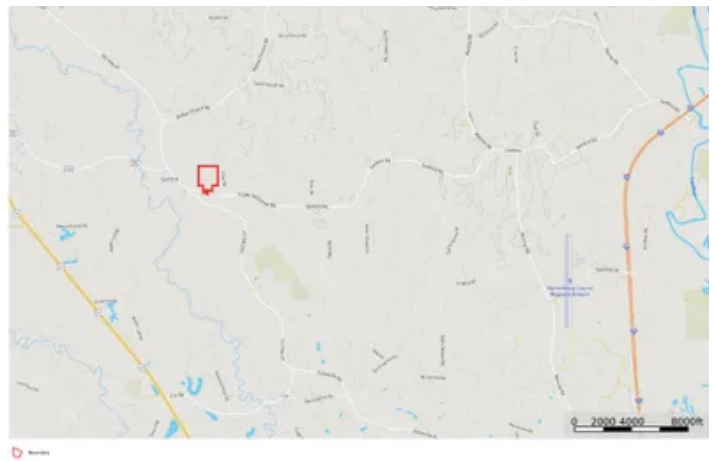


Covington Co. 45 acres
Foster McConnel Rd
Sanford, MS 39479

\$129,000
45± Acres
Covington County



Covington Co. 45 acres
Sanford, MS / Covington County

SUMMARY

Address

Foster McConnel Rd

City, State Zip

Sanford, MS 39479

County

Covington County

Type

Hunting Land, Timberland, Undeveloped Land, Recreational Land

Latitude / Longitude

31.486347 / -89.41833

Acreage

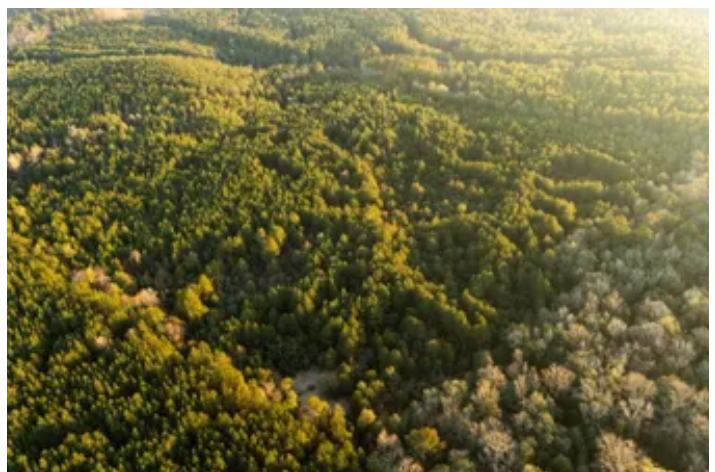
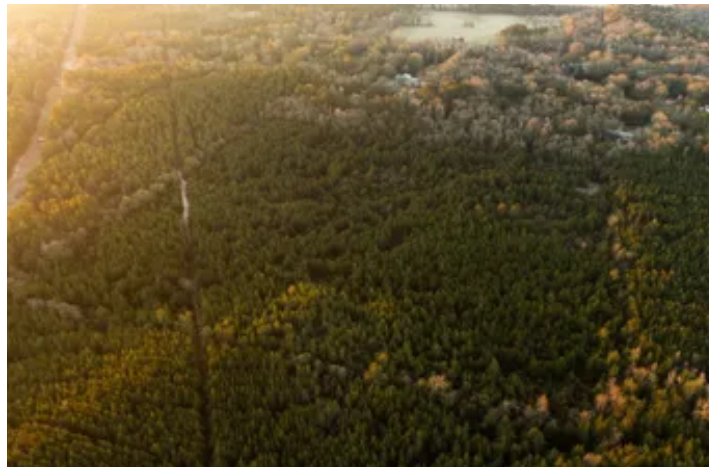
45

Price

\$129,000

Property Website

<https://www.mossyoakproperties.com/property/covington-co-45-acres-covington-mississippi/98573/>



PROPERTY DESCRIPTION

Located just outside of Sanford on Foster McConnel Road, this 45-acre tract is a solid hunting and timber investment with a great layout for deer and turkey habitat.

The property features approximately **40 acres of planted pine timber** and **5 acres of natural regeneration**. About **20 acres are 25-year-old pines**, with another **20 acres in 13-year-old pines**, offering both current value and future upside. The mix of timber ages creates excellent **bedding areas for deer and turkeys**, and turkey sign has already been spotted on the property.

