

9.95± Acres in Jefferson County, MS
\$199,999



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

Office 769-888-2522

Property Profile

9.95± Acres In Jefferson County, Ms

Location:

- Union Church, Ms
- Access off of Block Foster Road
- Approximately 28 Miles From Hazlehurst, Ms
- Approximately 114 Miles From Baton Rouge, La

Coordinates:

- 31.69, -90.7822

Property Information:

- 9.95± Acres
- Pond
- Camp House:1,872± SF with 2 Bedrooms and 1 Bath
- Two Mobile Homes Each with 3 Bedrooms and 2 Baths
- Hard Wood Timber
- Pasture

Property Use:

- Camp
- Residential
- Hunting
- Investment

Tax Information: 2022 \$2530.29

- Parcel 1# 0039-02-A-003



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LUKE SANDERS | LAND SPECIALIST
C: 601-953-3535 | luke@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com



Take a look at this ideal deer camp or home place in Jefferson County, MS, just minutes from the Homochitto National Forest. This 9.95± acre tract offers frontage on Block Foster Road along with two, 2018-model mobile homes, each with three bedrooms, two baths and spacious porches. There is also a 1,872± square foot camp with two bedrooms and one bath. This property provides the perfect combination for friends and family.



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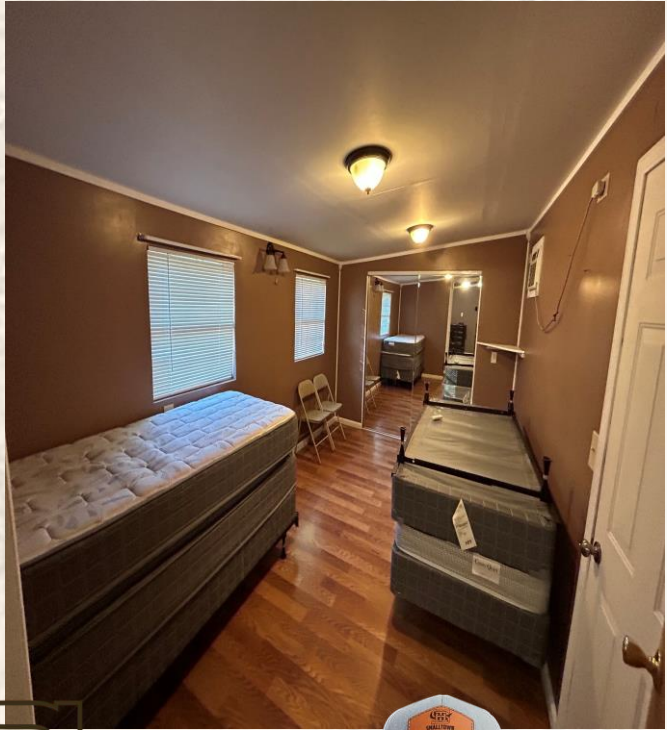


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The property mostly consists of beautiful pasture, perfect for your own mini-farm or even a dove field! In the pasture, you will find a small pond that would have great fishing potential along with a little block of hardwoods, an excellent early season bow hunting spot. If you have been searching for an affordable recreational tract with a place for the whole family to stay, consider the Jefferson 9.95! A bonus for this property is its close proximity to the National Forest meaning unlimited hunting opportunities. Give Luke Sanders or Michael Oswalt a call to schedule your private showing today.

