

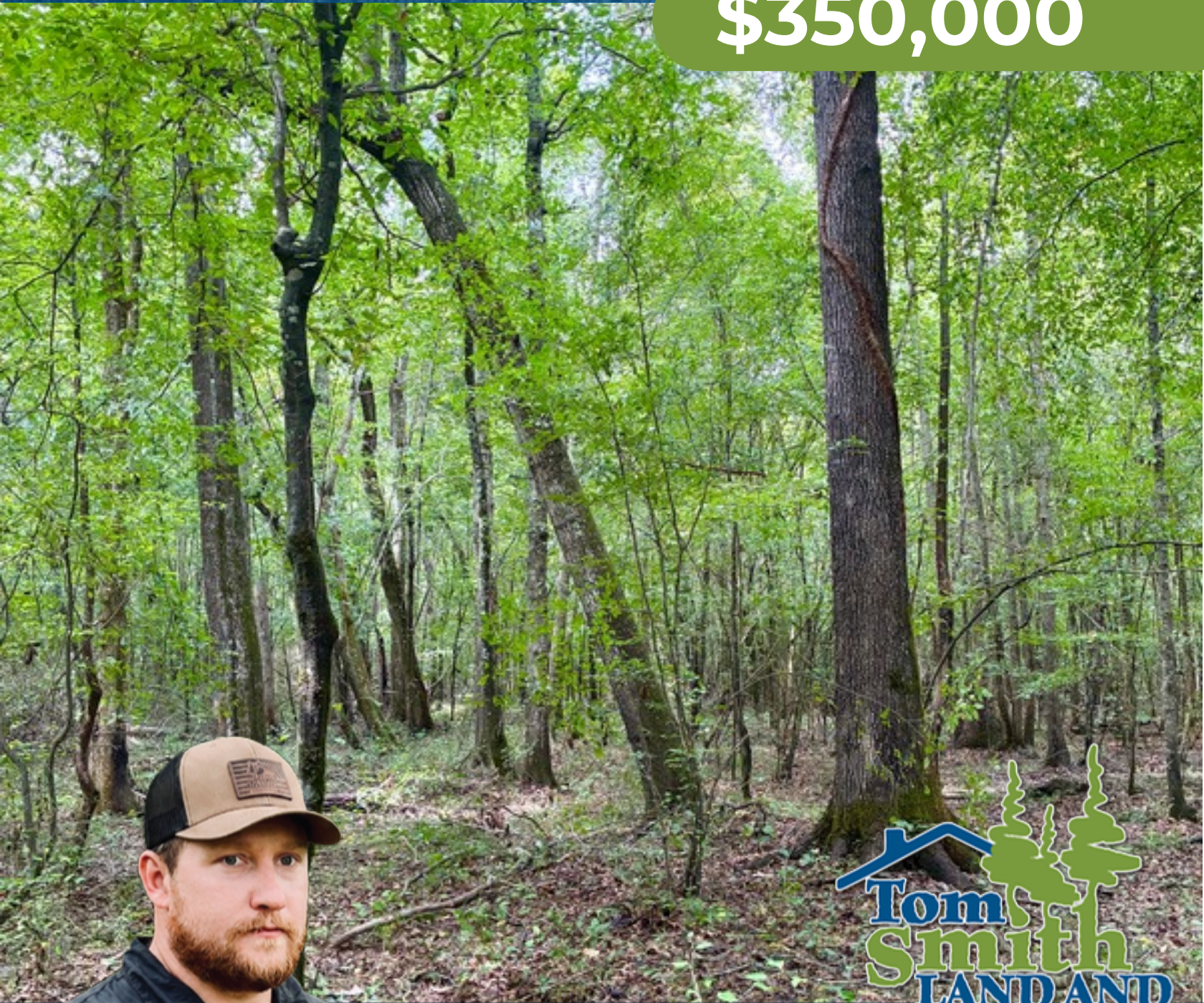
Recreational Hunting Tract

77.59± Acres

Webster County, MS



\$350,000



Expect More. Get More.

**BRAD
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**A Real Estate Expert
You Can Trust!**



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Information is believed to be accurate but not guaranteed.

