

**26± ACRES**  
**WILKINSON COUNTY, MS**  
**\$143,000**



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

OFFICE (769) 888-2522

## LOCATION:

- MS-24 Centreville, MS 39631
- Wilkinson County
- 2± Miles W of Centreville
- 25± Miles NE of Jackson, LA
- 27± Miles NW of Clinton, LA
- 36± Miles NE of Saint Francisville, LA
- 48± Miles N of Baton Rouge, LA

## COORDINATES:

- 31.0784, -91.0992

## PROPERTY USE:

- Hunting
- Recreation
- Home/Cabin Site

## PROPERTY INFORMATION:

- 26± Acres
- 20± Year Old Plantation Pines
- 1,900'± Frontage on MS-24
- 1,300'± Gravel Frontage on Daniels Lane
- Electricity Available: Entergy
- Water Available: South Centreville Water Assoc

## TAX INFORMATION:

- 2024 - \$99.31
- Parcel #: 11E20105 0002200



**LEE WHITE** | LAND SPECIALIST  
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**ALINDA CRUISE WHITE** | LAND & RESIDENTIAL SPECIALIST  
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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE WILKINSON 26

**WELCOME TO THE WILKINSON 26, LOCATED APPROXIMATELY TWO MILES WEST OF CENTREVILLE, MS, AND LESS THAN EIGHT MILES NORTH OF THE LOUISIANA STATE LINE.** The 26± acre Wilkinson County property is covered in approximately 20-year-old plantation pines. This tract enjoys roughly 1,900 feet of paved road frontage on MS-24, where access is available, and an estimated 1,300 feet of gravel frontage along Daniels Lane. An old house site is the ideal place to construct your forever home or weekend getaway cabin. Utilities are available through Entergy and the South Centreville Water Association. The adjoining parcel to the north is a timber tract, providing excellent opportunities to set up deer feeders to attract deer to your hunting stand.

This small-acreage tract offers a place to build your dream home and still have plenty of room to develop trails to roam and put out stands to catch an afternoon hunt.

**Call Lee or Alinda White today to schedule  
a showing of the Wilkinson 26.**



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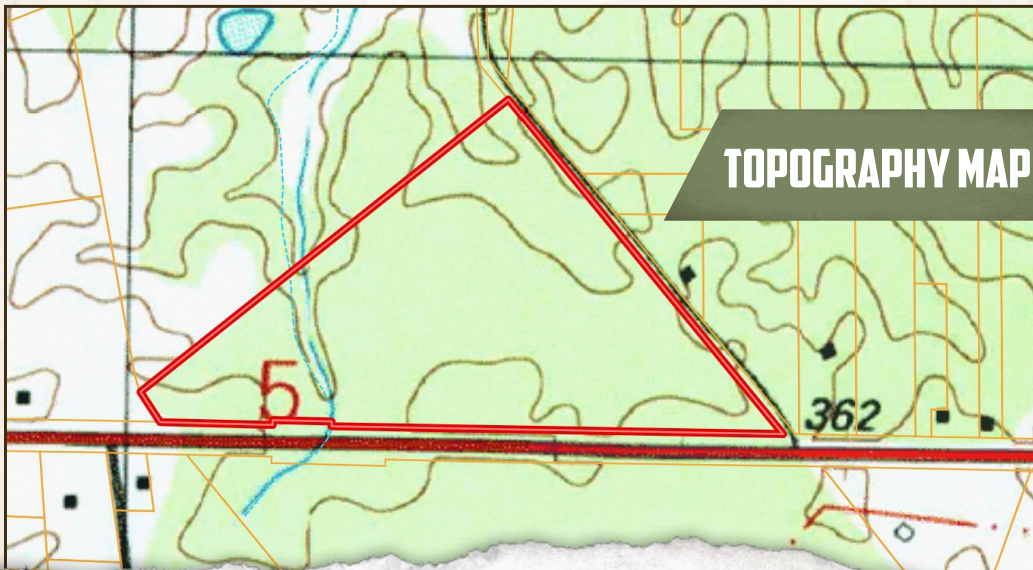
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## FLOOD MAP



