



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

40± ACRES WITH A CABIN
PEARL RIVER COUNTY, MS
\$289,500



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE PEARL RIVER 40

PROPERTY PROFILE

LOCATION:

- 168 Adams Werner Road
Poplarville, MS 39470
- Pearl River County
- 18.6± Miles W of Poplarville, MS
- 49.8± Miles NW of Picayune, MS
- 57± Miles SW of Hattiesburg, MS
- 3.1± Miles E of Bogalusa, LA
- 47.5± Miles N of Slidell, LA
- 76.3± Miles N of New Orleans, LA

COORDINATES:

- 30.79375, -89.81924

TAX INFORMATION:

2024

- Parcel - 3-18-4-17-000-000-0200
\$588.37
- Parcel - 3-18-4-17-000-000-0100
\$52.42
- Parcel - 3-18-4-17-000-000-0301
\$1394.11

PROPERTY USE:

- Hunting/Fishing
- Recreational
- Residential
- Investment

PROPERTY INFORMATION:

- 40± Total Acres
- 3.5± Acre Pond
- 2 Bedroom/1 Bath Cabin
with a Loft
- Wooded
- Frontage on the Pearl River
- Shed
- Food Plots



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DEWAYNE ATKINSON

LAND SPECIALIST

C: 601-832-3075

O: 769-888-2522

dewayne@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE PEARL RIVER 40

WELCOME TO THE PEARL RIVER 40, A HUNTING AND RECREATIONAL PROPERTY OFFERING A RARE COMBINATION OF SPACE, WATER ACCESS, AND PRIME WILDLIFE HABITAT. This 40± acre tract in Pearl River County, MS, ensures privacy from neighboring camps.

Enjoy the two-bedroom, one-bath cabin with a loft—the perfect retreat! Step onto the covered porch and take in the views of the Pearl River, where deer, ducks, and other wildlife are frequent visitors. When it comes to fishing, you've got options—a private 3.5± acre pond serves as your personal fishing hole, a peaceful alternative to the public waters of the river. Whether casting a line in the pond, exploring the property's food plots, or utilizing its road system, there are endless ways to enjoy the outdoors.



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MORE ABOUT THE PEARL RIVER 40

Bordering Old River WMA (15,091± acres) and just nine miles from the Bogue Chitto National Wildlife Refuge (36,000± acres), this property provides access to vast public hunting lands. A public boat ramp on the Louisiana side of the river, roughly six miles south, makes it convenient to launch and explore the waterways. Situated across the river from Bogalusa, LA, and within reach of Hattiesburg, MS, and New Orleans, LA, this place is well-located for both convenience and an escape.

