

36.47± ACRES
WAYNE COUNTY, MS
\$99,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE WAYNE 36.47

PROPERTY PROFILE

LOCATION:

- Clara, MS 39367
- Wayne County
- Frontage on Clara Strengthford Road
- 3± Miles W of Clara
- 11± Miles SW of Waynesboro

COORDINATES:

- 31.6004, -88.73754

PROPERTY USE:

- Hunting
- Investment
- Homesite

PROPERTY INFORMATION:

- 36.47± Acres
- Gently Rolling Terrain
- Fresh Cutover
- Clara School District
- Utilities Available at the Road
- Borders the DeSoto National Forest

TAX INFORMATION:

Taxes Estimated - \$108

- Parcel: part of 116-06-00000300



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.

WELCOME TO THE WAYNE 36.47

WELCOME TO THE WAYNE 36.47, SITUATED ON CLARA STRENGTHFORD ROAD APPROXIMATELY 11 MILES SOUTHWEST OF WAYNESBORO, MS. This 36.47± acre Wayne County property is located just a few miles from Clara School and would make an excellent recreational tract and home site. Power and water are available at the blacktop road. Recently, this tract was clear cut, and could be easily replanted in trees or converted to pasture land. Upon initial evaluation, several deer were spotted and the property is littered with tracks and sign. An added bonus of this tract is that it borders the DeSoto National Forest on one side, which could provide even more hunting opportunities. Properties of this size in this area can be hard to come by, and the opportunities with the Wayne 36.47 are limitless.

**Give Hunter Wadley or Treston Cochran a call today
for more information or to view this property.**



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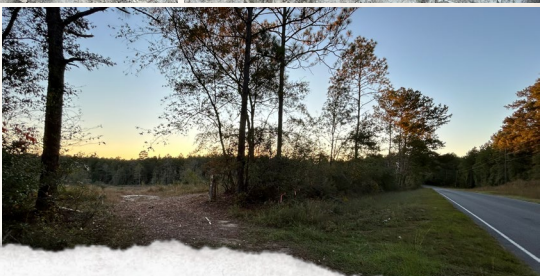
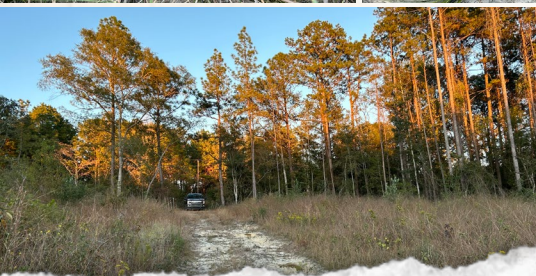
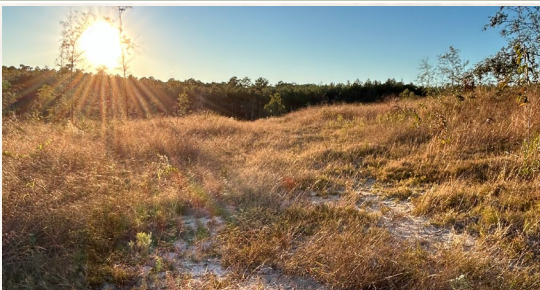
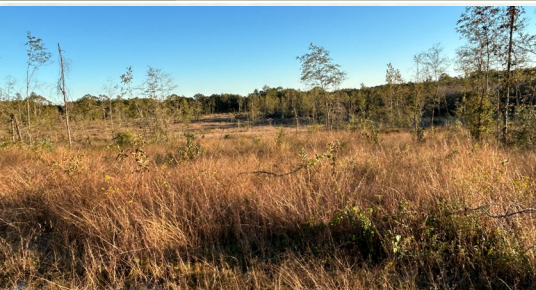
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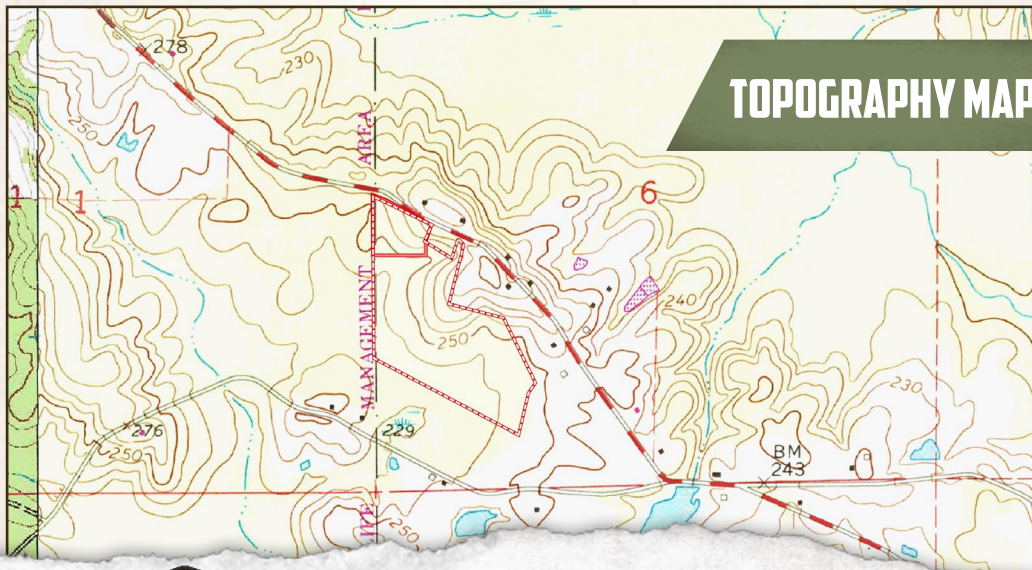
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land id. LINK