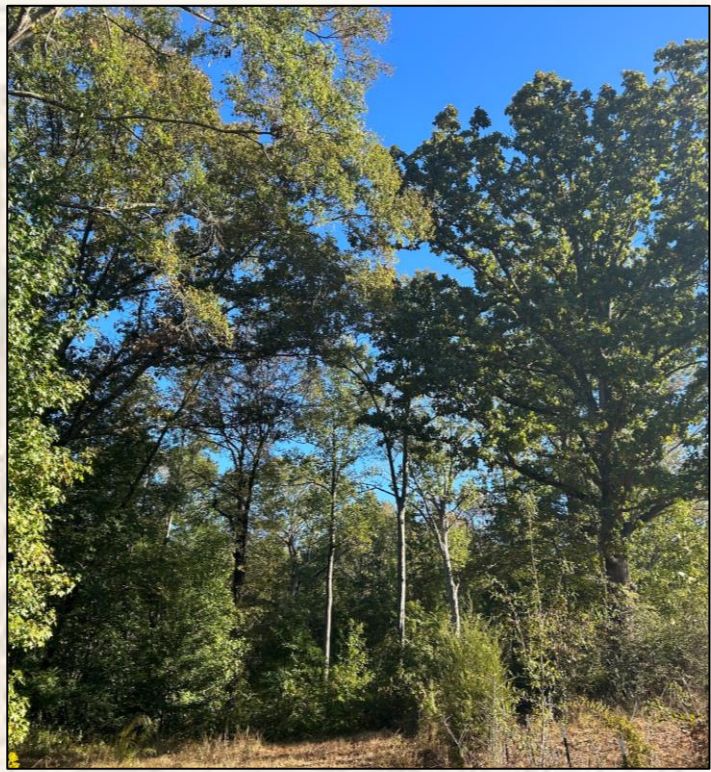


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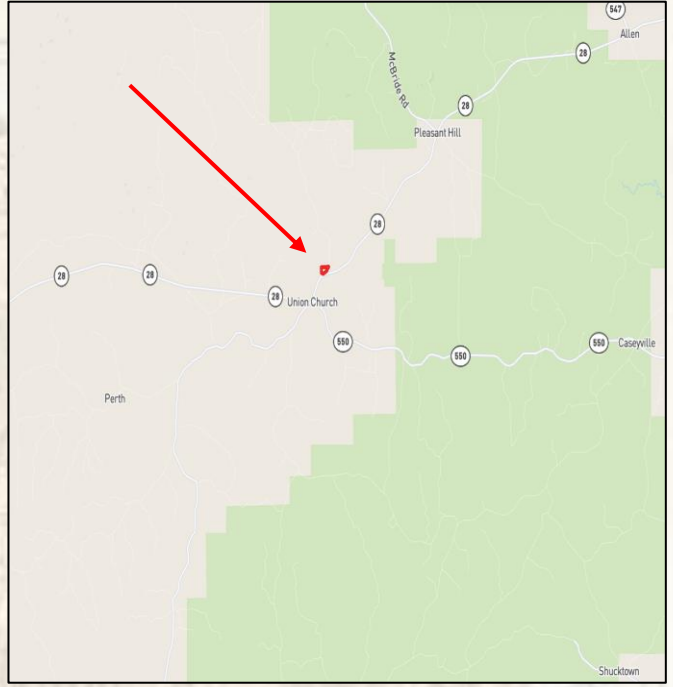


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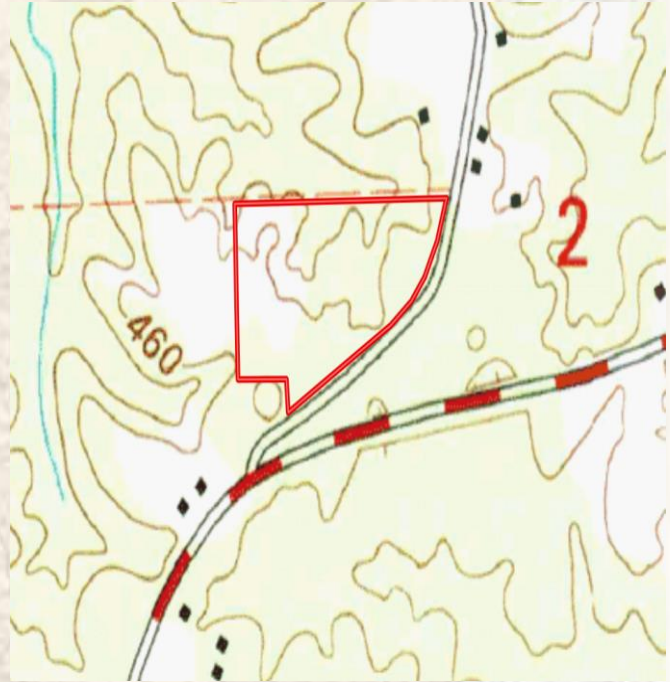
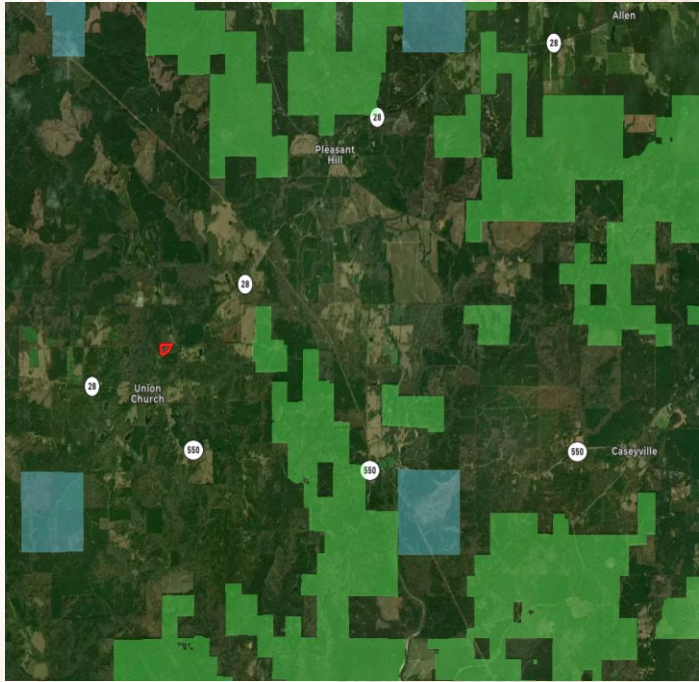
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[MapRight Link](#)

[Click HERE for Google Maps](#)



Green Highlighted area is Public Land



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