Property Information

Location:

- Southwest of Natchez Trace Parkway and Highway 82 Crossing

Property Use:

- Recreation, hunting, timber

Coordinates:

- 33.53895, -89.15385

Property Highlights

- 77.59± Acres
- Abandoned railroad track
- Big Black River
- Borders Natchez Trace Parkway
- Mature Timber

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The Property

77.59± Acres

This truly unique recreational property offers an exceptional combination of hunting opportunities, diverse terrain, timber, and natural features that are all found together on one tract. Conveniently located south of U.S. Highway 82 and bordering the western side of the Natchez Trace Parkway, this property provides a beautiful and secluded setting for the outdoor enthusiast.

One of the most remarkable features of the property is the Big Black River, which flows north and south through the center of the tract, naturally dividing the property while providing a reliable water source for the abundant wildlife that calls this area home. The river's scenic, leisurely flow adds tremendous recreational and aesthetic appeal to an already exceptional property. The approximately 20± acres located on the east side of the river feature established food plots and an extensive network of ATV trails, making this portion of the property immediately usable for hunting and recreation. Access is available from Old County Road 303.

The remaining acreage on the west side of the river offers outstanding wildlife habitat, featuring an abundance of beautiful hardwood timber, approximately 8± acres of mature pine timber, and additional ATV trails throughout the property. The diversity of timber, terrain, food plots, and water creates an ideal environment for deer, turkey, and other native wildlife.

Adding even more character to this one-of-a-kind property is an abandoned railroad running east and west across the tract. This scenic corridor provides incredible views and a convenient route for traveling from one side of the property to the other. The historic railroad trestle crossing the Big Black River is an especially unique feature that adds both character and accessibility to this remarkable recreational tract.

Whether you're searching for a private hunting retreat, a recreational getaway, or simply a beautiful piece of land with unmatched natural features, this property offers an opportunity that is truly difficult to replicate. With the Big Black River, mature timber, established food plots, ATV trails, an abandoned railroad, and proximity to the Natchez Trace Parkway, this is a truly unique and beautiful property that must be seen to be fully appreciated.

