

**12.3± Acres in Wayne County, MS**

**\$75,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

Office 769-888-2522



# Property Profile

## Reservoir Road Lot #2

### Location:

- Wayne County
- 4± Miles West of Waynesboro, MS
- 28± Miles East of Laurel`

### Coordinates:

- 31.668966, -88.703397

### Property Information:

- 12.3± Acres
- Pine Timber
- Hardwood Timber
- Small Pond

### Property Information:

- Great Camping/Home Place
- Timber Investment
- Fishing

### Tax Information:

- Parcel 106-09-00001203: \$33.68 for 2022



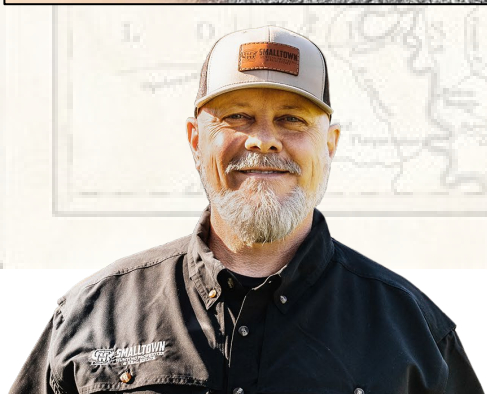
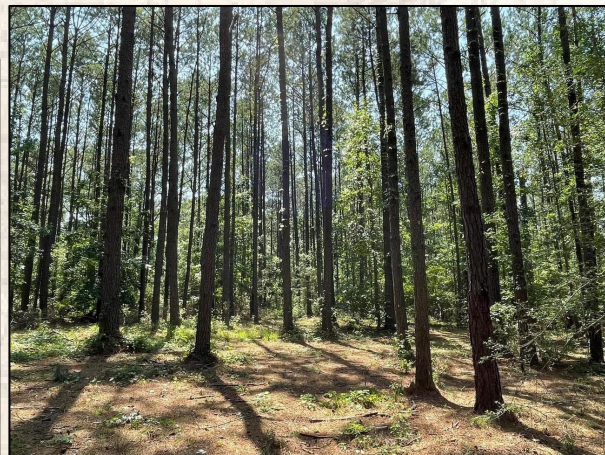
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**TRESTON COCHRAN** | LAND SPECIALIST  
C: 601-410-5702 | treston@smalltownproperties.com



Welcome to this 12.3± acre property located approximately four miles west of Waynesboro in Wayne County, MS. This tract offers paved frontage on Reservoir Road, and convenient access to the 450 acre Maynor Creek Water Park which is just one half mile away and has unlimited fishing and outdoor recreation.

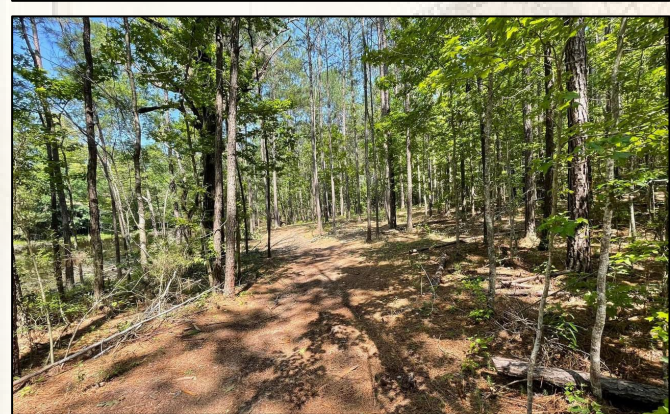


**DENNIS WEST** | MANAGING BROKER  
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2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | [smalltownproperties.com](http://smalltownproperties.com) Information is believed to be accurate but not guaranteed.





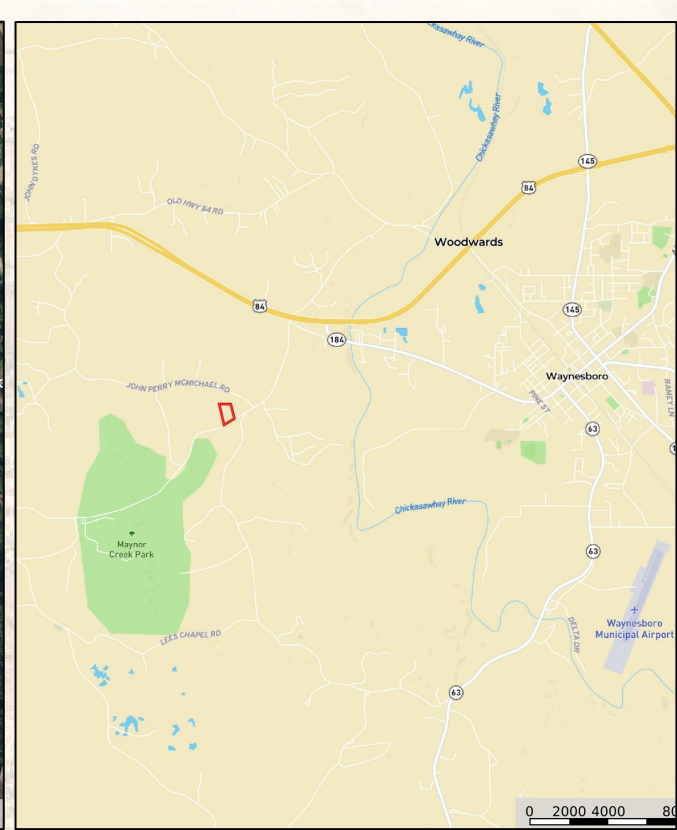
The majority of the property is covered in pine timber, interspersed with scattered hardwoods, enabling an immediate return. If building a home or camp is on your mind, the location is ideal being roughly 28 miles to Laurel and within minutes to Waynesboro. A small pond is on the backside of the property that is shared with neighbor. To schedule a private showing, call Treston Cochran or Dennis West today!



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[MapRight Link](#)

[Google Map Link](#)



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