

147.92± Acres in Franklin County, MS

\$413,660



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

Office 769-888-2522

Property Profile

Franklin County Turkey Grounds

Location:

- Franklin County, MS
- Fronts Mt. Gilead Rd.
- 5± Miles North of Hwy 84 in Roxie

Coordinates:

- 31.585940, -91.073341

Property Information:

- 147.92± Acres
- Established Trail System
- Outstanding Wildlife Habitat
- 25+ Yr Old Pine Timber, Hardwood Timber in Creek Bottom
- Hill Ground and Creek Bottom
- Power and Water Available

Property Use:

- Deer
- Turkey
- Small Game

Tax Information:

- Parcel #: Parts of 6285 & 6287 : \$510.00 Estimated



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DENNIS WEST
ASSOCIATE BROKER

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Information is believed to be accurate but not guaranteed.

Have you been searching for a recreational property in Southwest MS? This 147.91± acres, located in Franklin County, MS, is ideal for the outdoor enthusiast searching for a pure, hunting property with a timber investment. Located off just East of Hwy 33 along Mt. Gilead Rd. North of Roxie, this tract provides hunting opportunities for deer, turkey and small game.



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The property make-up consists of approximately 105 acres of hill ground with the remaining acreage being creek bottom. The hill ground primarily consists of 90+ acres of 25+ year old pine timber and 15+ acres of 10 year old pine timber. The remaining acreage is mixed hardwood timber along the creek bottom. Frontage along Mt. Gilead Rd. provides plenty of cabin sites without disturbing the recreational aspect of the property. This area has a great reputation for outstanding turkey hunting and deer hunting that Southwest MS is known for. Interior trail system provides access to much of the property. Only 1 hour, 45 minutes from Baton Rouge, 2 hours, 40 minutes from New Orleans & 1 hour, 20 minutes from Jackson



