

31± ACRES
WAYNE COUNTY, MS
\$90,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 760-0005

THE WAYNE 31

PROPERTY PROFILE

LOCATION:

- Lake Henry Drive
Waynesboro, MS 39367
- Wayne County
- 6.5± Miles South of Waynesboro

COORDINATES:

- 31.601003, -88.680619

PROPERTY USE:

- Home Sites
- Potential Pasture Land
- Hunting
- Timber Investment

PROPERTY INFORMATION:

- 31± Acres
- Paved Road Frontage
- Power, Water, High Speed Internet Available
- Clara School District
- Trails
- Pine Timber
- Mature Hardwood Timber

TAX INFORMATION:

2023 - \$83.66

- Parcel 115-03-00001100



TRESTON COCHRAN | LAND SPECIALIST
C: 601-410-5702 | treston@smalltownproperties.com

HUNTER WADLEY | LAND SPECIALIST
C: 601-410-1992 | hunter.wadley@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | smalltownproperties.com Information is believed to be accurate but not guaranteed.

WELCOME TO THE WAYNE 31

ARE YOU LOOKING FOR ACREAGE TO BUILD YOUR DREAM HOME? Consider this 31± acre tract situated in one of the most highly sought after communities of Wayne County, MS. The property is located less than seven miles south of Waynesboro and offers frontage on Lake Henry Drive, several potential home sites and a great place to build a pond. Roughly 17 acres is clear cut, which could be converted to pastureland or replanted in trees. The remaining acreage is still standing in mature hardwoods and mixed pine timber. Utilities and high speed internet are available at the blacktop road. The property is zoned for the Clara School District.

Call Treston Cochran or Hunter Wadley today to schedule a private showing and explore the endless opportunities.



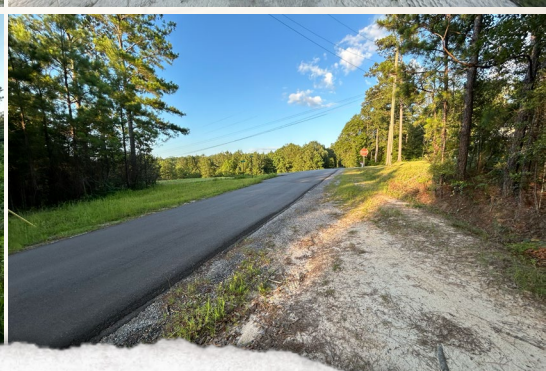
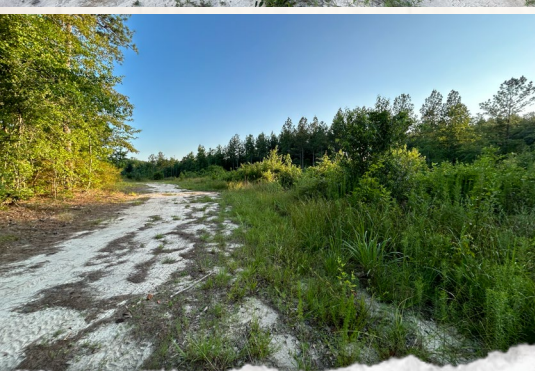
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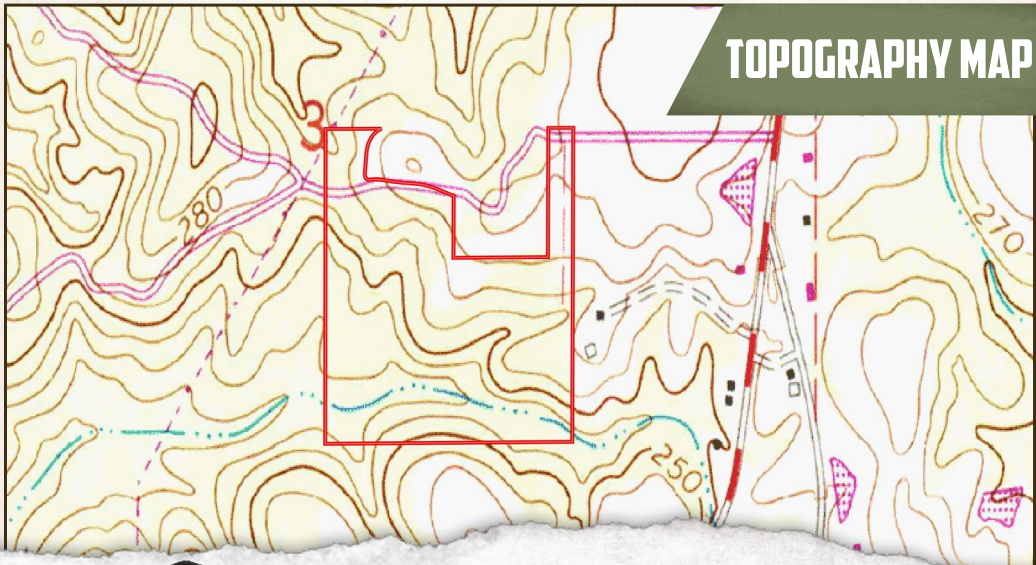
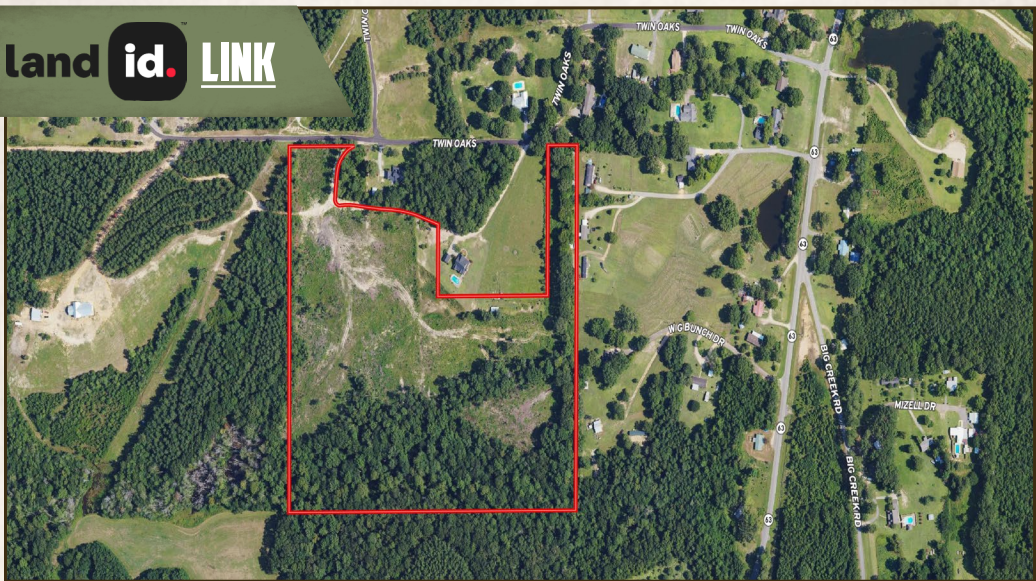
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TOPOGRAPHY MAP



