



21± ACRES
JEFFERSON COUNTY, MS
\$99,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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

THE JEFFERSON 21

PROPERTY PROFILE

LOCATION:

- Poplar Hill Road
Fayette, MS 39069
- Jefferson County
- 50 Miles W of Brookhaven
- 30 Miles N of Natchez
- 100 Miles N of Baton Rouge, LA
- 180 Miles N of New Orleans, LA

COORDINATES:

- 31.76610, -91.10195

TAX INFORMATION:

- 2025: \$109

PROPERTY USE:

- Recreational
- Timber Investment
- Potential Home Site

PROPERTY INFORMATION:

- 21± Total Acres
- Mature Hardwoods & Pines
- Paved Road Frontage
- Seasonal Creek
- Deer, Turkey, & Small Game
- Utilities Available



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BRADEN SMITH

LAND SPECIALIST

C: 601-757-9193

O: 769-888-2522

braden@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

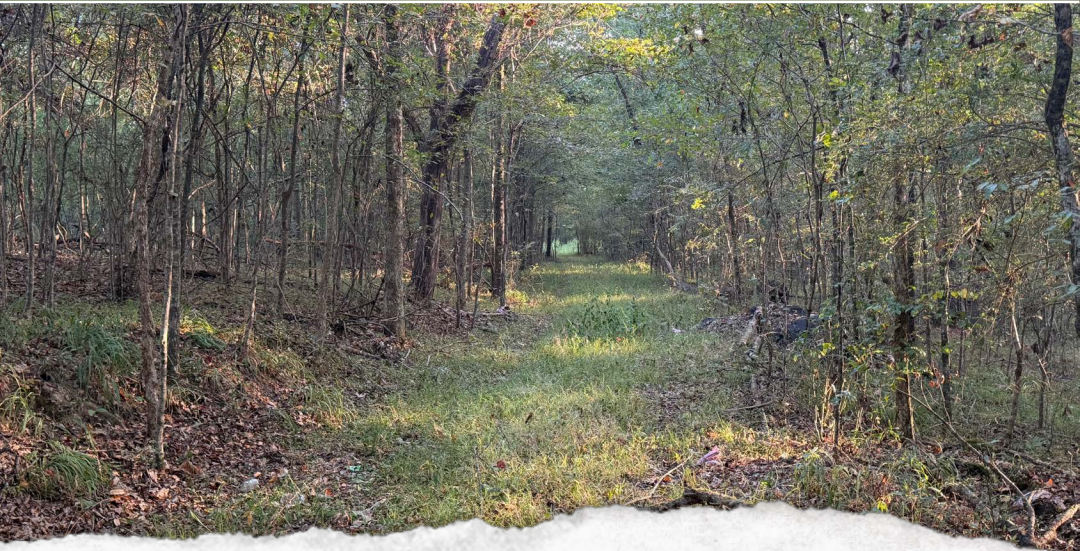
WELCOME TO THE JEFFERSON 21

WELCOME TO THE JEFFERSON 21, LOCATED NEAR FAYETTE, MISSISSIPPI. The 21± acre tract is just west of Highway 61 and east of the historic Natchez Trace in a sought-after hunting area. With paved road frontage on Poplar Hill Road and available utilities, the land offers a great starting point to develop the property your own way.

A high ridge runs the length of the tract before dropping into a creek bottom toward the back, where a seasonal creek adds to the property's character. Mature hardwoods and pines cover the land, and the mix of timber and terrain creates several good hunting spots.

Raw and ready for your plans, the Jefferson 21 offers the opportunity to create your own hunting spot and a place to bring the family. Small-acreage tracts in this part of Jefferson County are a rare find; act fast!

**Contact Braden Smith today to schedule a personal tour
and experience #TheSmallTownWay!**



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TOPOGRAPHY MAP



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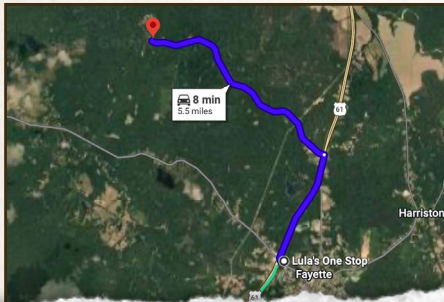
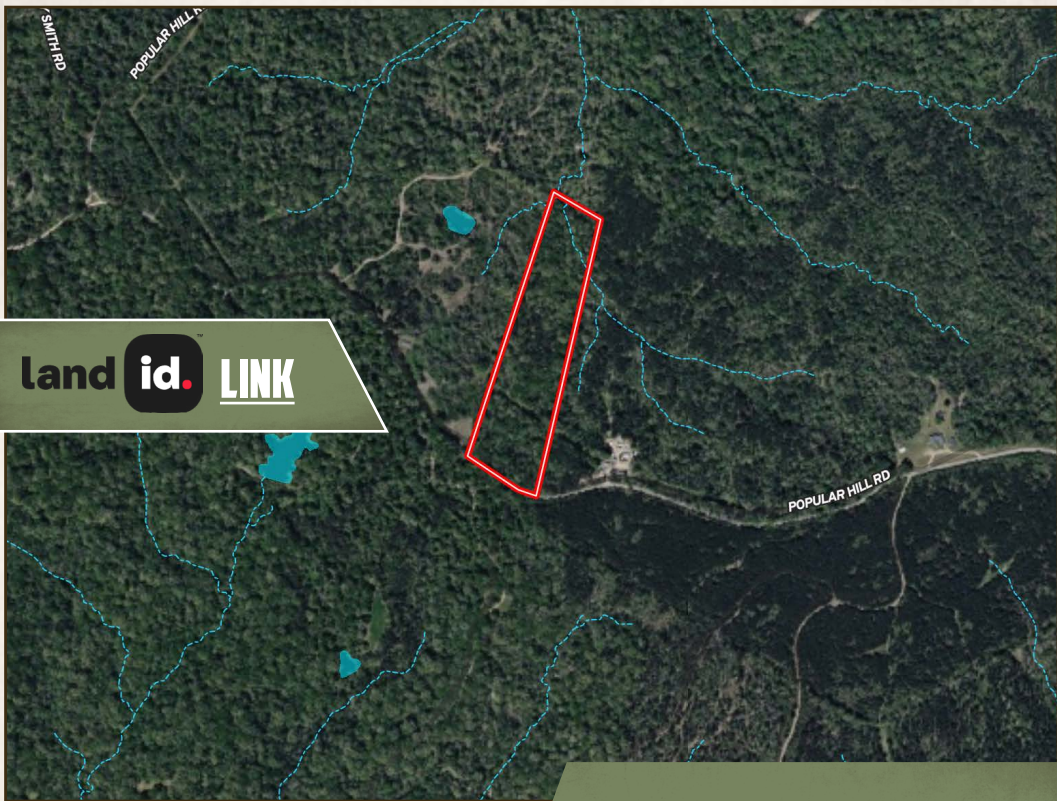
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Directions From Lula's One Stop in Fayette, MS: Travel 344 feet west on River Road/Rodney Road. Turn right on US-61 North and travel 1.8 miles. Turn left on Poplar Hill Road and proceed 3.6 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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