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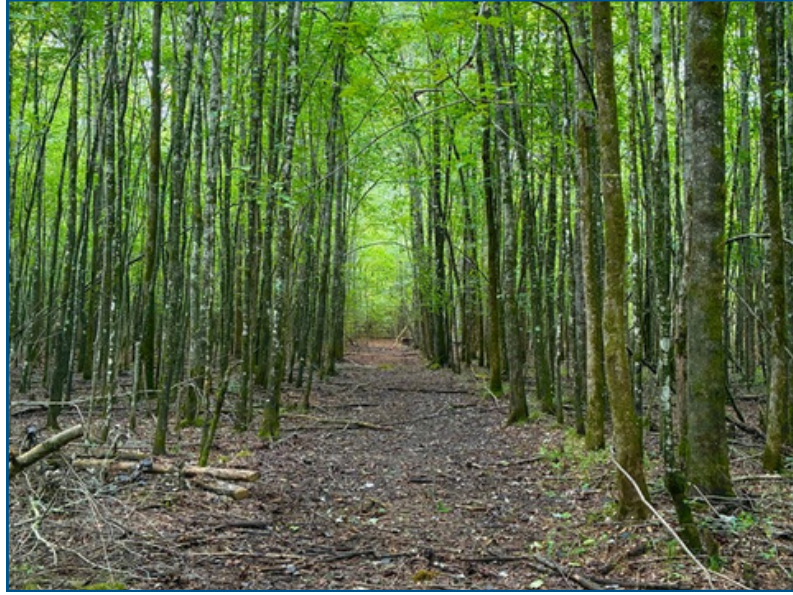
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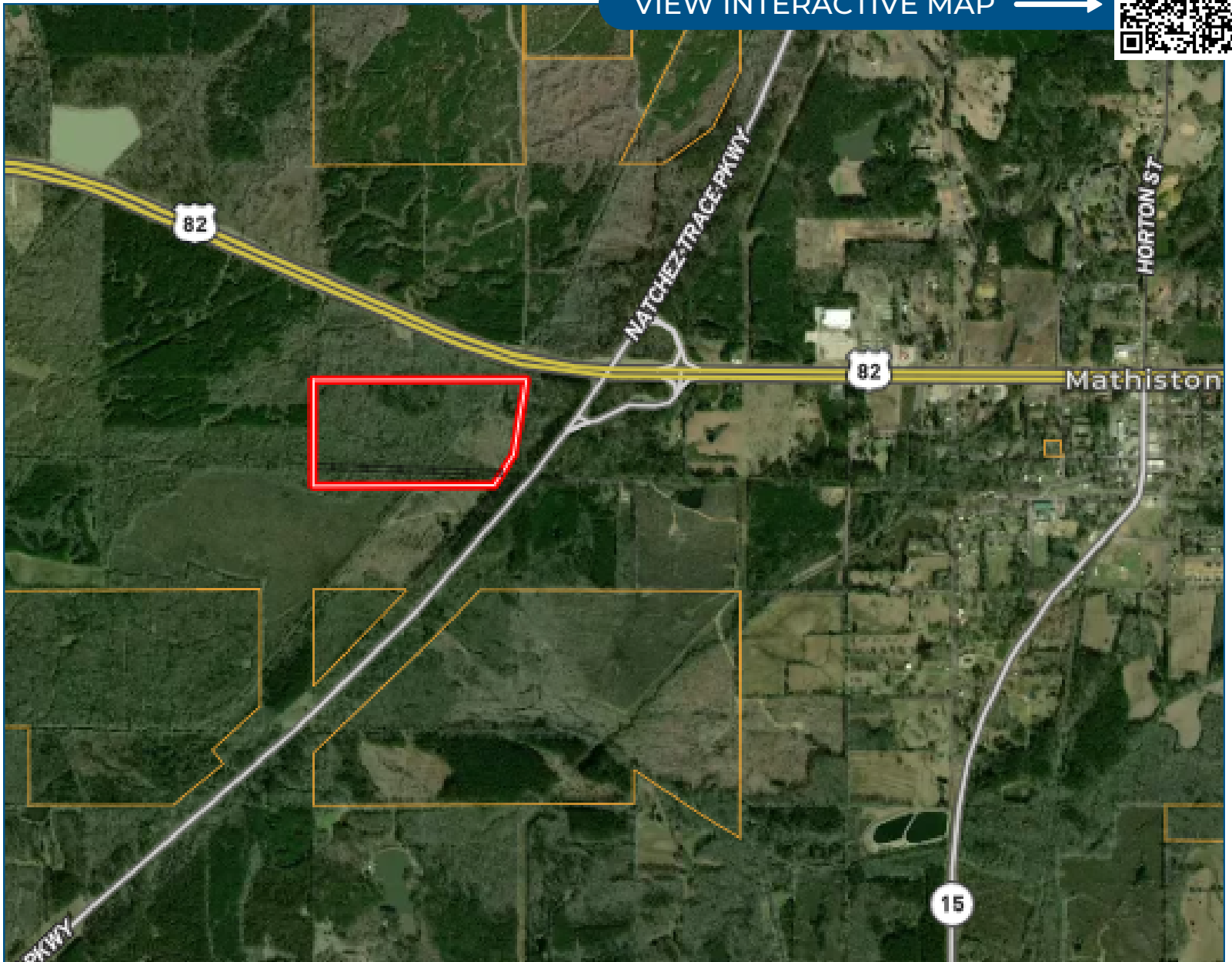
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Aerial Map