A **gas line runs through the northeast corner**, providing easy access and additional edge habitat, while a **small food plot sits in the southwest corner**, perfect for holding wildlife. With the season shifting gears, this property is ideally set up to finish out deer season and roll right into turkey season.

Conveniently located **just 10 minutes from Seminary** and **17 minutes from North Hattiesburg**, this tract offers the feel of a true hunting property without being far from town.

If you're looking for a manageable-size hunting tract with strong timber, good access, and proven wildlife sign, this one checks a lot of boxes.

Devin Coleman

Licensed in MS

Office: [662-495-1121](tel:662-495-1121)

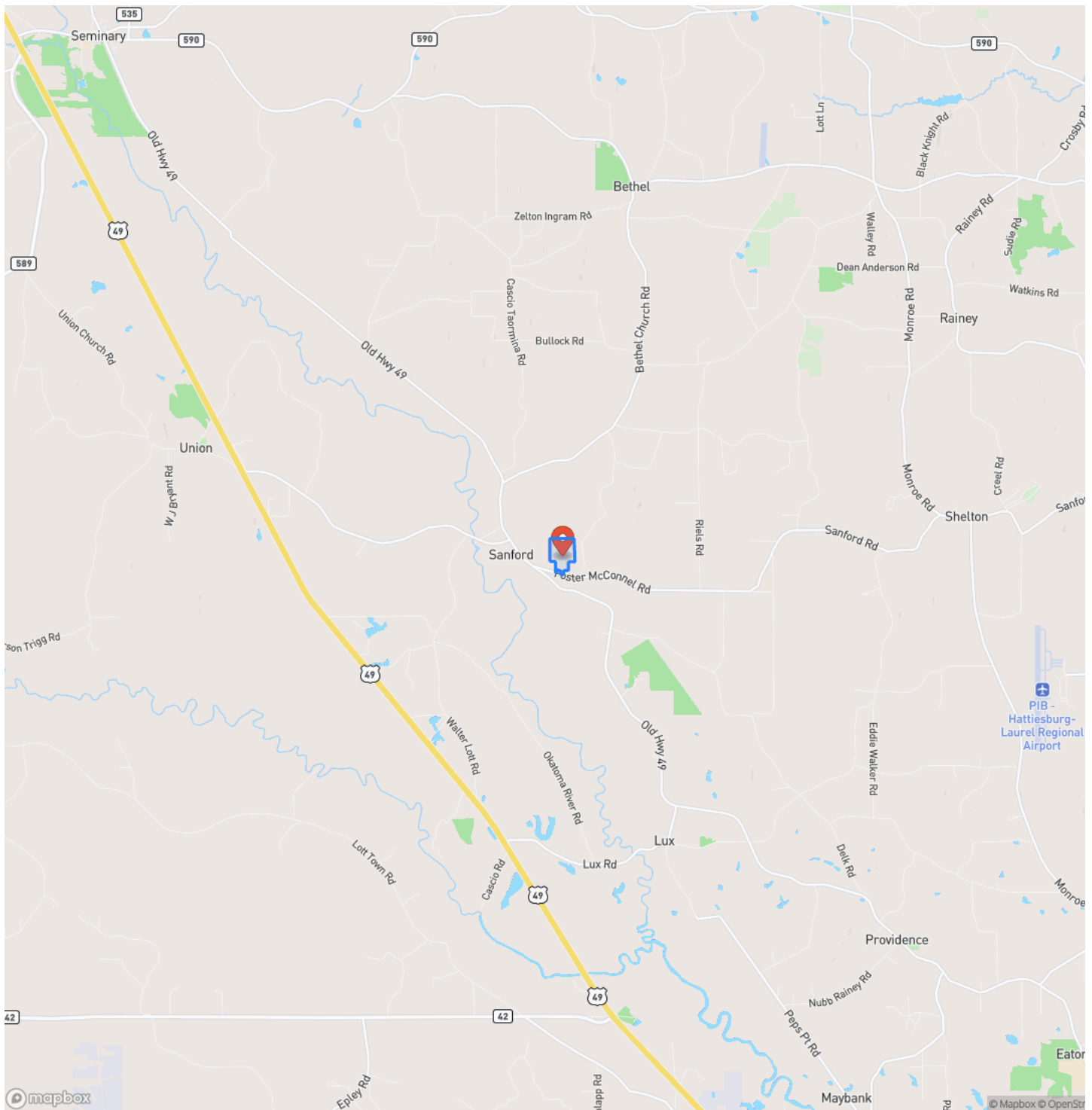
Cell: [601-604-9853](tel:601-604-9853)

