

262.4 ±Acres in Wayne County, MS  
\$650,000



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

Office 769-888-2522

# Property Profile

## The Wayne 262.4

### Location:

- Wayne County, MS
- Fronts Palmer Hollinghead Road
- 9± Miles East of Waynesboro
- 80± Miles North of Mobile, AL

### Coordinates:

- 31.663979, -88.514049

### Property Information:

- 262.4± Total Acres
- 3,500± Square Foot Camp House
- 14± Acre Lake
- 1± Mile Frontage on Buckatunna Creek
- Established Food Plots & Roads
- Pond
- Mature Hardwoods and Pine Plantation

### Property Use:

- Residential
- Hunting
- Fishing
- Timber Investment

### Tax Information:

- Parcel 181700000300: \$3926.74 for 2022
- Parcel 181800000200: \$74.45 for 2022
- Parcel 181700000202: \$267.69 for 2022



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**TRESTON COCHRAN**

LAND SPECIALIST

C: 601-410-5702

O: 769-888-2522

[treston@smalltownproperties.com](mailto:treston@smalltownproperties.com)

4848 Main Street - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



If you have been searching for a year-round recreational property in Southeast Mississippi, look no further than this 262.4± acre paradise located in the Denham community of Wayne County! Properties with such diversity are extremely rare, whether you're a hard-core hunter, just looking for a place to escape from the hustle and bustle of life, or a combination of both, you need to see this place.

As you enter the gate off Palmer Hollinghead Road, you will see the 3,500± square foot 5 bedroom, 3 bath home, perfect for entertaining family and friends. A newly constructed 30x40 pole barn, enclosed with a roll-up door and a lean-to shed on both sides, is situated just behind the house.

In the fall and winter months, spend your days chasing squirrels, rabbits, deer, and participating in some of THE BEST DUCK HUNTING the area has to offer! When the warmer months roll around, enjoy camping, fishing, swimming, kayaking, and roaming the creek searching for shark teeth and arrow heads. The water features on this tract are truly special, including a gorgeous 14± acre lake, a 3± acre pond, over one mile of frontage on the scenic Buckatunna Creek, and a large slough full of ducks and bass. The property also offers a motocross/ATV track, four established food plots, and miles of well-maintained trails throughout. The timber consists of planted pine plantation, mixed hardwood and pines along the creek.

Waynesboro is approximately nine miles away and Mobile, AL is less than ninety miles; this tract is easy driving from the MS, LA and AL coast. Contact Treston Cochran today to schedule your private showing.