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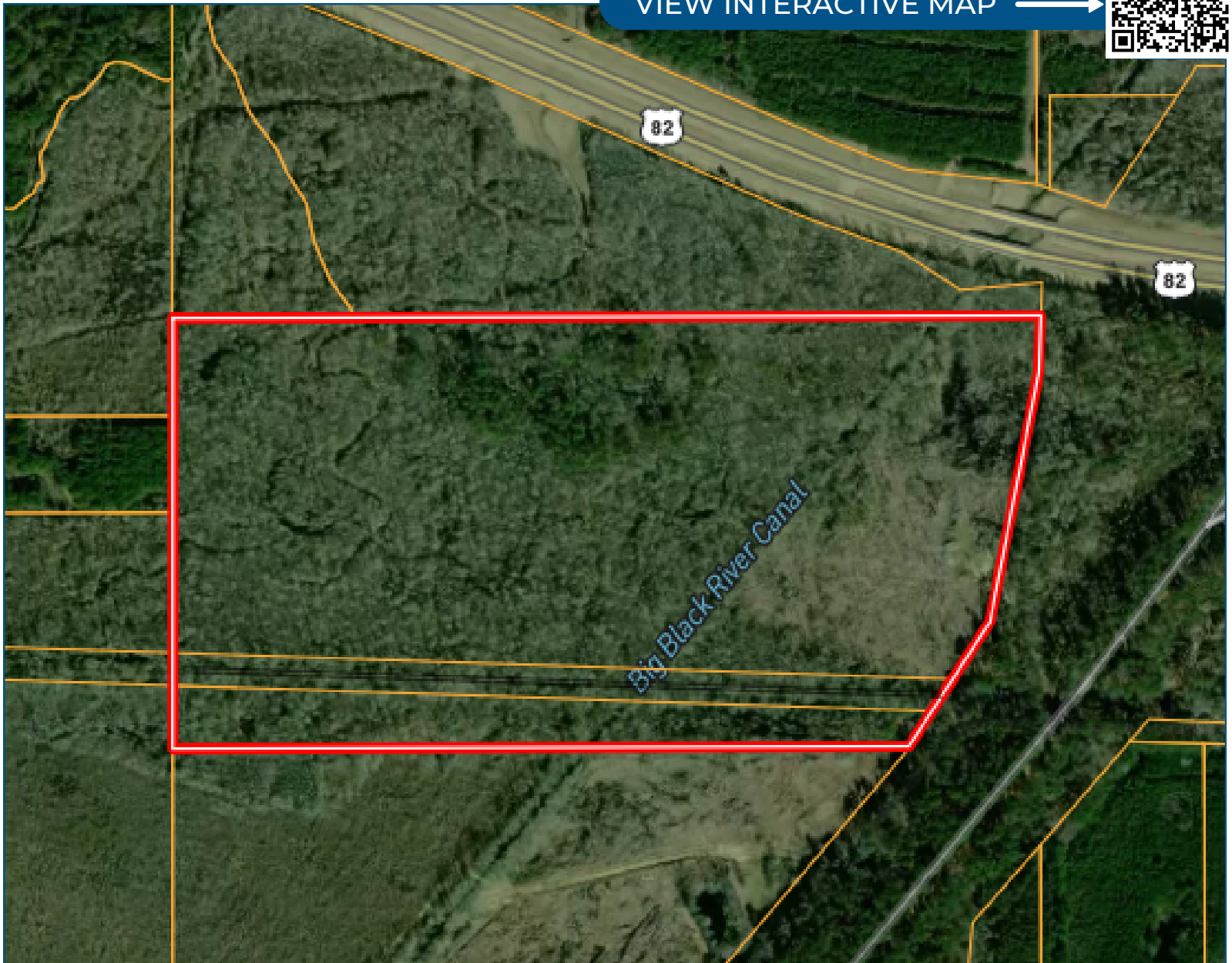
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Ownership Map

