

234± Acres in Walthall County, MS

\$795,000



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

Office 769-888-2522

Property Profile

Walthall County Country Living

Location:

- Walthall County, MS
- Fronts Claude Smith Rd
- 5.7± Miles Southwest of Tylertown

Coordinates:

- 31.088451, -90.213203

Property Information:

- 234± Acres
- Established Trail System
- Outstanding Wildlife Habitat
- Two Age Stands of Pine Plantation
- Foodplots
- Rolling Terrain
- Main House
- Guest House
- 4 RV Hookups
- Metal Barn
- Equipment Shed
- Power and Water On Site

Property Use:

- Deer
- Turkey
- Residence
- Timber Investment

Tax Information:

- Parcel #: 27040000400, 15050000102, 16320001601
- Taxes: Approximately \$1,539



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DENNIS WEST
ASSOCIATE BROKER

C: 601-248-4396

O: 769-888-2522

dennis@smalltownproperties.com

P.O. Box K - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

Have you been searching for a turnkey recreational property with plenty of room for entertaining family and guests? This 234± acre tract is situated near Tylertown in Walthall County, MS. Convenient to town for supplies yet secluded in a quiet country setting, this property is complete with a furnished 2,000+/- square foot manufactured home. The large covered back deck is perfect for grilling or relaxing in the hot tub while watching wildlife among the trees. Just yards from the main house is a rustic guest house with full amenities, 4 RV hookups and a metal barn...accommodate those visitors who like their privacy, have their own camper or need storage space.



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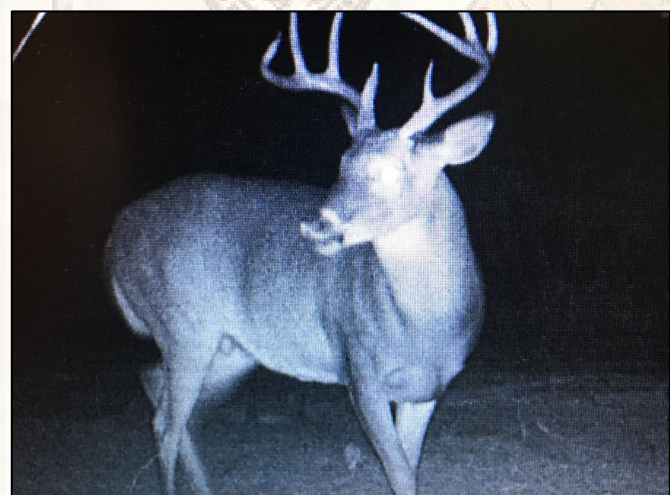
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The land is rolling hills and hollows with two age stands of planted pines. Stand one is 80± acres of 8 year old loblolly pine while the second stand consists of 130± acres professionally planted in 2023 with improved, longleaf pine. Miles of trails, with several foodplots positioned throughout, can allow different hunters to hunt at the same time. If deer and turkey hunting is your passion, this property has an excellent reputation for large deer with good numbers. Along with this property, the neighboring properties have been intensively managed for deer and turkey for many years. The balance of the acreage is older timber surrounding the camp area, some mixed timber along the property edge and near a small pond. The Bogue Chitto River, less than a mile to the west, can provide fishing and additional recreational opportunities. This property is situated only 60 miles west of Hattiesburg and 91 miles north of New Orleans, LA making for an easy drive to quiet country living. To schedule a private showing, call Dennis West today.



