

**39.10± ACRES**  
**WAYNE COUNTY, MS**  
**\$68,500**



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

**OFFICE (769) 760-0005**



# THE WAYNE 39.10

## PROPERTY PROFILE

### LOCATION:

- Wayne County, MS
- 10± Miles Northwest of Waynesboro

### COORDINATES:

- 31.749300, -88.747334

### PROPERTY USE:

- Recreation
- Timberland

### PROPERTY INFORMATION:

- 39.10± Acres
- Mixed Young Timber
- Transmission Line Easement
- Oil Well Locations

### TAX INFORMATION:

2023 - \$114.61

- Parcel 143-13-00000300



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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](mailto:dennis@smalltownproperties.com)

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

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



# WELCOME TO THE WAYNE 39.10

LOCATED IN THE YELLOW CREEK OIL FIELD IN WAYNE COUNTY, MS, THIS 39.10± ACRE PROPERTY IS NEAR THE COMMUNITY OF WHISTLER. Accessed through the oil field roads, the land is suitable for recreation and timber production. A transmission line and small pipelines cross the property and are suitable for food plots. Two old oil location sites are on the property. The terrain is predominantly rolling hills. While much of the timber has been cut in years past, some mixed pine hardwood is still standing. This property is fitting for future timber harvests, ATV riding, and hunting.

To explore all that this property  
has to offer, contact Dennis West today.



