86.40± ACRES
JEFFERSON DAVIS COUNTY, MS

$258,750



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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THE JEFFERSON DAVIS 86.40

PROPERTY PROFILE

LOCATION:

- George Deen Road
  Bassfield, MS 39421
- Jefferson Davis County
- 5± Miles NE of Bassfield
- 35± Miles NW of Hattiesburg
- 150± Miles NE of New Orleans, LA

COORDINATES:

- 31.533015, -89.692025

TAX INFORMATION:

- Tax Year 2025
- Parcel: 1-066-27-035-00, $96
- Parcel: 1-066-34-001-00, $166
- Parcel: 1-066-34-002-00, $11
- Parcel: 1-065-35-017-00, $72
- Parcel: 1-065-35-018-00, $21

PROPERTY USE:

- Hunting
- Recreational
- Timber Investment
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 86.40± Surveyed Acres
- Thinned Pine Plantation
- Internal Trail System
- Seasonal Ditches
- Hardwood Draws
- 3 Small Ponds
- Old Barn





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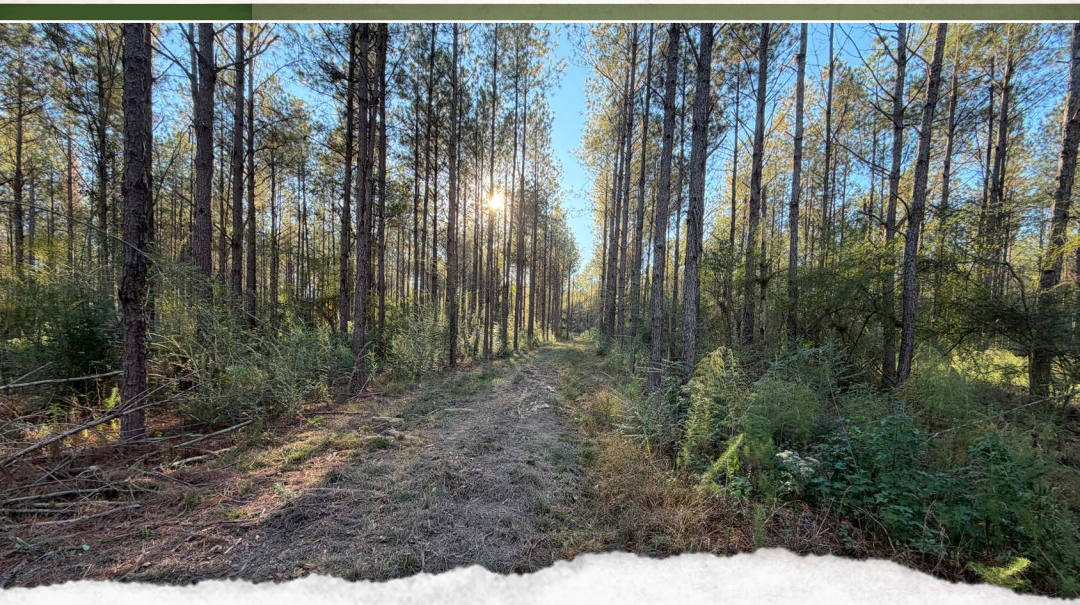
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WELCOME TO THE JEFFERSON DAVIS 86.40

WELCOME TO THE JEFFERSON DAVIS 86.40. Located approximately five miles northeast of Bassfield in Jefferson Davis County, Mississippi, this surveyed 86.4± acre property offers a great combination of timber, wildlife habitat, and recreational opportunities. The property is situated just 35± miles northwest of Hattiesburg and 150 miles northeast of New Orleans, Louisiana, with road frontage along George Deen Road and North Williamsburg Road. The land features gently rolling topography with approximately 15-year-old pine plantation that was thinned in the spring of 2026 to a basal area of approximately 70. With an excellent site index for loblolly pine, the property offers strong timber-growing potential for years to come. Hardwood draws follow the seasonal drainages, adding diversity to the landscape and providing additional wildlife habitat. Three small ponds are scattered throughout the property, offering potential fishing opportunities while also serving as water sources for deer, turkey, and other wildlife. With the recent thinning, a properly managed prescribed burning program could further improve the wildlife habitat by encouraging native grasses and other beneficial vegetation. This would provide additional food and cover for deer, turkey, and other wildlife.