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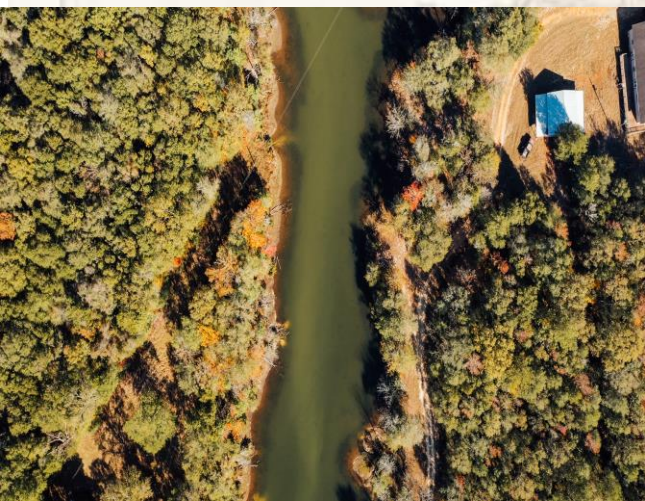
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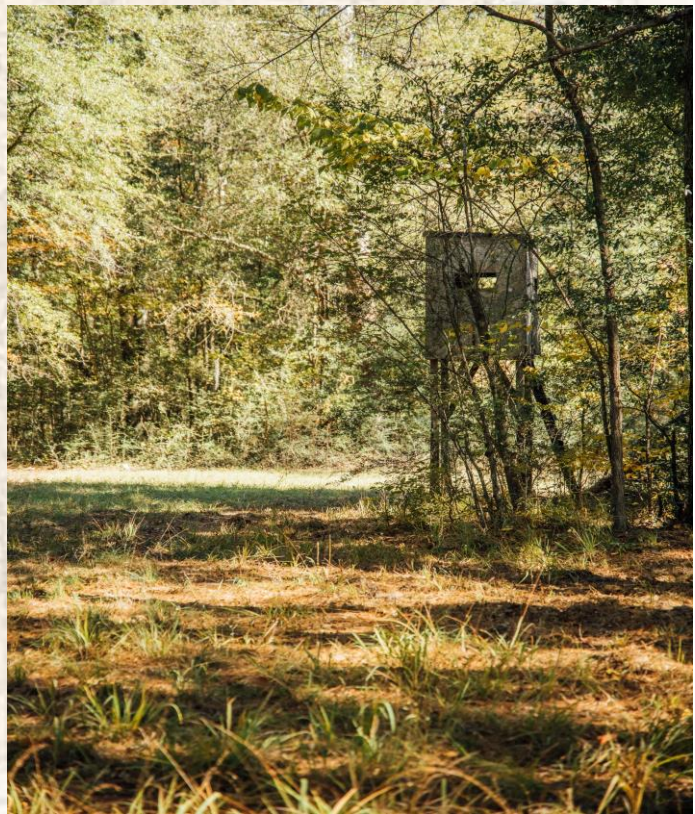
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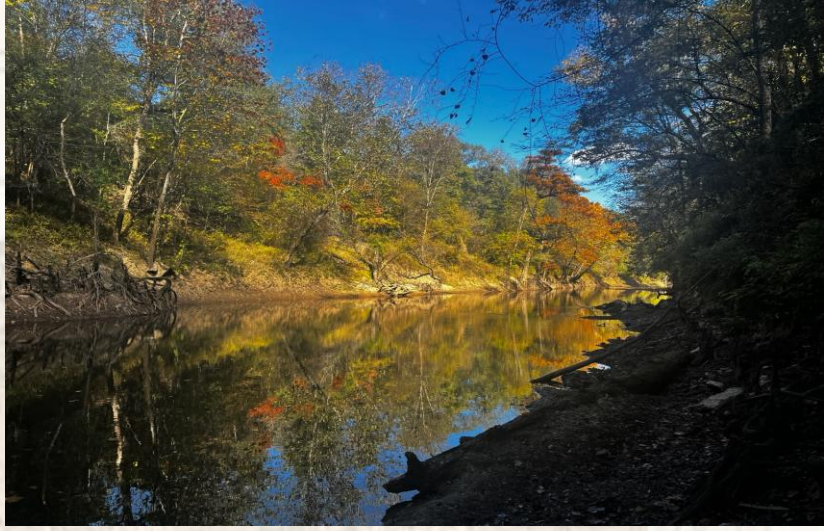
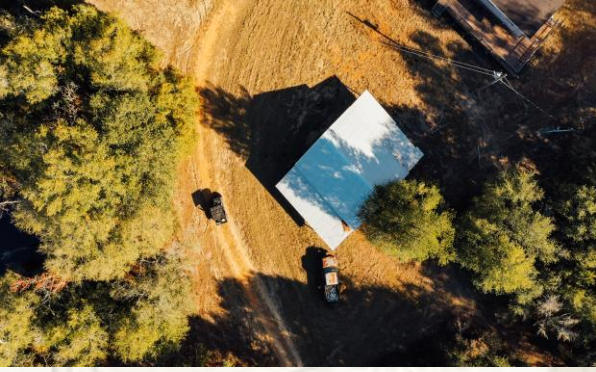
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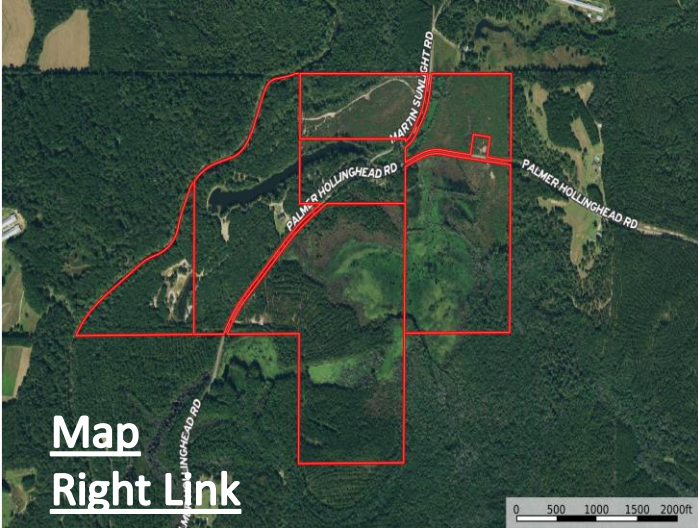
