

153 Acre Hunting Tract in Wayne County, Mississippi
39 Highway 510
Waynesboro, MS 39367

\$382,500
153± Acres
Wayne County



153 Acre Hunting Tract in Wayne County, Mississippi
Waynesboro, MS / Wayne County

SUMMARY

Address

39 Highway 510

City, State Zip

Waynesboro, MS 39367

County

Wayne County

Type

Hunting Land

Latitude / Longitude

31.846209 / -88.684785

Acreage

153

Price

\$382,500

Property Website

www.mossyoakproperties.com



153 Acre Hunting Tract in Wayne County, Mississippi Waynesboro, MS / Wayne County

PROPERTY DESCRIPTION

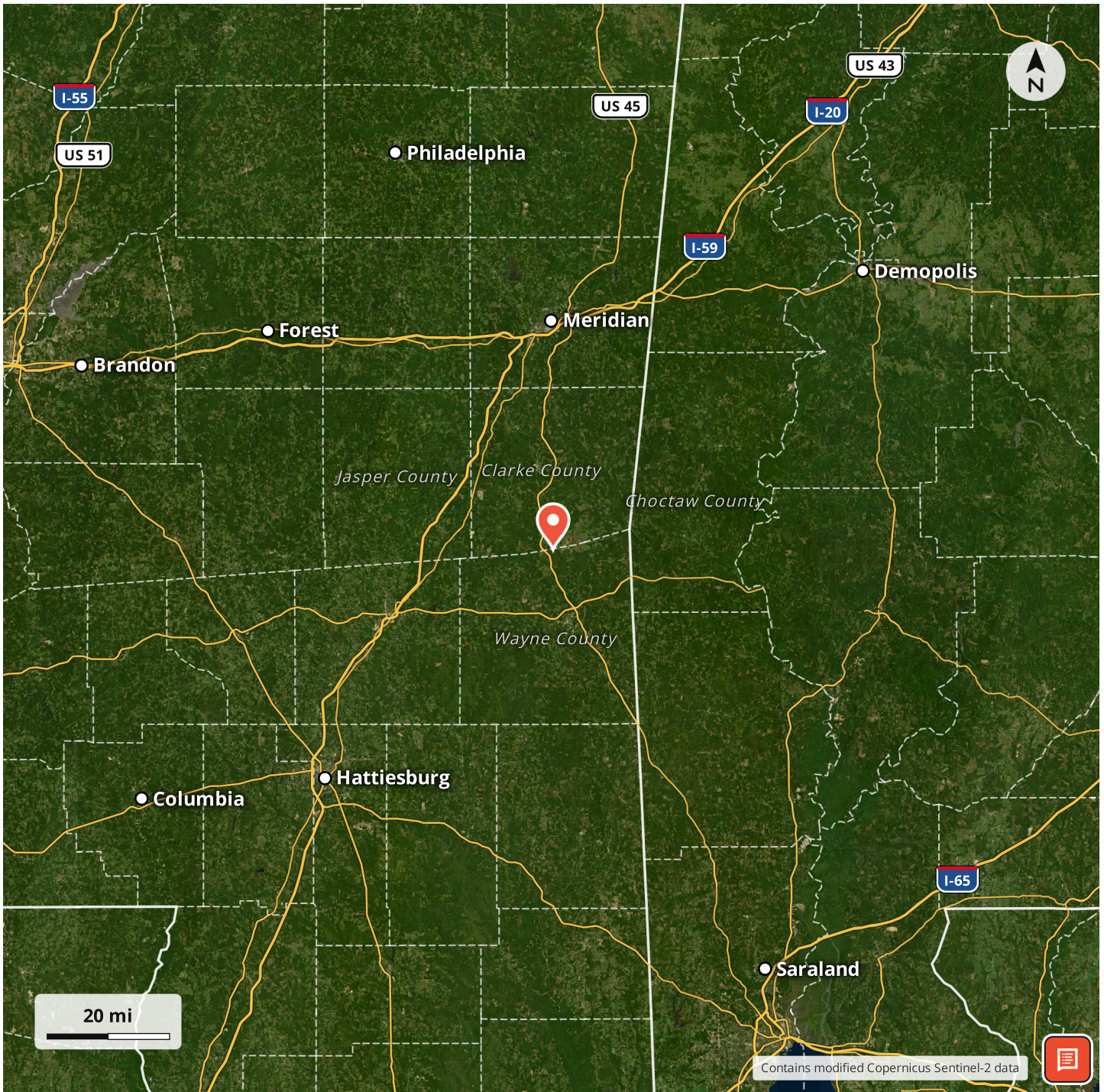
ATTENTION MOBILE AND GULF COAST DEER HUNTERS! The perfect deer hunting place awaits you in Shubuta, Mississippi. Approximately 100 miles from your location, this 153 acre+/- (may vary slightly depending on the exact acreage reserved around residence) is in perfect condition for optimum deer hunting production. All but 25 acres of this tract was cut approximately two (2) years ago leaving approximately four (4) seed trees per acre. The stand was left to regenerate naturally and has done so very well with a good stocking hardwood species, especially red oak. There is also scattered pine regeneration mixed in as well. The tract originally contained three (3) nice food plots, but with the recent timber harvesting operation, there is potential for more. In fact, now is the time for future long-term deer habitat establishment.. Rabbits should abound as well as the habitat is primed. There is a drain running north and south in the center of the property with an old beaver dam crossing almost perfectly in the center of the property. This crossing not only provides access to the east side of the property, but also creates a natural water impoundment to the north providing limited duck hunting (primarily wood ducks) and fishing. The tract immediately to the south was recently clearcut and re-established to pine which will further enhance the deer hunting on this tract with its re-established hardwood and uncut feed trees. A natural stand of mature pine timber is found along the east boundary.