Email: dcoleman@mossyoakproperties.com

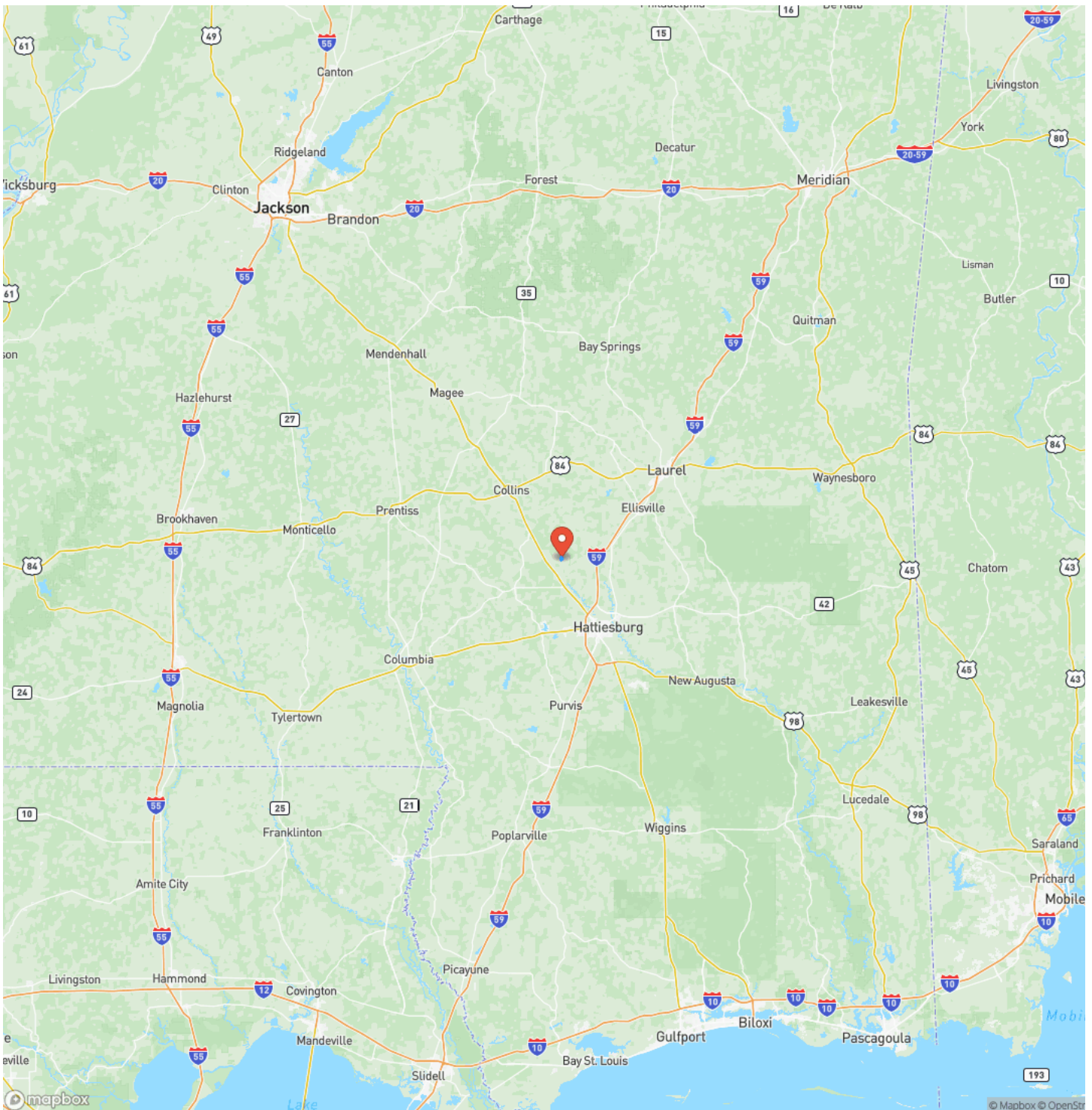
Covington Co. 45 acres
Sanford, MS / Covington County