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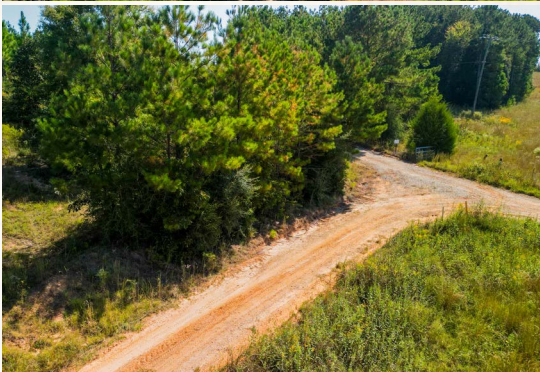
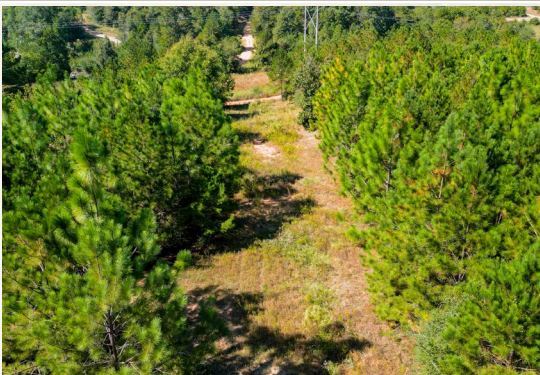
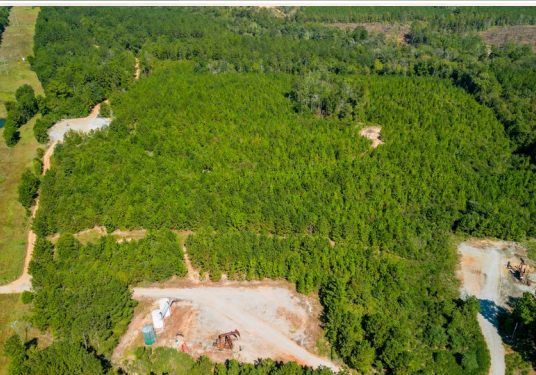
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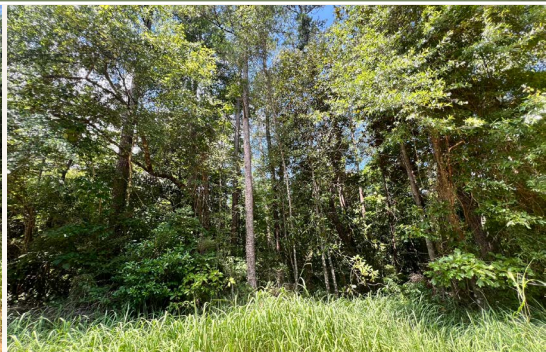
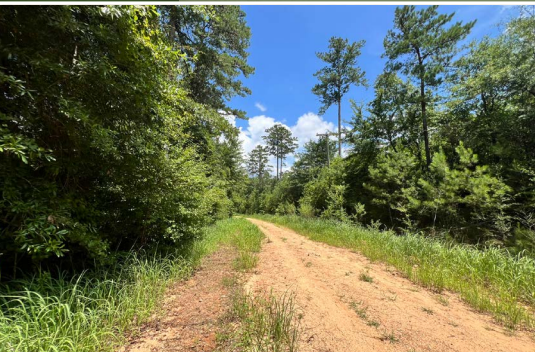
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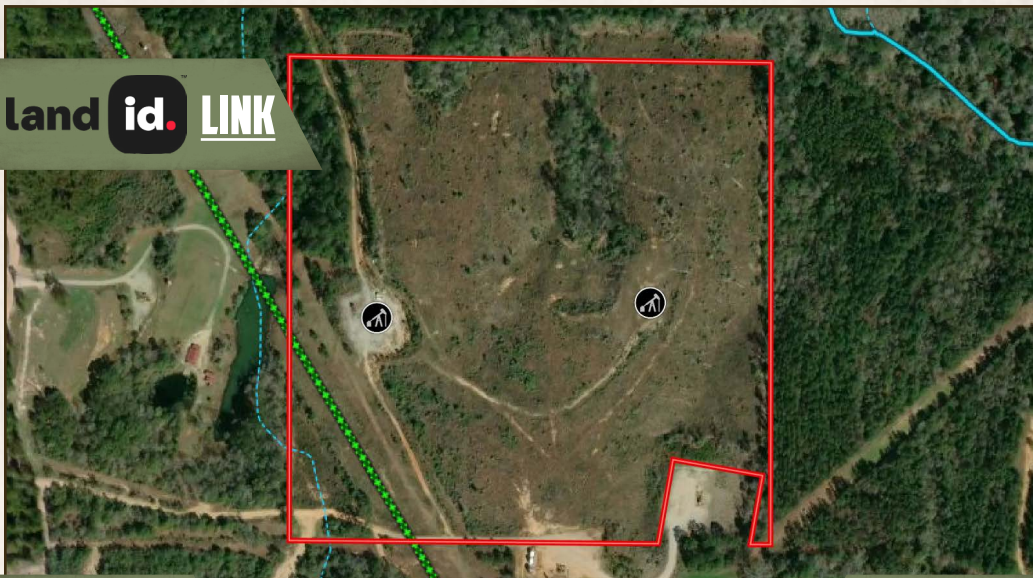
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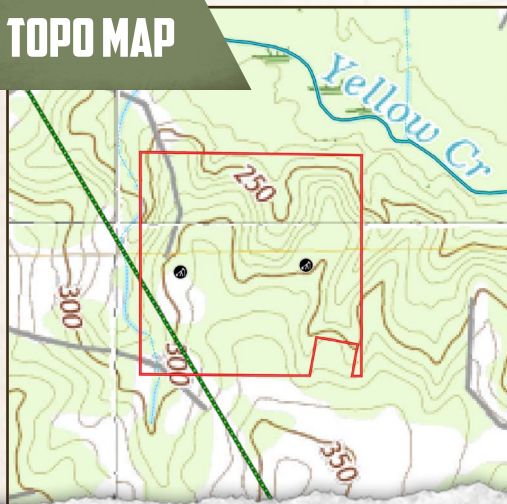
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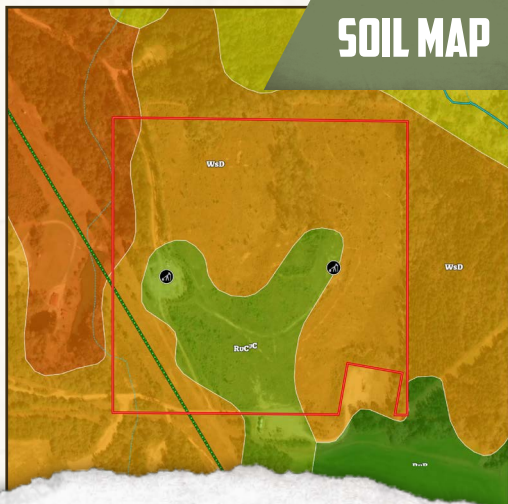
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TOPO MAP



