

40± ACRES
WAYNE COUNTY, MS
\$80,000



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

OFFICE (769) 760-0005

THE WAYNE 40

PROPERTY PROFILE

LOCATION:

- Richton, MS 39476
- Wayne County
- Borders the Chickasawhay Wildlife Management Area
- 15± Miles N of Richton

COORDINATES:

- 31.4392 -88.9163

PROPERTY USE:

- Timber Investment

PROPERTY INFORMATION:

- 40± Acres
- No Legal Access
- Gently Rolling Terrain
- 20+ Year Old Pine Plantation
- Mixed Hardwood
- Borders DeSoto National Forest

TAX INFORMATION:

2024 - \$141.49

- Parcel 215-32-00000200



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DENNIS WEST

EAST MISSISSIPPI MANAGING BROKER

ALABAMA QUALIFYING BROKER

LOUISIANA ASSOCIATE BROKER

C: 601-248-4396 | O: 769-760-0005

dennis@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301

smalltownproperties.com

WELCOME TO THE WAYNE 40

WELCOME TO THE WAYNE 40 IN RICHTON, MISSISSIPPI. Located in the southwest corner of Wayne County, this exceptional 40± acre timber tract presents a fantastic opportunity for investment or recreation. Bordering the renowned Chickasawhay Wildlife Management Area, the property offers prime hunting potential and direct access to thousands of acres of public land. The terrain is a mix of gently rolling to flat topography, predominantly covered in well-established 20± year-old planted loblolly pines, with pockets of mixed hardwoods adding diversity to the landscape. While the property currently lacks legal access, its strategic location and timber value make it a compelling addition to any portfolio. Don't miss out on this rare find!

Call Dennis West today to arrange a showing.



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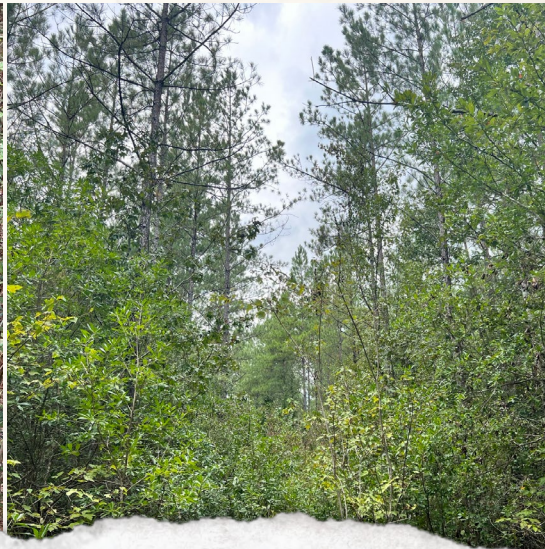
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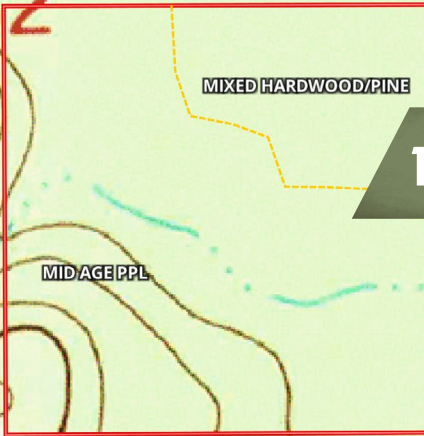
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FLOOD MAP



32



TOPOGRAPHY MAP



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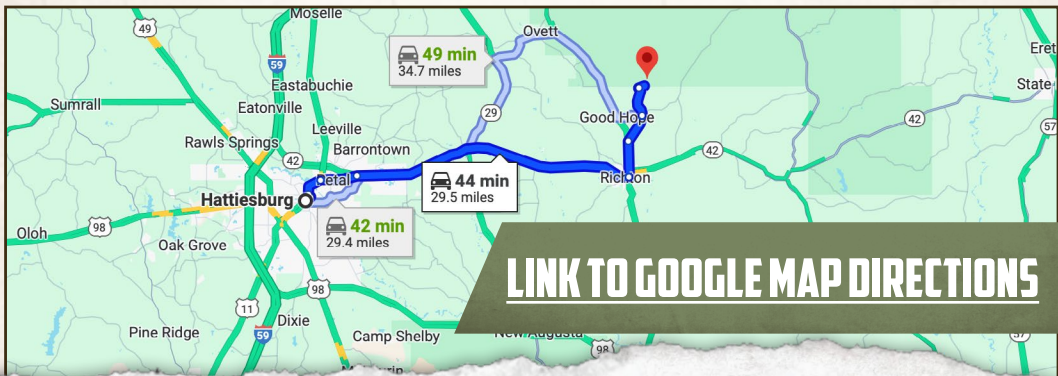
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land id. LINK

INFRARED MAP



[LINK TO GOOGLE MAP DIRECTIONS](#)



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