TOPOGRAPHY MAP



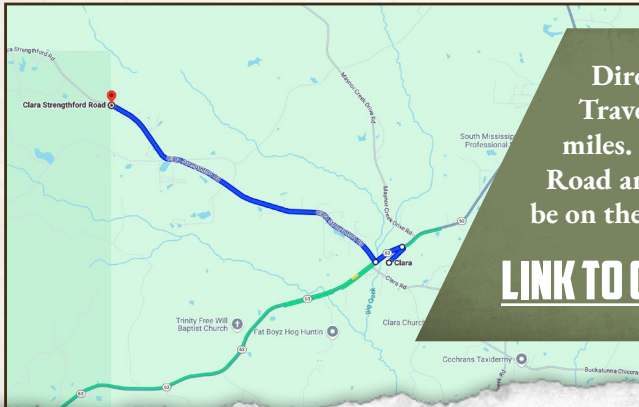
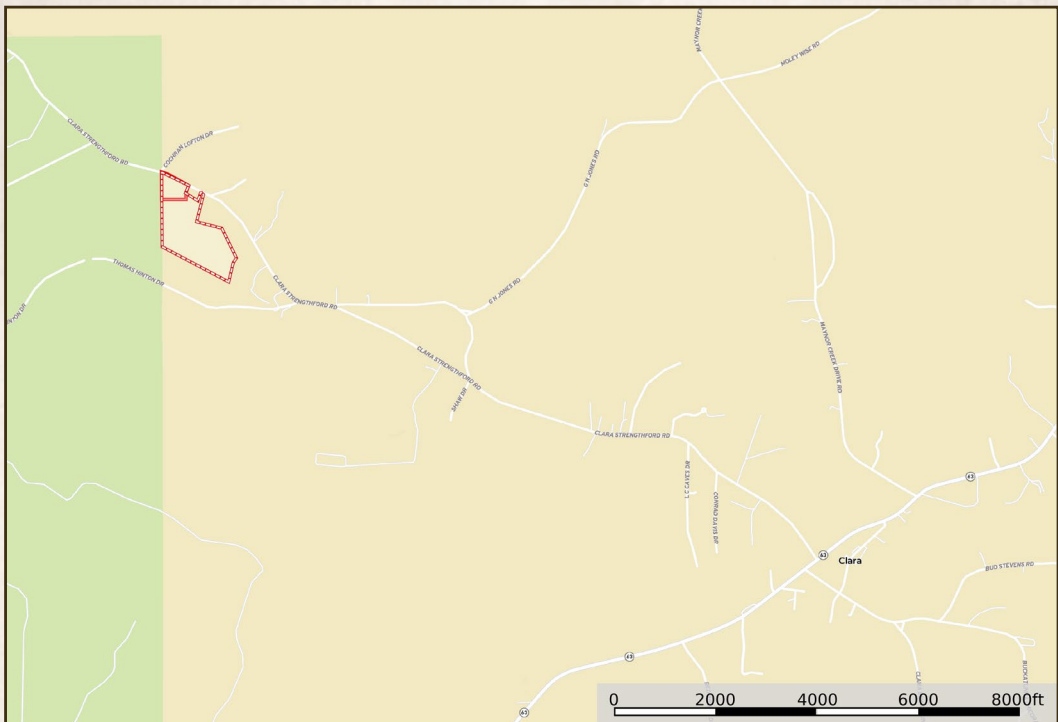
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Directions from Waynesboro, MS:
 Travel Hwy 63 S and continue for 8.2 miles. Turn left on Clara Strengthford Road and in 3.0 miles the property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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