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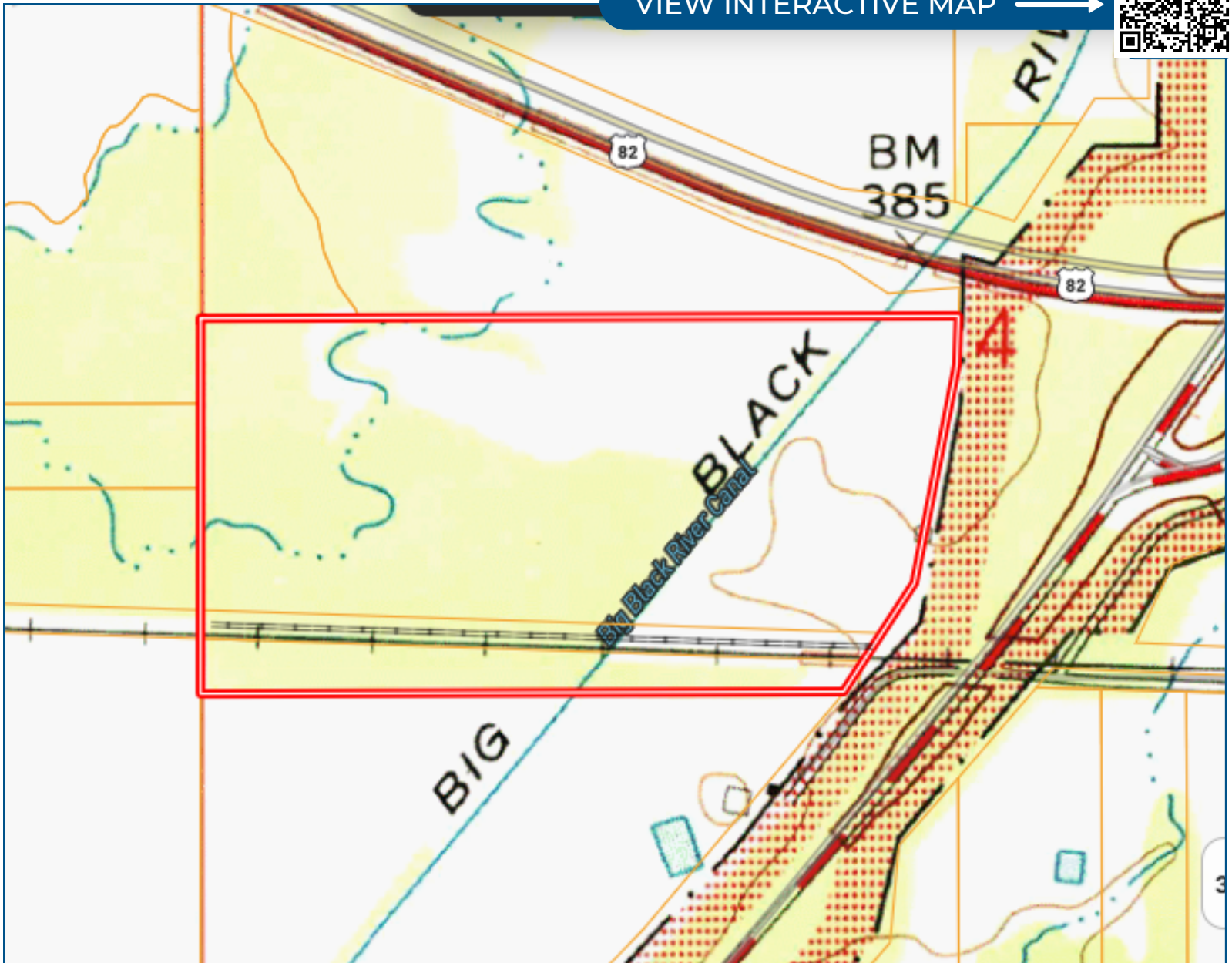
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Topo Map