**Contact Dewayne Atkinson today to schedule
a private showing of the Pearl River 40.**



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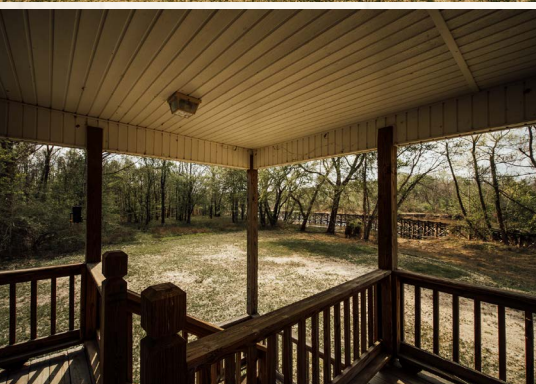
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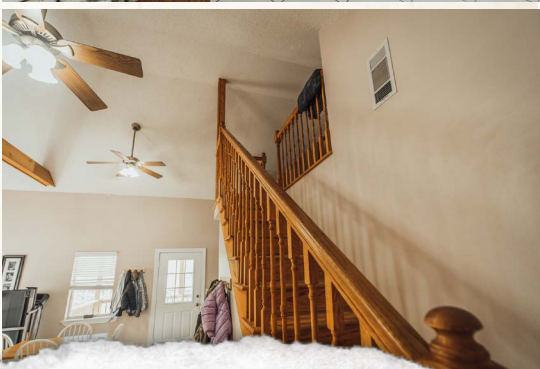
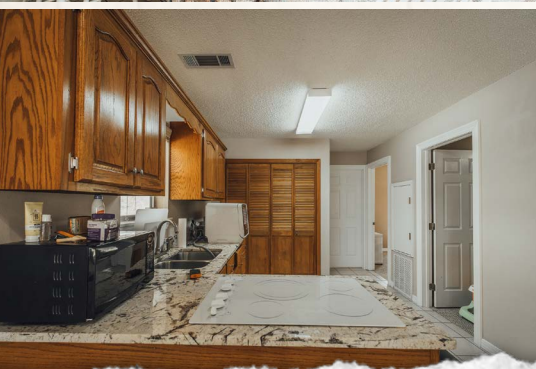
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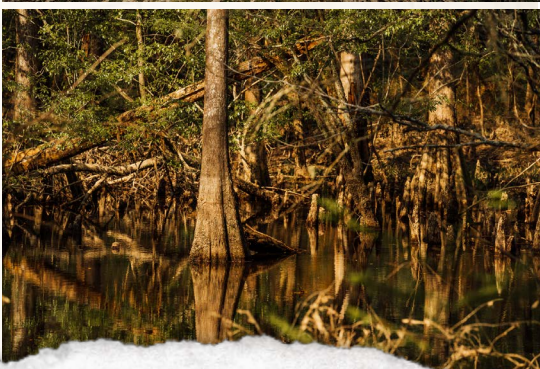
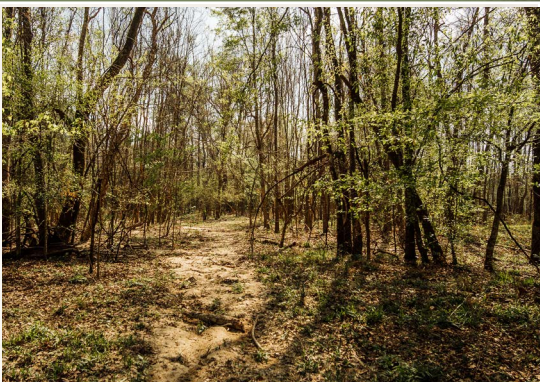
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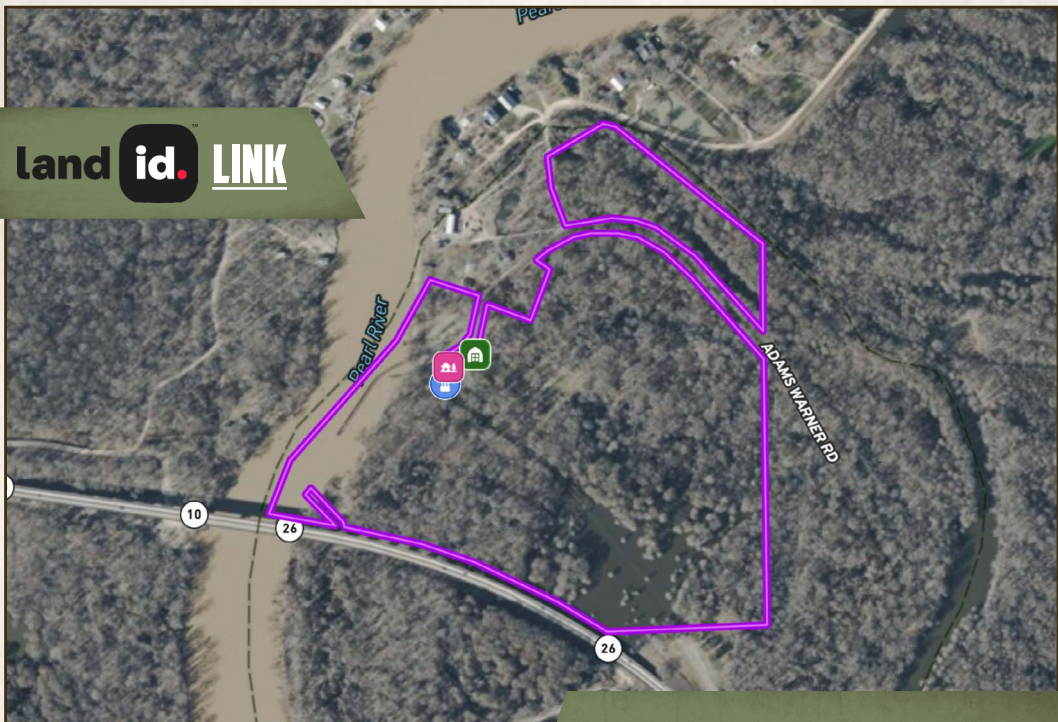
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land id. LINK



Directions From Bogalusa, LA:
Travel 112 feet south on N Columbia Street toward Louisiana Avenue. Turn left at the 1st cross street onto LA-10 E/Louisiana Ave and proceed 1.7 miles. Continue onto MS-26 E for 0.6 miles. Turn left onto Adams Warner Road and proceed 0.8 miles. Arrive at the destination.

LINK TO GOOGLE MAP DIRECTIONS



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