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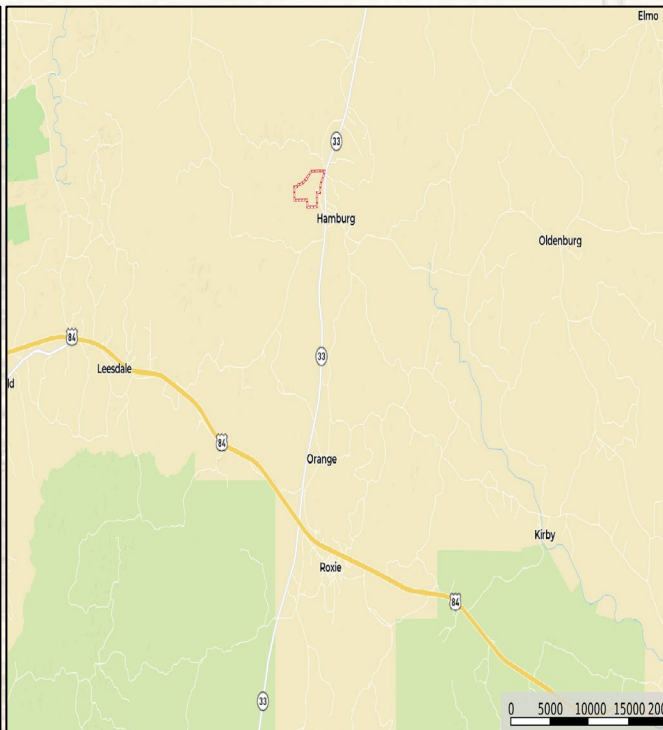
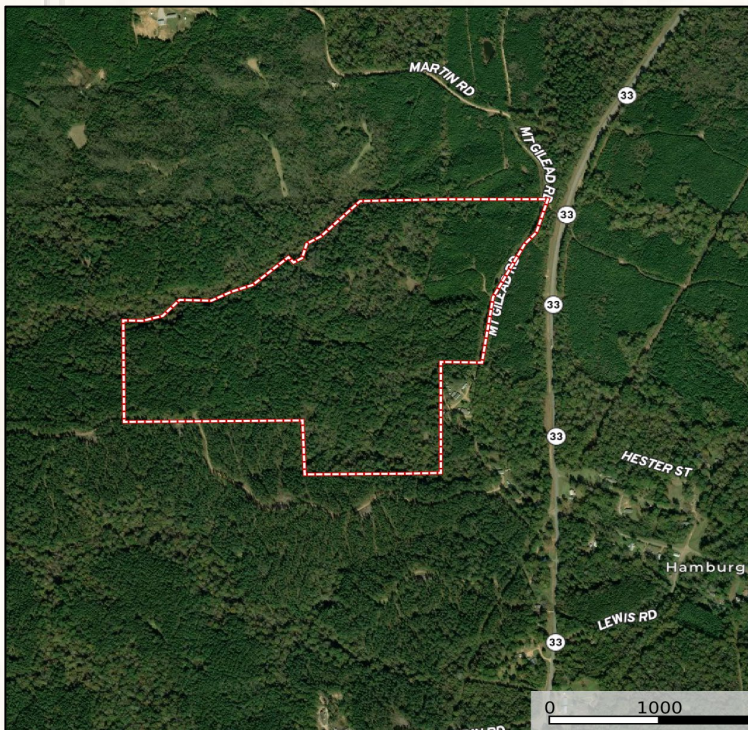
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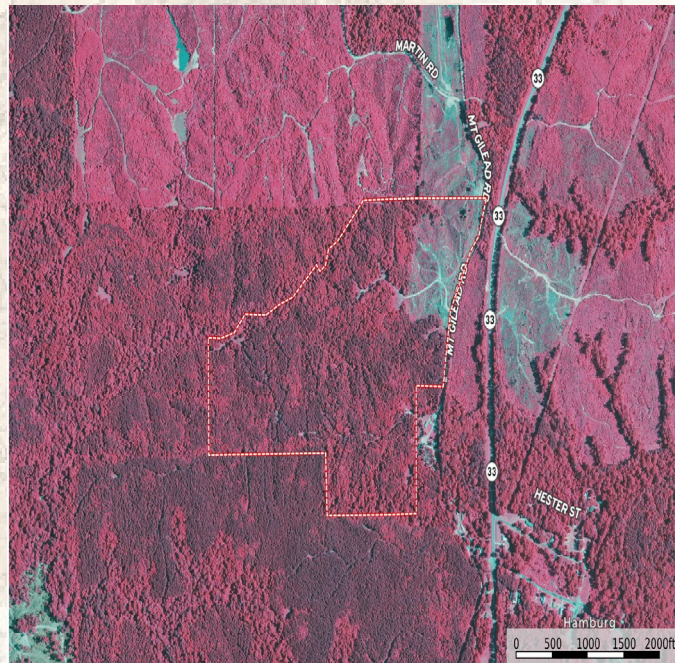
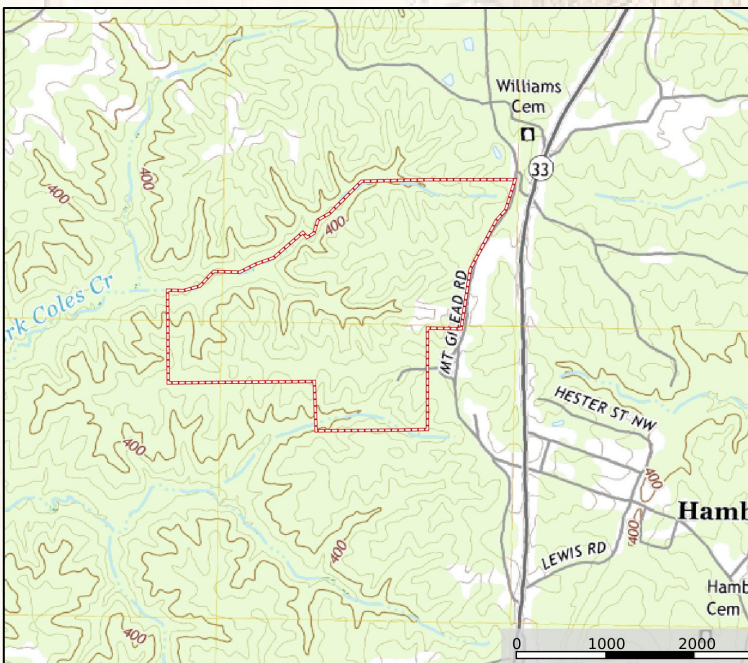
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Google Map Link



MapRight Link



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