

41± ACRES WITH A HOME WAYNE COUNTY, MS

\$358,500



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 760-0005

LOCATION:

- 1564 Chicora Green County Rd
Buckatunna, MS 39322
- Wayne County
- County Road Frontage
- 4.6± Miles W of Buckatunna
- 13.5± Miles S of Waynesboro

COORDINATES:

- 31.529136, -88.564873

PROPERTY USE:

- Residential
- Hunting
- Farm

PROPERTY INFORMATION:

- 41± Acres
- 1,811± SqFt Brick Home
- 4 Bedrooms, 2 Baths
- 30'x40' Pole Barn
- 20'x20' Carport Shed
- 12'x16' Storage Shed
- 11± Acres in 25 Year Old
Pine Plantation
- 28± Acres in 20 Year Old
Natural Mix Timber

TAX INFORMATION:

Estimated Taxes- \$1,142

- Parcel: Part of
(076-35-00001103)
- Parcel: (076-35-00001400)
- Parcel: (076-35-00001300)



WELCOME TO THE WAYNE 41

HAVE YOU BEEN SEARCHING FOR A COUNTRY HOME WITH ACREAGE? If so, stop looking...here it is in Wayne County, MS! This beautiful four bedroom, two bath brick home, constructed in 2005, is nestled among 41± acres off Chicora Greene County Road. The home features approximately 1,811 square feet of open living space, a large front porch, covered back patio, and a 500± square foot garage. With a 30'x40' pole barn, a 20'x20' carport shed on a concrete slab, and a 16'x20' storage building, you'll have more than enough space to store all of your toys and equipment. Roughly 11 acres consist of planted pine trees, while the remaining acreage is made up of mixed hardwood and pine timber. An internal trail leads to a food plot with a nice shooting house, making it possible to be in the deer stand in just minutes. The property is conveniently located only 13 miles south of Waynesboro and 75 miles north of the Mobile, AL area.

Call Hunter Wadley or Treston Cochran for more information and to schedule a private showing.



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

HUNTER WADLEY | LAND SPECIALIST
C: 601-410-1992 | hunter.wadley@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | smalltownproperties.com Information is believed to be accurate but not guaranteed.

41 ± ACRES WITH A HOME WAYNE COUNTY, MISSISSIPPI



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

HUNTER WADLEY | LAND SPECIALIST
C: 601-410-1992 | hunter.wadley@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | smalltownproperties.com Information is believed to be accurate but not guaranteed.

41 ± ACRES WITH A HOME WAYNE COUNTY, MISSISSIPPI



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

HUNTER WADLEY | LAND SPECIALIST
C: 601-410-1992 | hunter.wadley@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | smalltownproperties.com Information is believed to be accurate but not guaranteed.

41 ± ACRES WITH A HOME

WAYNE COUNTY, MISSISSIPPI



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

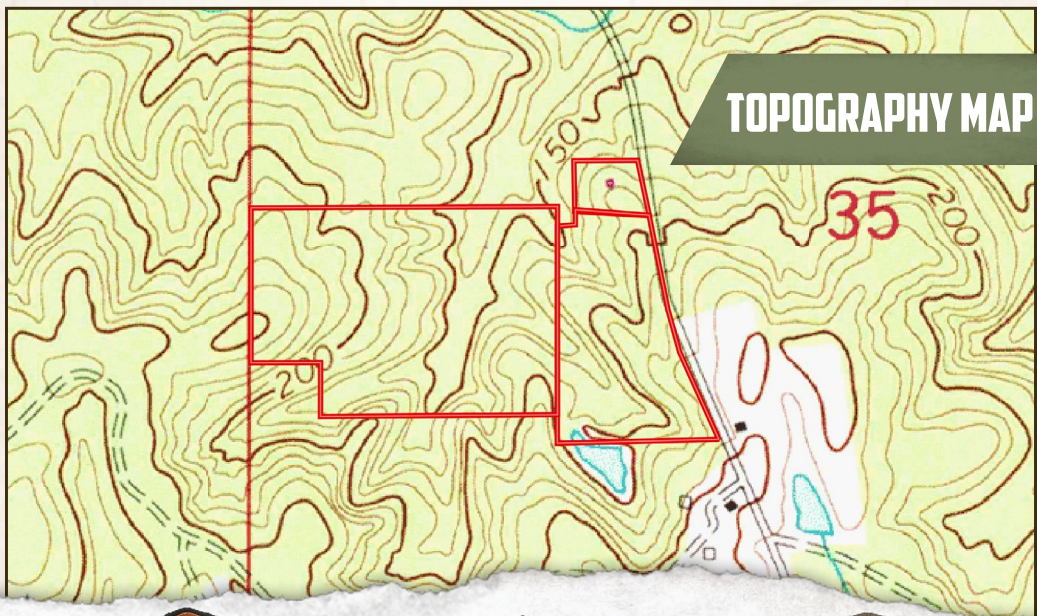
HUNTER WADLEY | LAND SPECIALIST
C: 601-410-1992 | hunter.wadley@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | smalltownproperties.com Information is believed to be accurate but not guaranteed.

