

70± ACRES
CLARKE COUNTY, MS
\$249,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 760-0005

THE CLARKE 70

PROPERTY PROFILE

LOCATION:

- 1410 CR164
Stonewall, MS 39363
- Clarke County
- 8± Miles S of Enterprise
- 22.7± Miles S of Meridian

COORDINATES:

- 32.107592, -88.776244

PROPERTY USE:

- Deer and Duck Hunting
- Family Getaway
- Outdoor Lifestyle

PROPERTY INFORMATION:

- 70± Acres
- County Road Frontage
- Established Trail System
- Flat Terrain
- Diverse Habitat
- Mixed Hardwood
- Mature Planted Pine
- Utilities
- Large Metal Building
- Barn
- Duck Ponds

TAX INFORMATION:

2023 - \$417.07

- Parcel 072-16-00-003.00



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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 CLARKE 70

COME EXPLORE THE VERSATILITY OF THE CLARKE 70! Nestled in the heart of Clarke County, MS, near the town of Stonewall and the scenic Chickasawhay River, this 70± acre property offers an array of features for country living, farming, and outdoor recreation. Whether you're looking for a serene homestead, a hunting retreat, or a multi-functional property, this old farm has it all.

The centerpiece is a large metal building, perfect for storage or easily convertible into a hunting camp or workshop. Nearby, a barn and an artesian water well add practicality and charm. A 6± acre fallow field surrounds the building, offering potential for clearing and use as pastureland for horses or livestock. Water features abound, including a small pond stocked with catfish, an 8± acre duck pond, and a 2± acre duck pond - ideal for the waterfowl hunting enthusiasts. The property also boasts established trails along its perimeter, providing excellent access for ATVs, horseback riding, or hiking. Outdoor lovers will appreciate the mix of mature pine plantation and hardwood timber, which enhance the natural beauty and provide excellent deer hunting opportunities.



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MORE ABOUT THE CLARKE 70

The eastern boundary of the property is bordered by a railroad, adding character and a sense of history to the land. The proximity to the Chickasawhay River further elevates this property's appeal, offering additional opportunities for fishing, kayaking, or simply enjoying the raw beauty of the area. The Clarke 70 is a haven for those seeking a rural lifestyle combined with recreation. Whether you envision farming, hunting, or simply enjoying the peaceful countryside, this farm offers endless possibilities.

Call Dennis West today to schedule a private tour.



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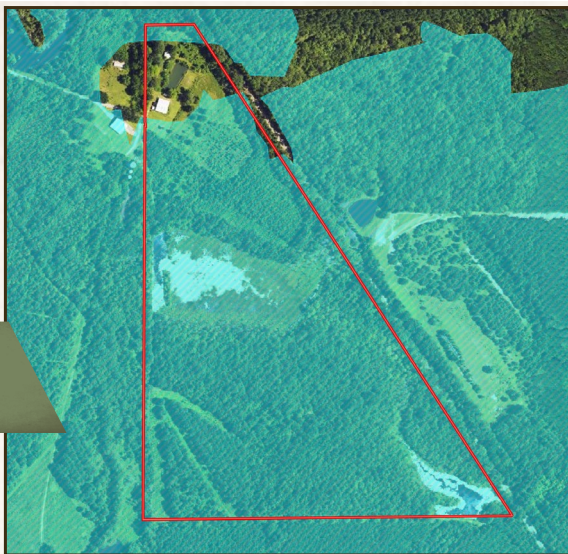
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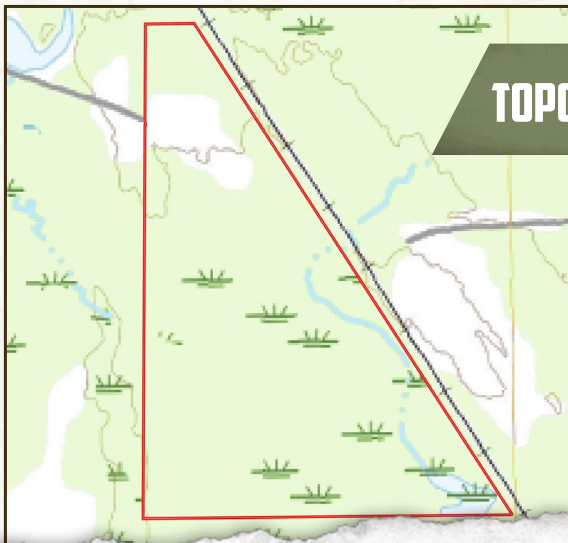
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FLOOD MAP



TOPOGRAPHY MAP



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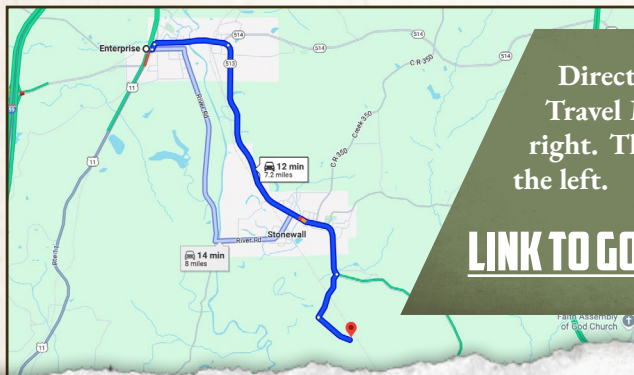


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land id. LINK



Directions from Enterprise, MS:
Travel MS-513 S to CR164 and turn
right. The property will be ahead on
the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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