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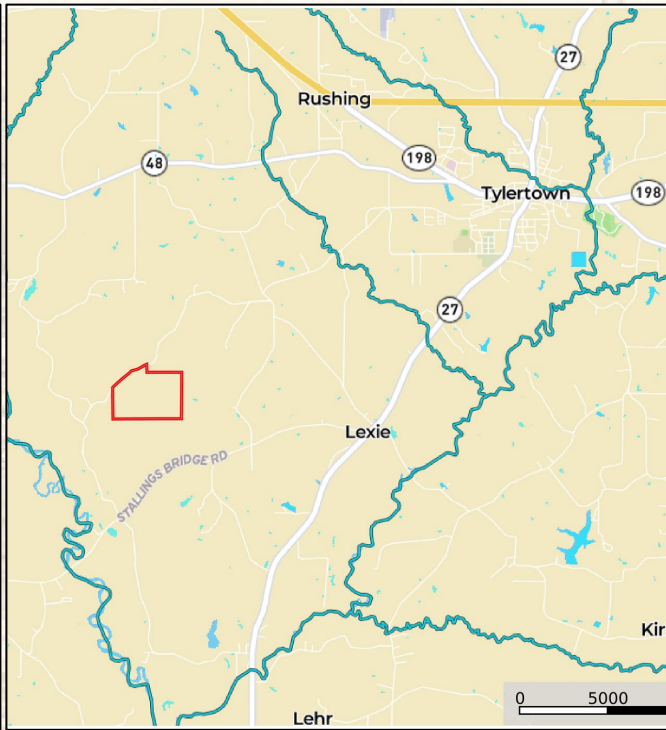
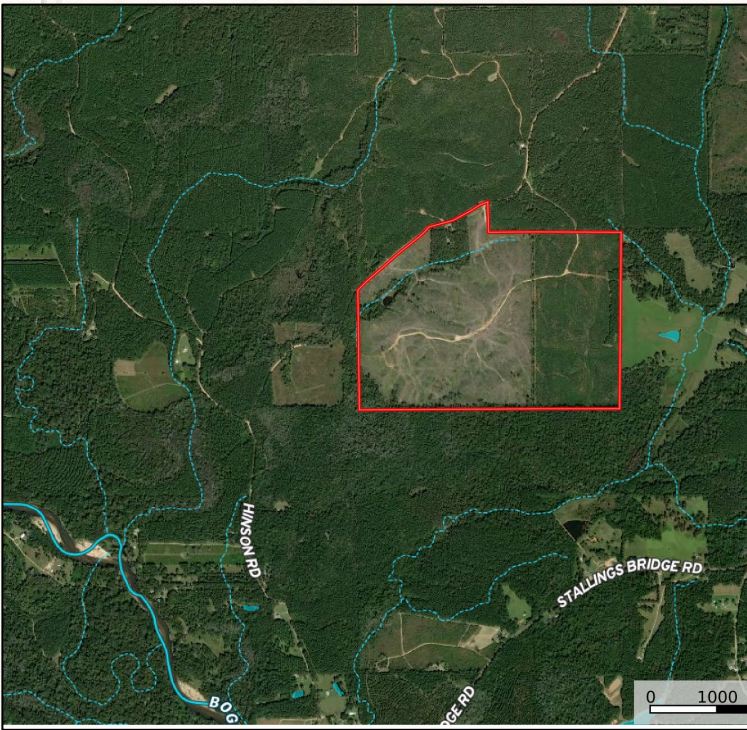
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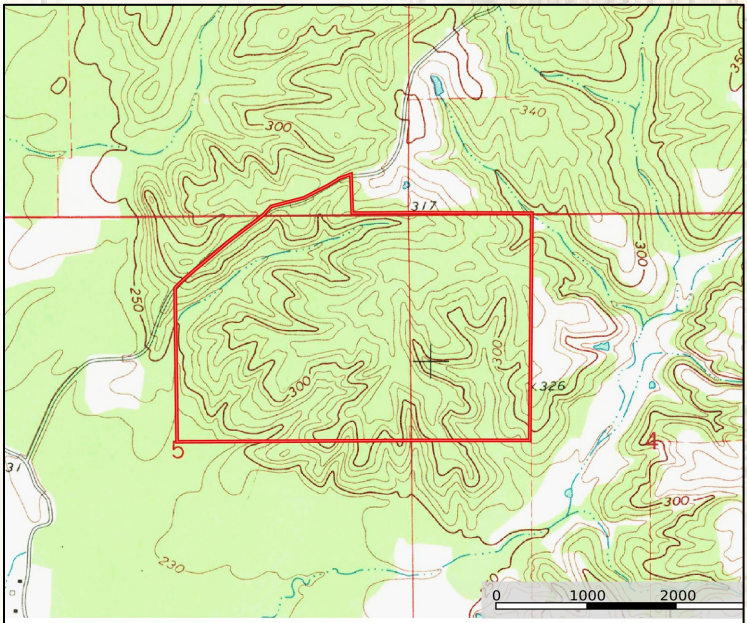
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Google Map Link



MapRight Link



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