## TOPOGRAPHY MAP



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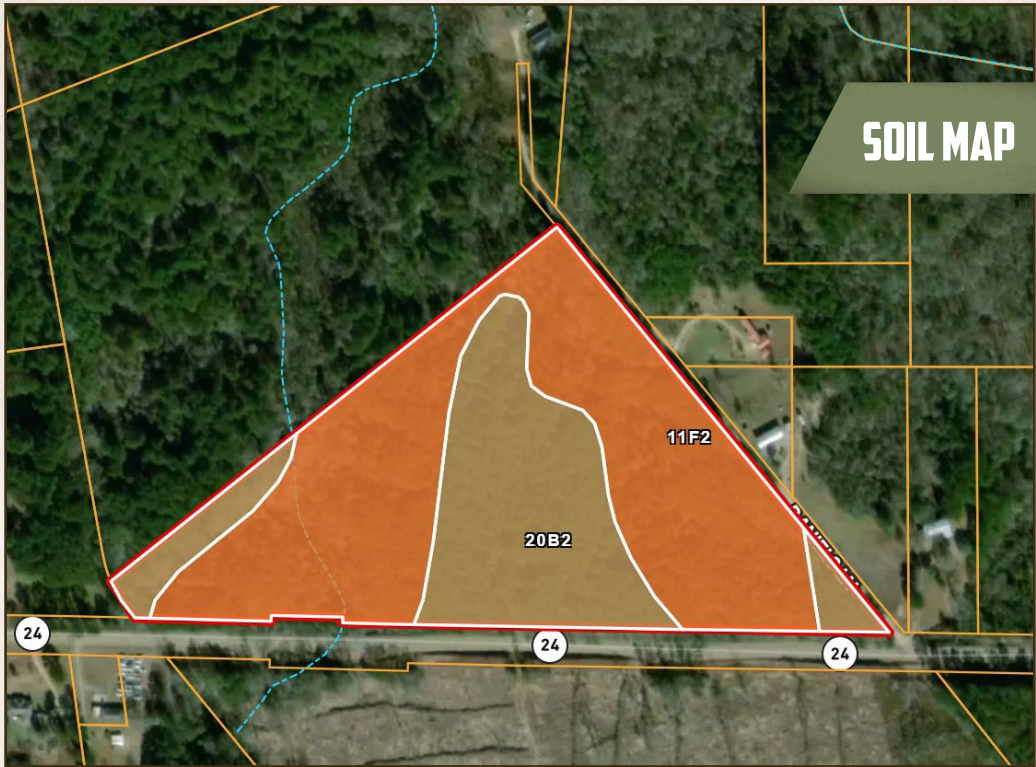


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## SOIL MAP



| Code | Description   | Acres | %      | CPI | NCCPI | CAP | ? |
|------|---|-------|--------|-----|-------|-----|---|
| 11F2 | Lexington-Smithdale complex, 5 to 40 percent slopes, eroded | 15.96 | 63.43% | -   | 49    | 6e  | ? |
| 20B2 | Providence silt loam, 2 to 5 percent slopes, eroded         | 9.19  | 36.53% | -   | 28    | 2e  | ? |



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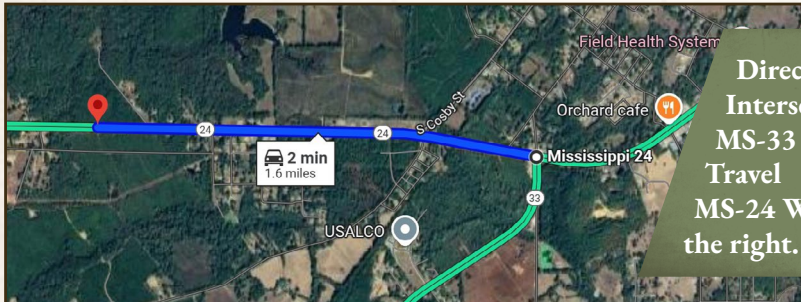
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land id. LINK



Directions From the Intersection of MS-24 and MS-33 in Centreville, MS: Travel 1.6 miles west on MS-24 W to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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