SOIL MAP



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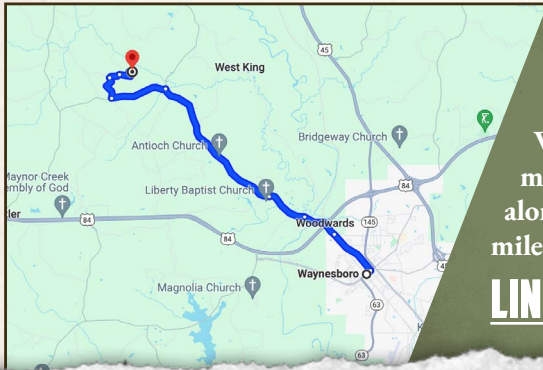
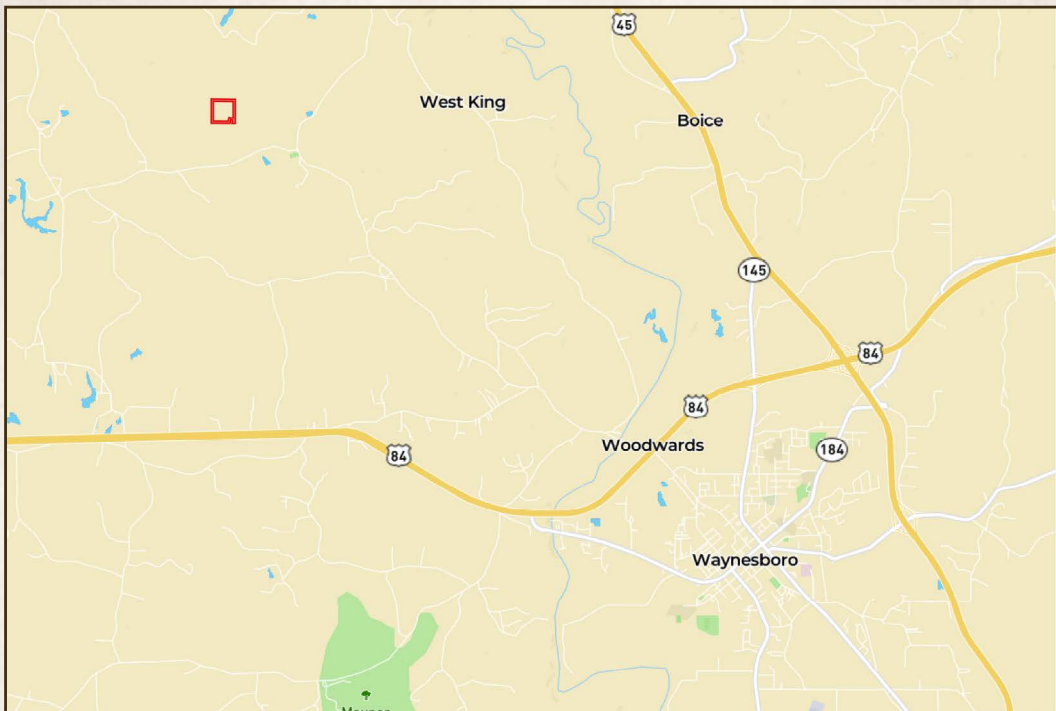
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Directions from Waynesboro, MS:  
Travel north on Waynesboro Shubuta Road to Fred West Road. Turn onto Fred West Road and travel approximately 1.5 miles to the gravel road on the right. Travel along the gravel road for approximately one mile to the property.

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



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