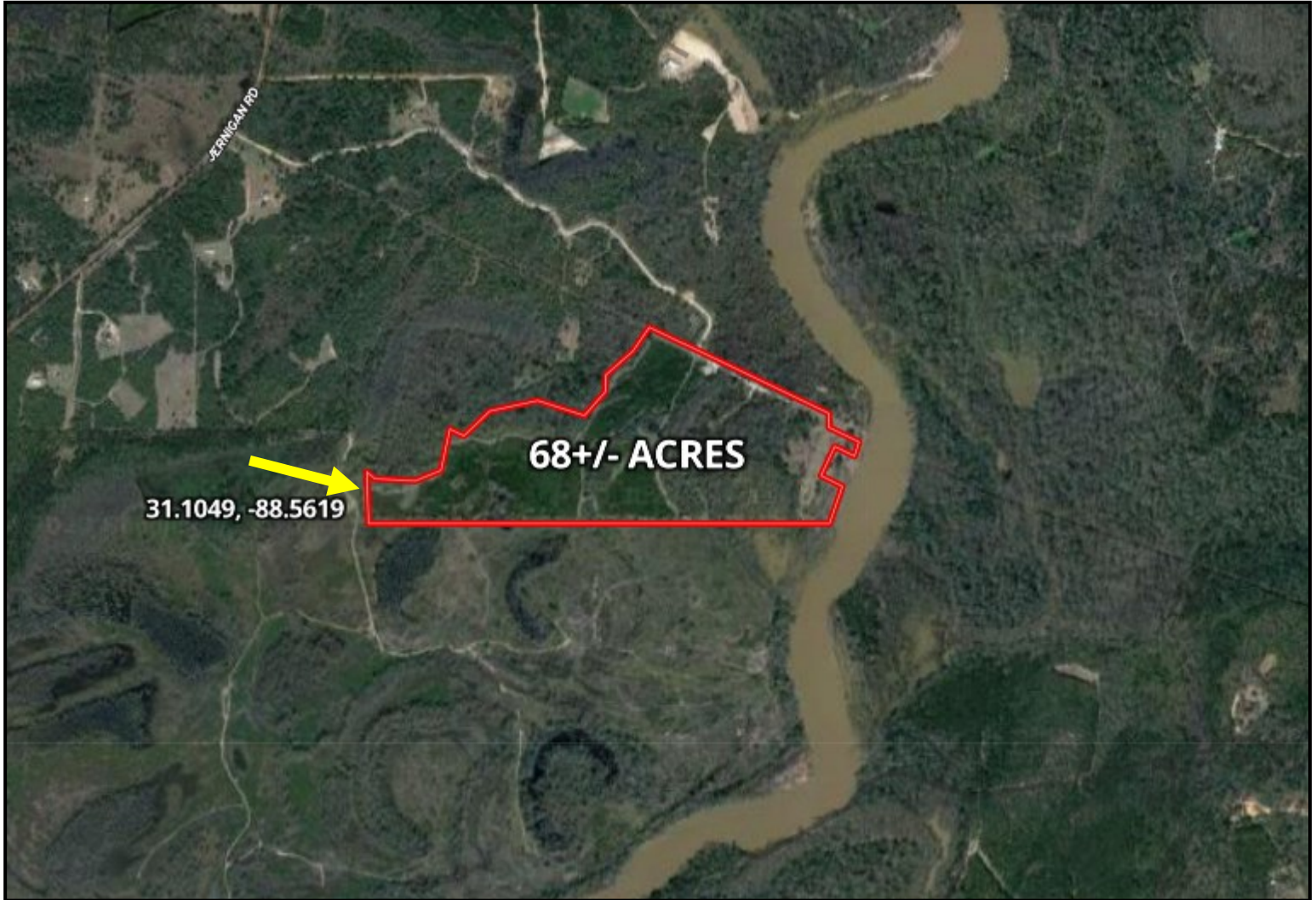
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# AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)



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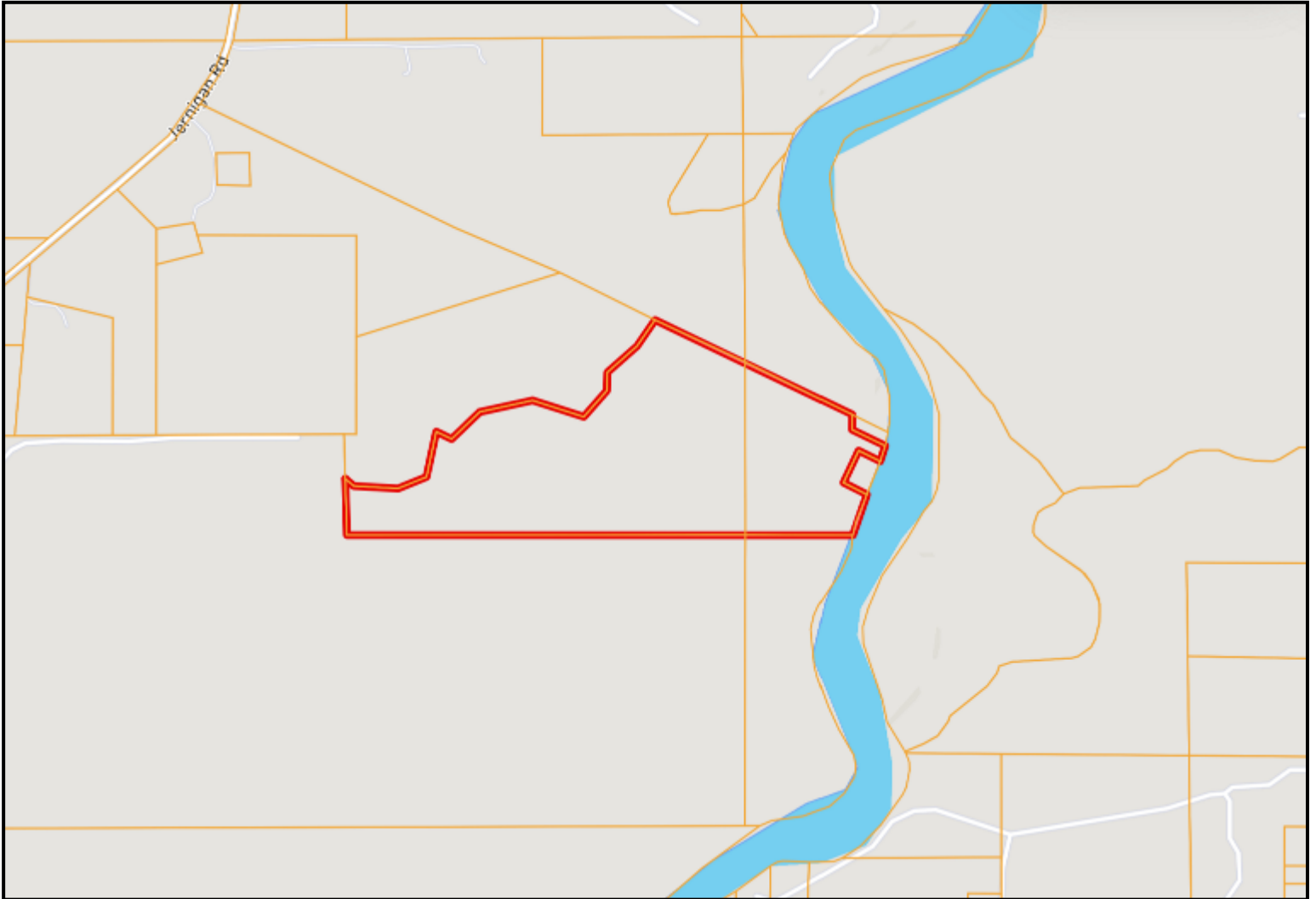
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# OWNERSHIP MAP