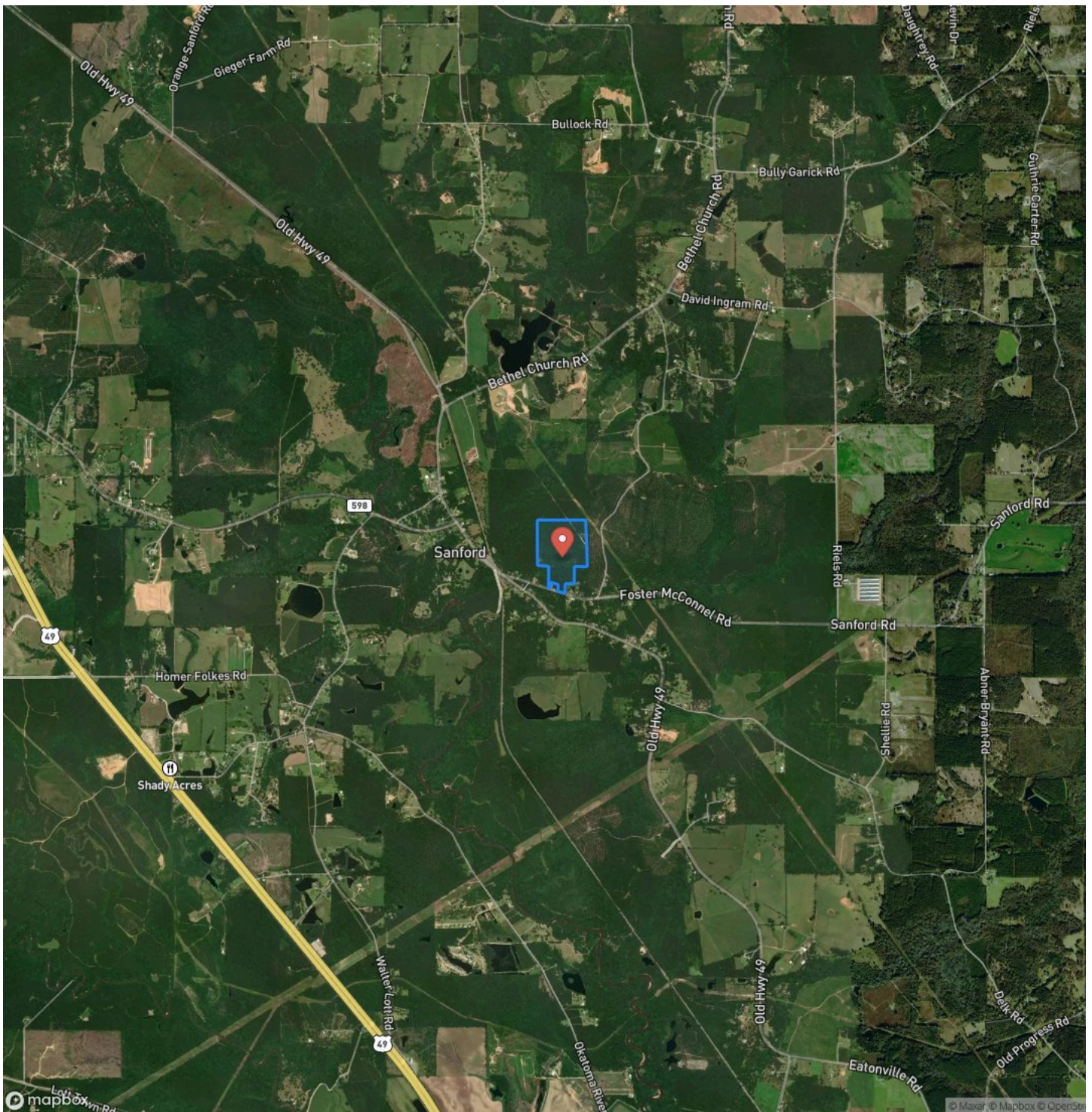
Locator Map



Locator Map



Satellite Map



Covington Co. 45 acres
Sanford, MS / Covington County

LISTING REPRESENTATIVE

For more information contact:



Representative

Devin Coleman

Mobile

(601) 604-9853

Office

(662) 495-1121

Email

dcoleman@mossyoakproperties.com

Address

108 Lone Wolf Drive

City / State / Zip

Madison, MS 39110

NOTES

[illegible]

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.



<https://www.mossyoakproperties.com/>

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.

Mossy Oak Properties Bottomland Real Estate

5795 Highway 45 Alt S

West Point, MS 39773

(662) 495-1121

<https://www.mossyOakproperties.com/>