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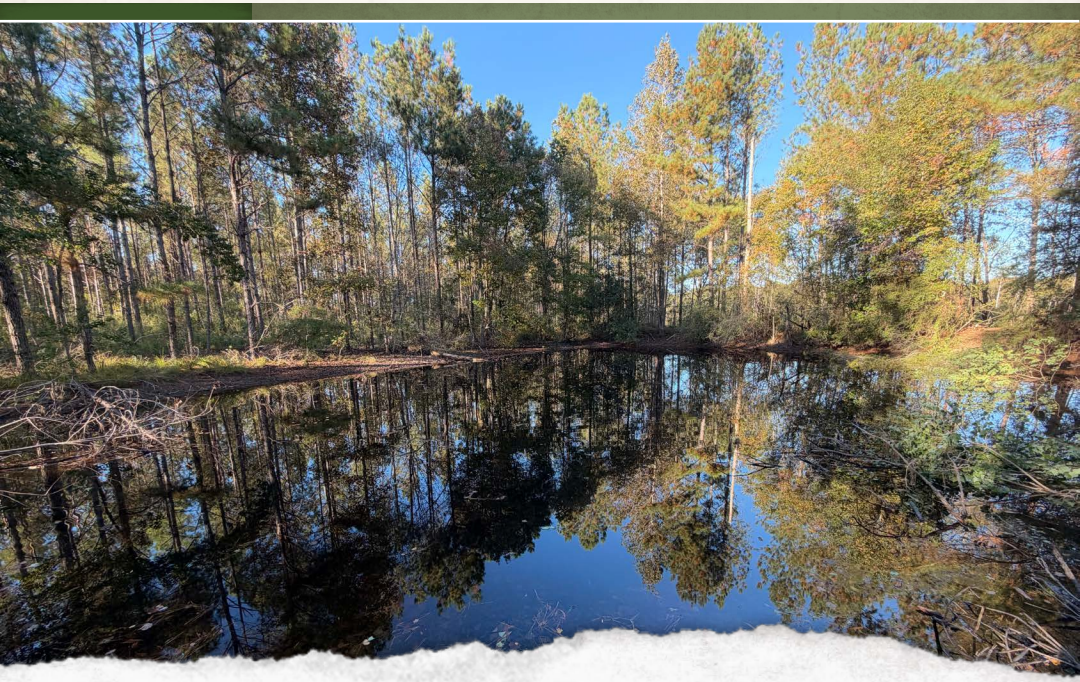
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MORE ABOUT THE JEFFERSON DAVIS 86.40

An established internal trail system helps access a large portion of the Jefferson Davis 86.40. One of the standout features is the 1,500± feet of pipeline right-of-way that provides an excellent opportunity to establish a large food plot or hunting setup. An old barn is also located on the property and could provide shelter for equipment and storage.

Whether you're looking for a deer and turkey hunting property, a weekend getaway, or a place to build, the Jefferson Davis 86.40 offers several possibilities. Utilities are available along the road, but availability and connections should be verified by the buyer.

Call Adam Hester today to schedule a private showing and experience #TheSmallTownWay!