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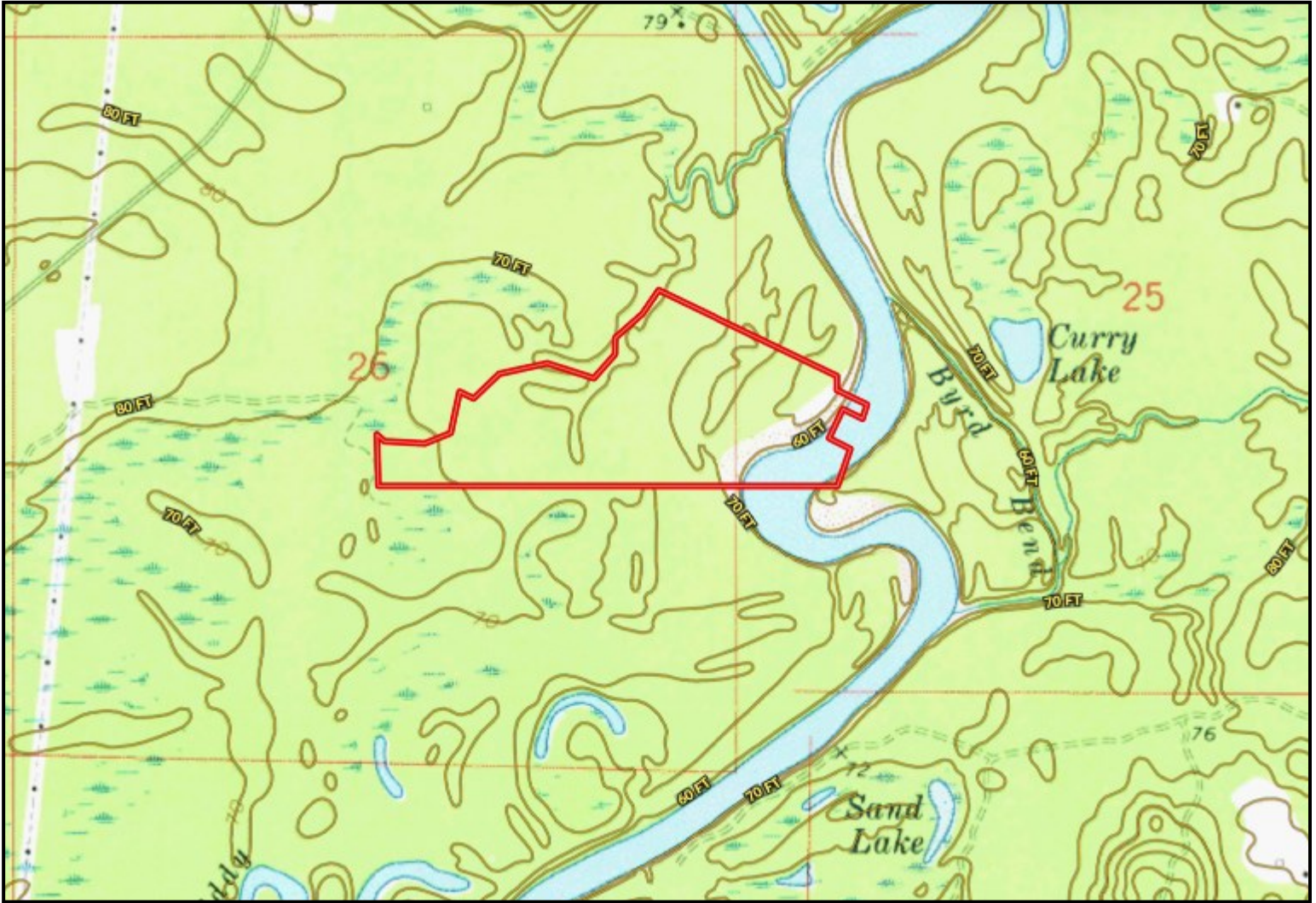
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# TOPOGRAPHY MAP



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# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
JuA	Jena-Una-Mantachie complex, undulating, frequently flooded	68.19	95.22	0	46	5w