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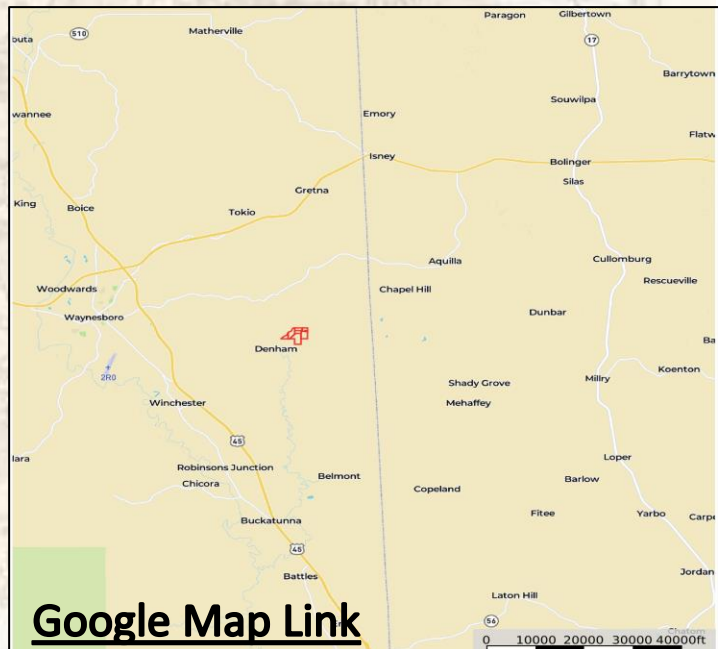
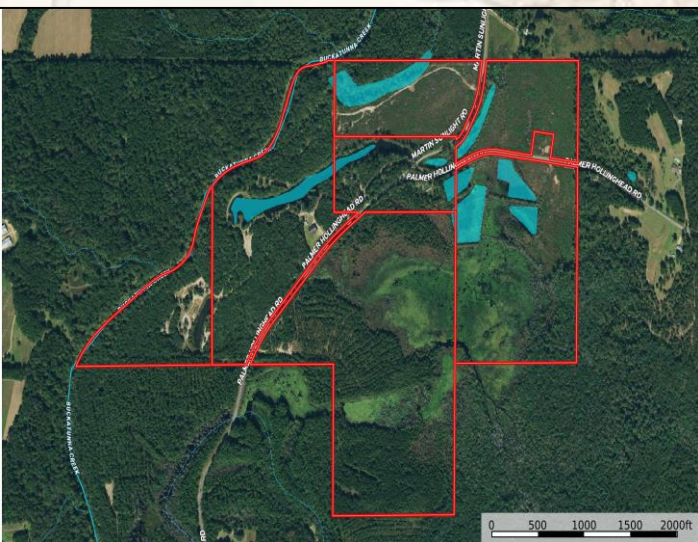
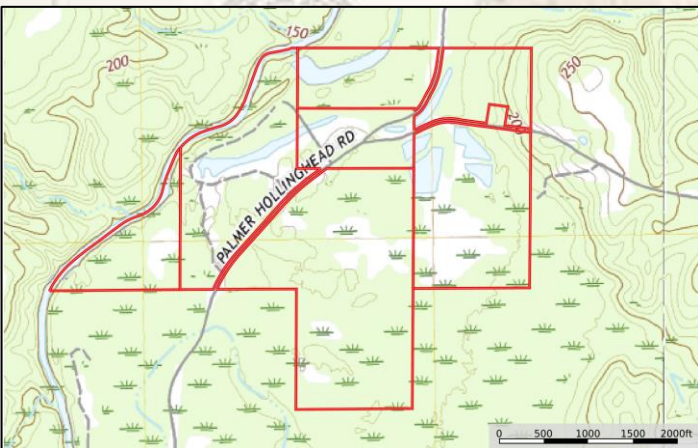
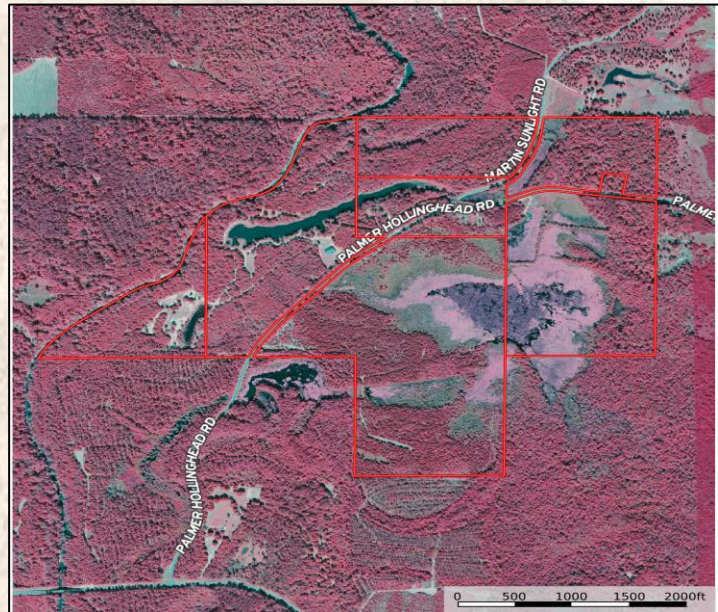
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**Map  
Right Link**

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**Google Map Link**



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