

**41.5± ACRES**  
**JONES COUNTY, MS**  
**\$149,000**



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

**OFFICE (769) 760-0005**



# THE JONES 41.5

# PROPERTY PROFILE

## LOCATION:

- Jones County, MS
- Claiborne & Bonner Roads
- 11± Miles North of Laurel

## COORDINATES:

- 31.813079, -89.058309

## PROPERTY USE:

- Development
- Timber Investment

## PROPERTY INFORMATION:

- 41.5± Acres
- County Road Frontage
- Home Site in Place
- Power and Water on Site
- Flat to Rolling Terrain
- Young Pine Plantation

## TAX INFORMATION:

\$178.90 for 2023

- Parcel 172-25-00-005.00
- Parcel 172-25-00-005.01



**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.



# WELCOME TO THE JONES 41.5

**LIVE HERE AND WATCH THE TIMBER GROW!** This 41.5± acre Jones County, MS property is situated on Claiborne Road and Bonner Road near the town of Sandersville approximately 11 miles north of Laurel. The property consists of mostly young pine plantation with some scattered hardwoods. Other features include a stream bed, flat to rolling terrain, county road frontage, and a home site with available utilities. If you have you been searching for a place to build your dream home with land to roam, this is it! For the investors, you have options! With plenty of road frontage and level terrain, develop the property into multiple home sites or let the pines grow for future income.

**To schedule a private showing of the Jones 41.5,  
call Dennis West or Hunter Wadley today.**



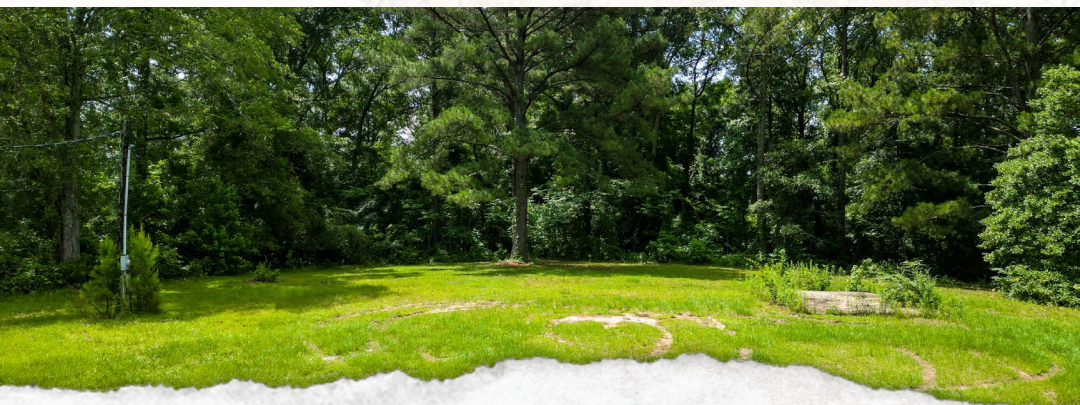
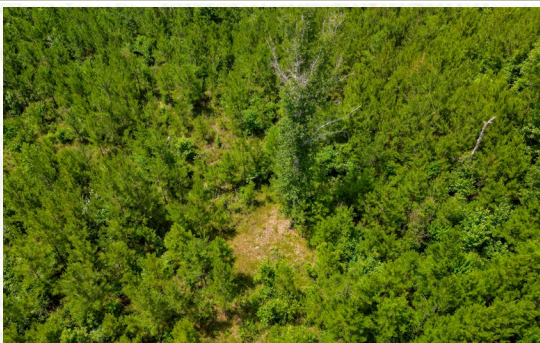
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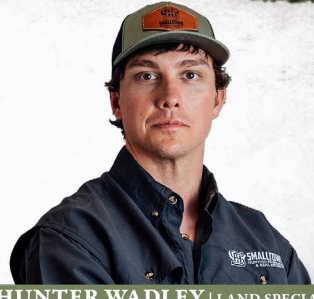
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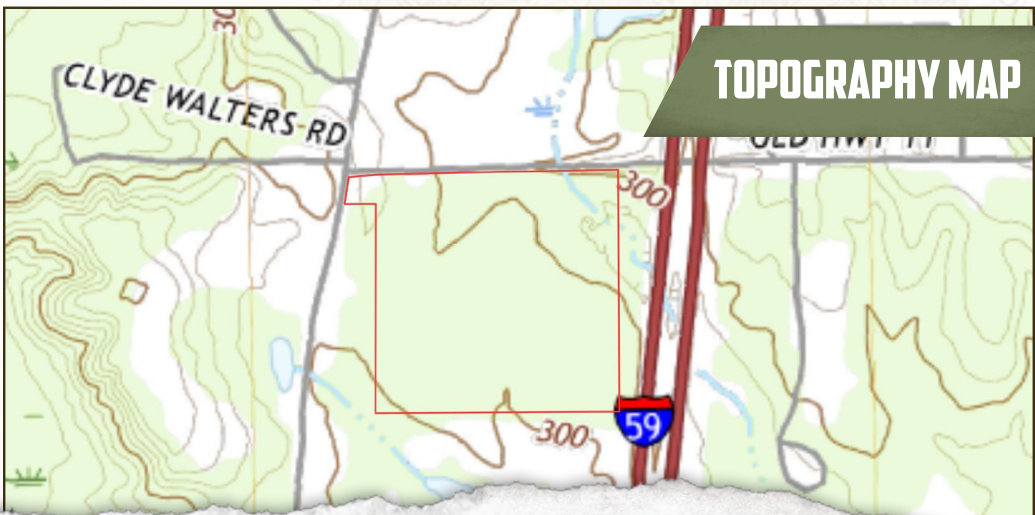