DJA	Dorovan and Johnston soils, 0 to 1 percent slopes, frequently flooded	3.42	4.78	0	9	7w



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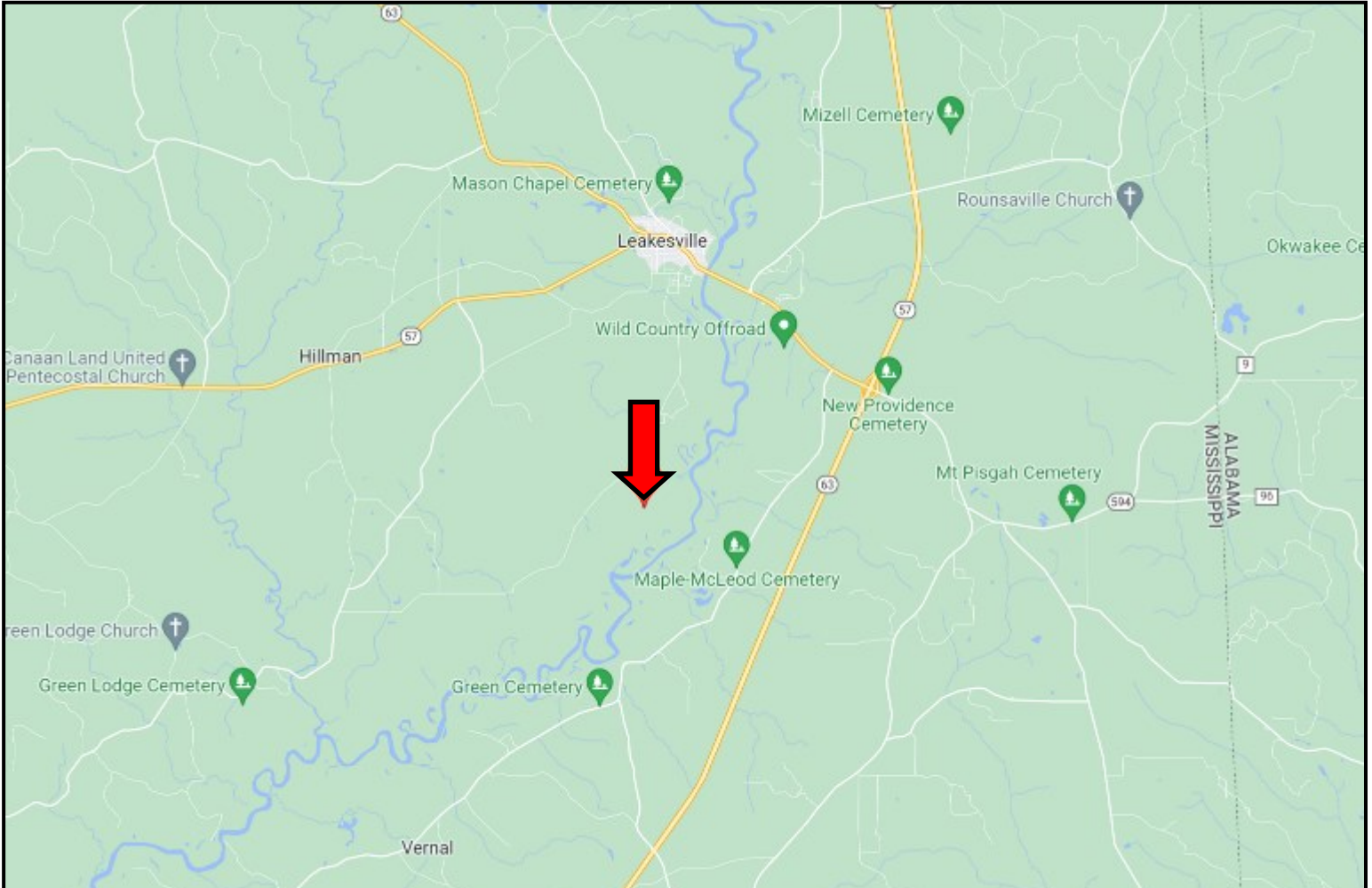
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# DIRECTIONAL MAP



Directions from Hwy 57 and Hwy 63 in Leakesville, MS: Turn right onto Texas Street and travel 0.5 miles. Turn left onto McCloud Road and immediately turn right onto Louisiana Avenue. Continue onto Jernigan Road for 3 miles. Turn left onto Buckley Road. After .7 miles the property entrance will be on your left. [GOOGLE MAP](#)



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