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86.40± ACRES JEFFERSON DAVIS COUNTY, MISSISSIPPI










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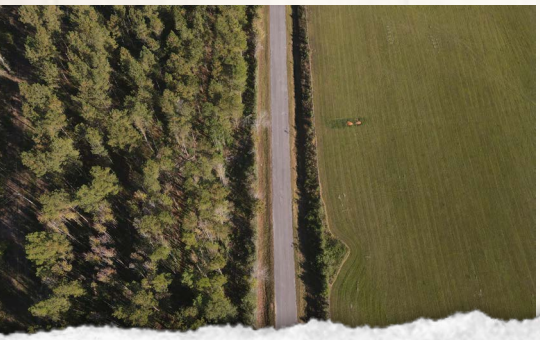
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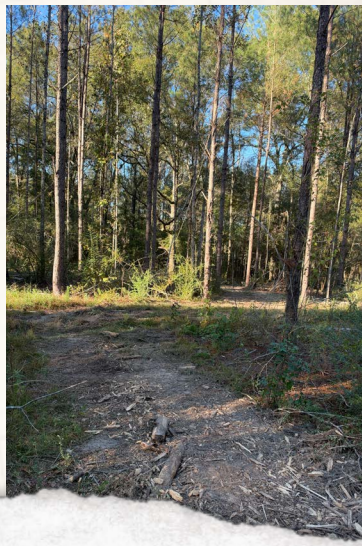
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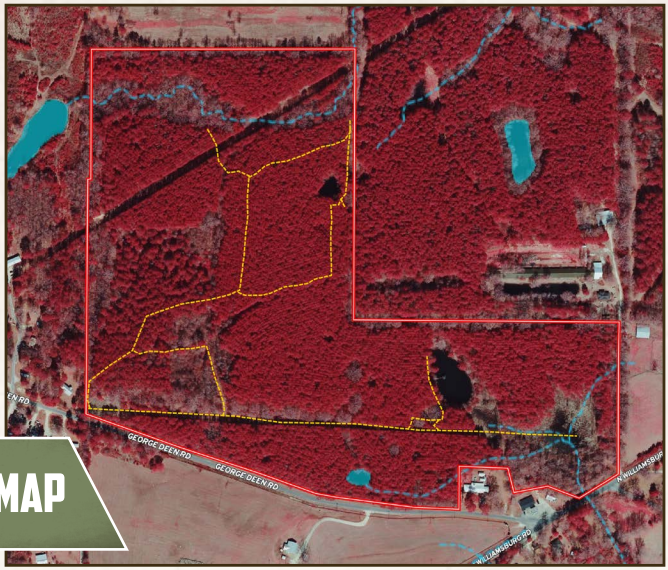
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INFRARED MAP



TOPOGRAPHY MAP





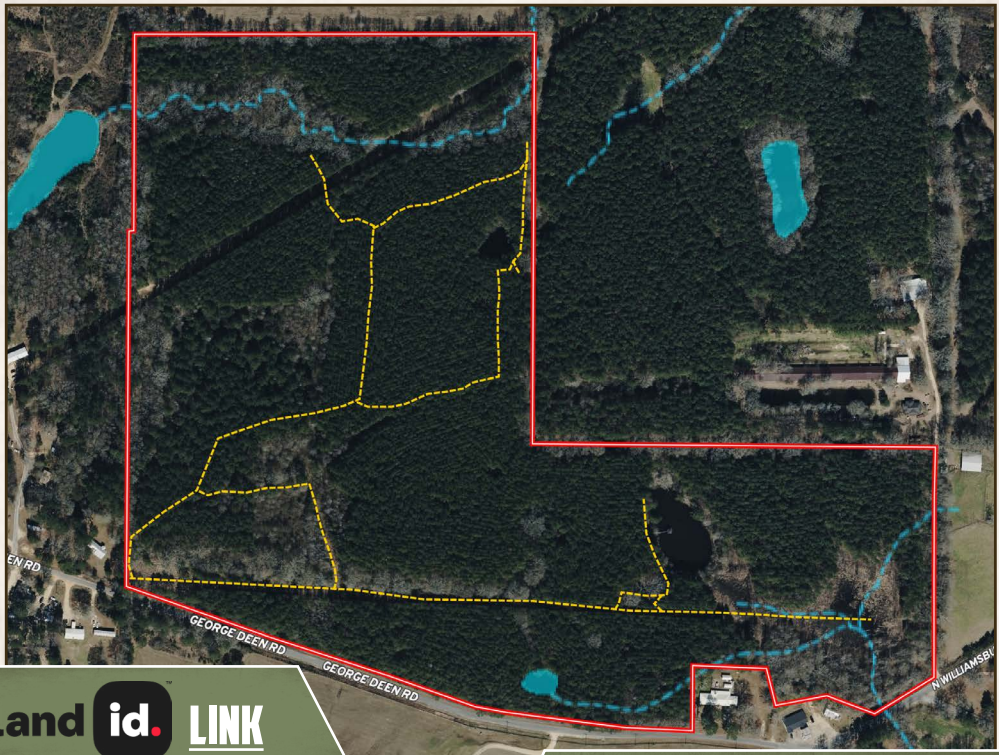
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land id. LINK



Directions From Bassfield, MS: Travel on General Robert E. Blount Drive for 0.6 miles. Continue onto Williamsburg Road for 3.7 miles. Turn left onto George Deen Road and proceed 0.4 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS



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