However, if deer hunting is not your entire focus, there is still a window of opportunity to establish pine on this tract thus creating a timber investment for the future and compliment the deer hunting and other recreational opportunities. Also, there is an old, approximately 3,000 square foot house situated on approximately 1.2 acres adjacent to the tract fronting on both State Highway 145 and 510 which could be purchased (if desired) for a camp or renovated into a permanent residence. This house is serviced by Dixie Electric Power Association, Hiwanee Water Association and Chickasawhay Natural Gas District. With or without this house , the tract still has frontage on State Highway 510 and access from the south via Hayes Nute County Road. Don't let this tract getaway, call me, Tom Middleton at [601-597-5727](tel:601-597-5727) for your showing today.

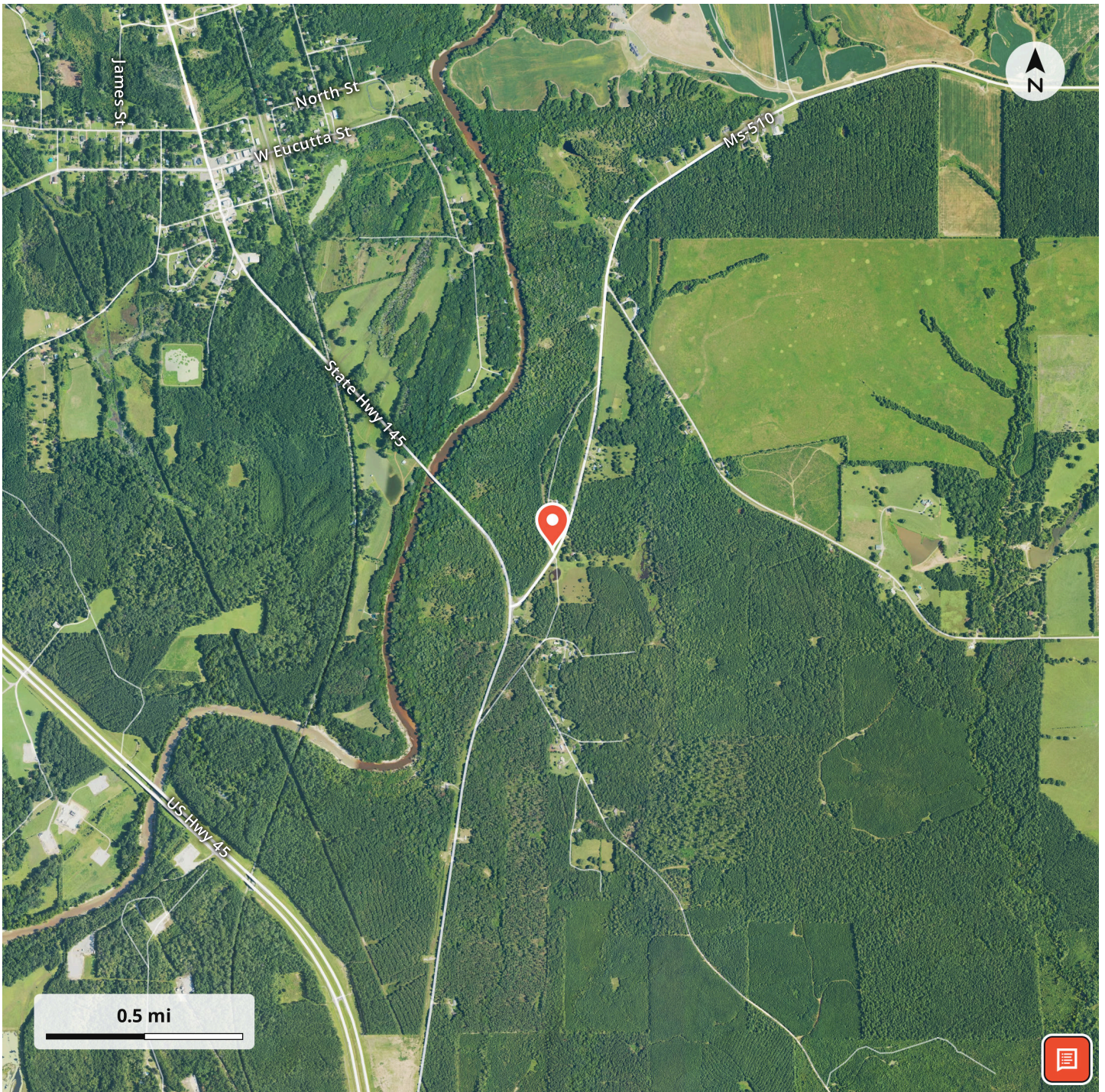
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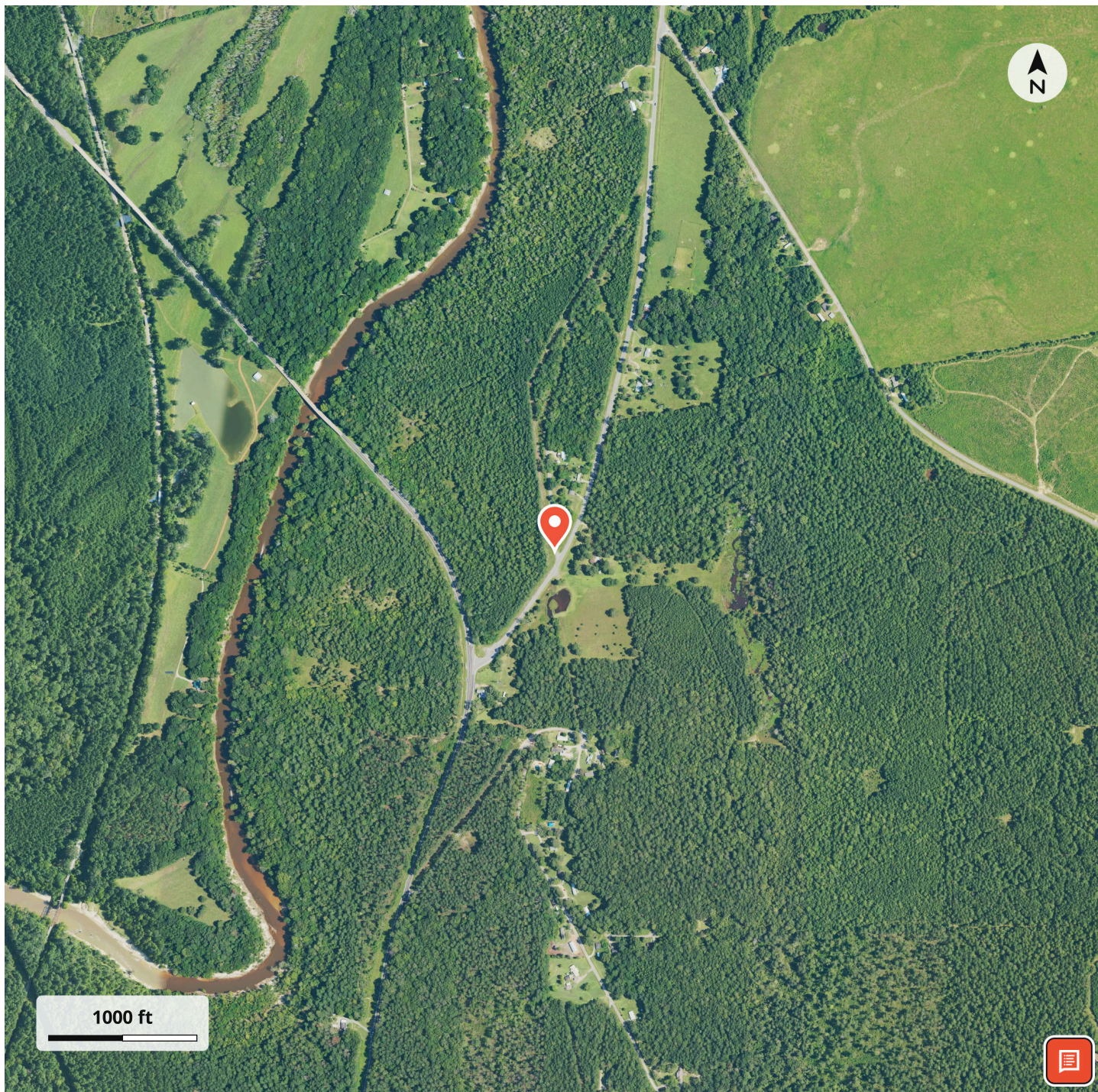
Regional Map



Locator Map



Aerial Map



153 Acre Hunting Tract in Wayne County, Mississippi

Waynesboro, MS / Wayne County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tom Middleton

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Office

(601) 304-0744

Email

tmiddleton@mossyoakproperties.com

Address

112 Main Street

City / State / Zip

Natchez, MS 39120

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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