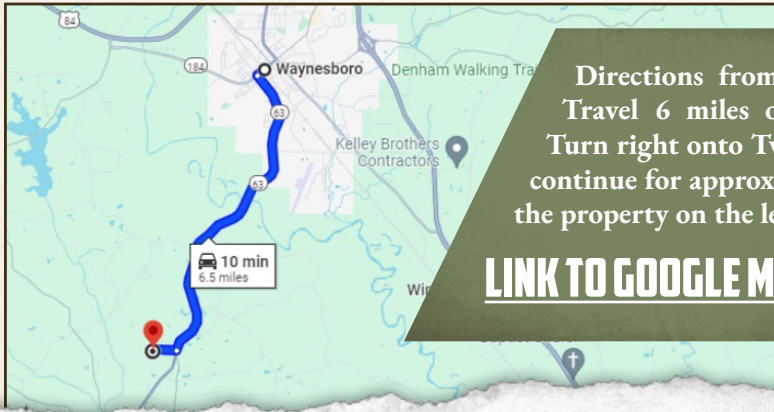
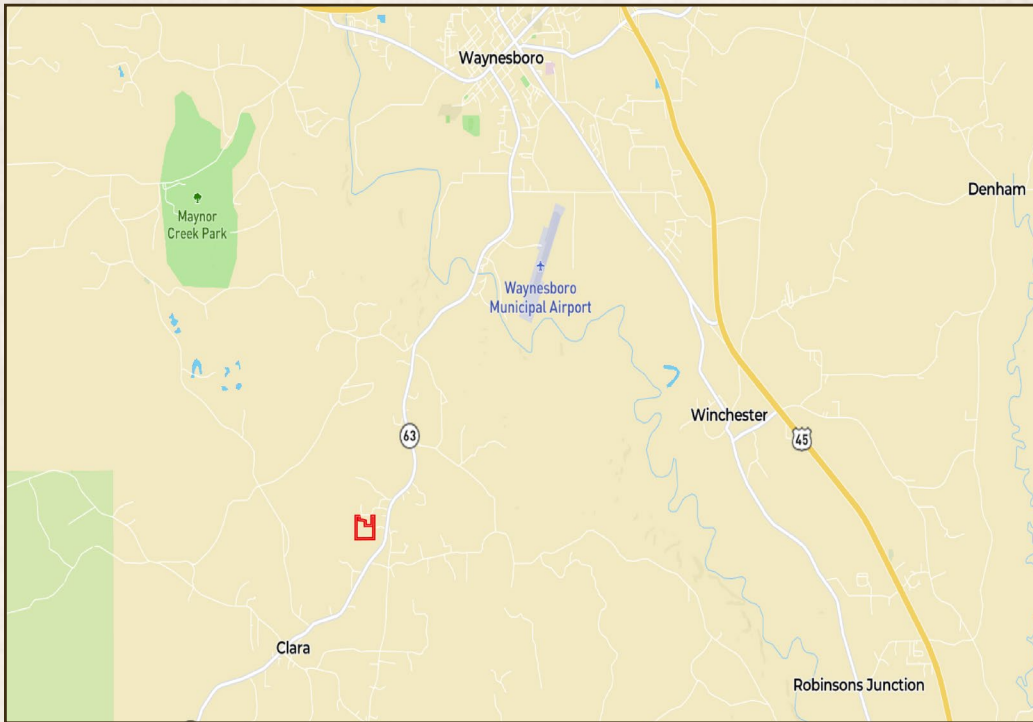
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Directions from Waynesboro, MS:
 Travel 6 miles on Hwy 63 South.
 Turn right onto Twin Oaks Drive and
 continue for approximately 0.5 miles to
 the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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