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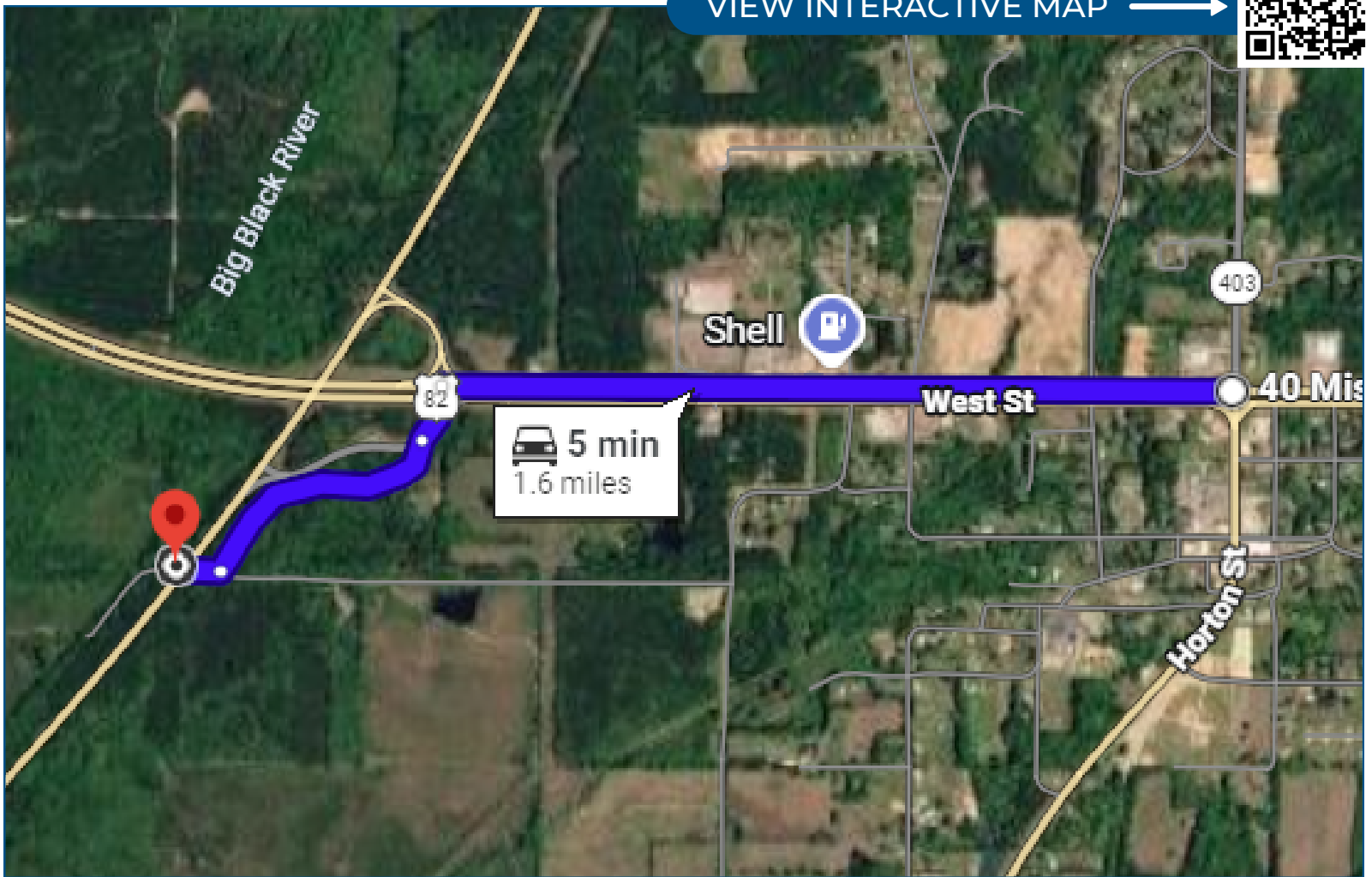
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Directional Map

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From the four-way stop in Mathiston, head west on HWY 82 for 1.1 miles. Turn left onto Natchez Trace Exit Rd, then turn left onto Deloach Road. Stay on Deloach Road for approximately ½ mile. The destination is on the right.

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Listing Agent



Brad Palmertree
Realtor

Brad was born and raised in French Camp, Mississippi, and I am a graduate of French Camp Academy. I continued my education at Holmes Community College's Grenada campus, where I studied Conservation Law Enforcement with a minor in Forestry.

From an early age, I developed a deep appreciation for the outdoors through hunting and fishing alongside my father and grandfather. Those experiences helped shape both my personal and professional passions.

Over the past decade, I have built extensive knowledge and experience in the logging and forestry industries. My background, combined with my lifelong connection to the outdoors, naturally led me to join Tom Smith Land and Homes. I am committed to providing exceptional service and guiding clients through every step of the land and real estate process with professionalism, integrity, and attention to detail.

Beyond my career, I am passionate about baseball and dedicated to supporting youth development through sports and outdoor activities. When I am not working, I enjoy hunting, spending time outdoors, and coaching my children's Little League baseball teams. As a devoted husband and father of three, my greatest goal is to instill in my children a strong faith, a love for the outdoors, and the values that come from growing up in rural Mississippi.

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**CALL ME
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