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land id. LINK



TOPOGRAPHY MAP



DENNIS WEST | MANAGING BROKER  
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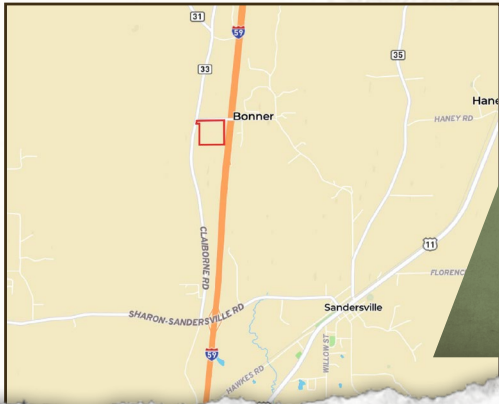
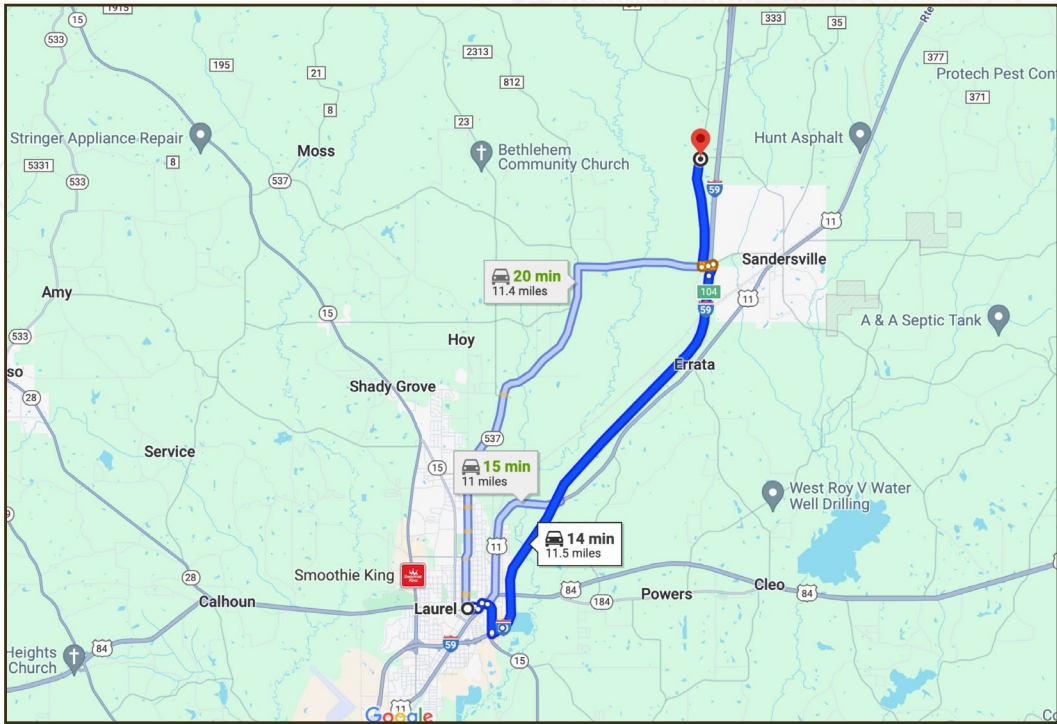
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Directions from Laurel, MS: Travel I-59N to the Sandersville exit and turn left onto Sharon Sandersville Road. Travel across the interstate and turn right onto Claiborne Road. The property is on the corner of Claiborne and Bonner Roads in approximately one mile.

[\*\*LINK TO GOOGLE MAP DIRECTIONS\*\*](#)



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