41 ± ACRES WITH A HOME

WAYNE COUNTY, MISSISSIPPI

land id. LINK



TOPOGRAPHY MAP



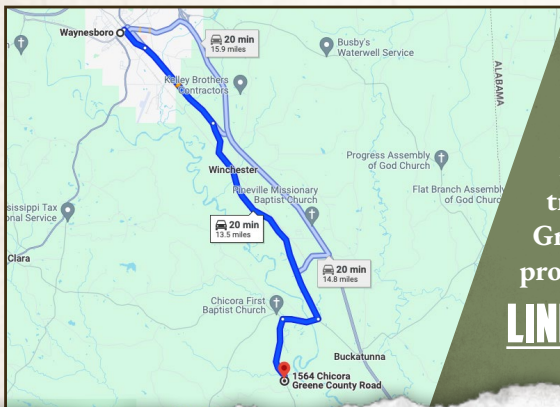
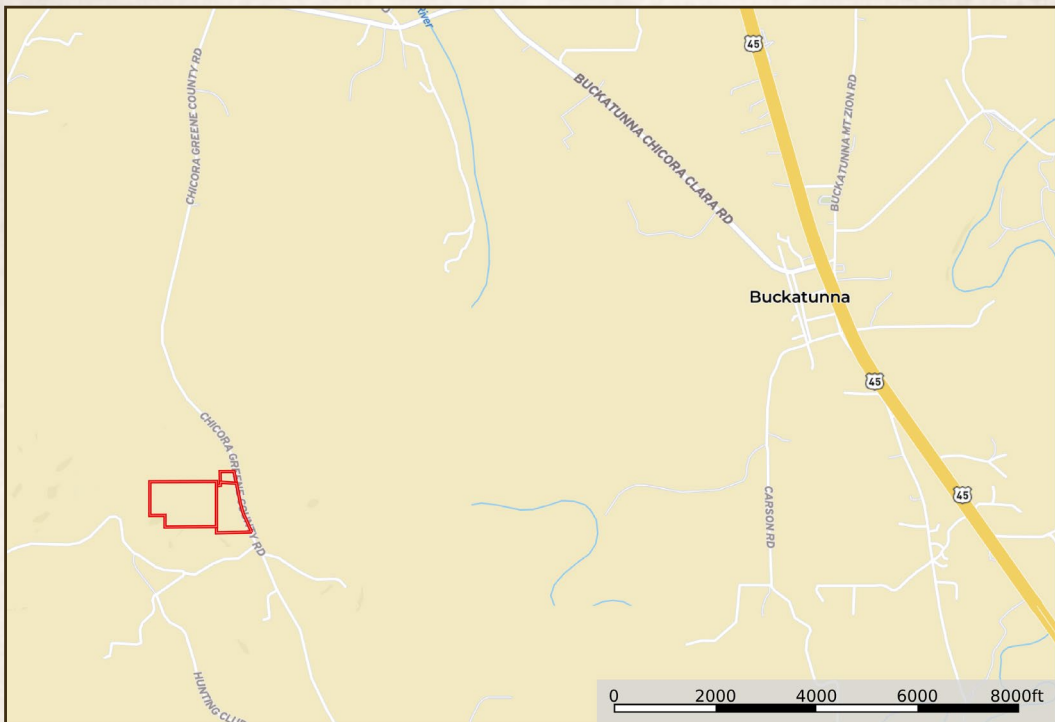
TRESTON COCHRAN | LAND SPECIALIST
C: 601-410-5702 | treston@smalltownproperties.com

HUNTER WADLEY | LAND SPECIALIST
C: 601-410-1992 | hunter.wadley@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | smalltownproperties.com Information is believed to be accurate but not guaranteed.

41 ± ACRES WITH A HOME

WAYNE COUNTY, MISSISSIPPI



Directions from Waynesboro, MS:
 Travel south on Old 45 Winchester Road for 6.7 miles. Turn right onto Buckatunna Chicora Clara Road and travel 1.1 miles. Turn left onto Chicora Greene County Road and in 1.9 miles the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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

HUNTER WADLEY | LAND SPECIALIST
 C: 601-410-1992 | hunter.wadley@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | smalltownproperties.com *Information is believed to be accurate but not guaranteed.*