



17± ACRES
JEFFERSON DAVIS COUNTY, MS
\$69,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 760-0005 | WWW.SMALLTOWNPROPERTIES.COM

THE JEFFERSON DAVIS 17

PROPERTY PROFILE

LOCATION:

- Ridgeland Road
Bassfield, MS 39421
- Jefferson Davis County
- 11.3± Miles NW of Sumrall
- 12.3± Miles SE of Lake Jeff Davis
- 28.9± Miles NW of Hattiesburg

COORDINATES:

- 31.480828, -89.692958

PROPERTY USE:

- Hunting
- Recreational
- Family Getaway
- Outdoor Lifestyle
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 17± Acres
- County Road Frontage
- Established Driveway
- Rolling Terrain
- Young Pine Timber
- Some Hardwoods
- Utilities Available

TAX INFORMATION:

- Parcel: Part of 1-089-15-022-00
- \$90 Estimated



DENNIS WEST | MANAGING BROKER
C: 601-248-4396 | dennis@smalltownproperties.com

DEWAYNE ATKINSON | LAND SPECIALIST
C: 601-832-3075 | dewayne@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 JEFFERSON DAVIS 17

17± ACRES IN JEFFERSON DAVIS COUNTY, MS RECREATIONAL GETAWAY NEAR SUMRALL

Escape to 17± acres of peace and quiet in Jefferson Davis County, Mississippi. Located just minutes from Sumrall, the beautiful property offers a perfect blend of natural beauty and convenience, featuring rolling terrain, young pine timber, and a well-established driveway leading to a cleared home/cabin pad—ready for your weekend getaway or future homesite. Whether you're looking for a recreational retreat or a secluded spot to build, this property delivers. Enjoy hunting, exploring, or simply relaxing in the woods. Situated only 16 minutes from Lake Jeff Davis, you'll have quick access to fishing and outdoor fun.

For those times you need to head to town, Hattiesburg is just 40 minutes away, offering dining, shopping, and entertainment options. Take advantage of the opportunity to own a great small tract with loads of potential.

**Call Dennis West or Dewayne Atkinson today to learn more
and schedule a personal tour of this quiet countryside treasure.**



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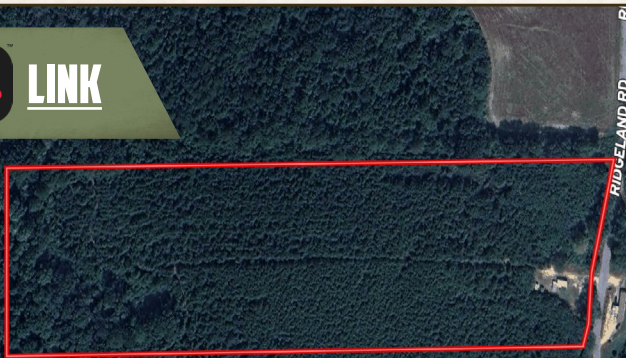
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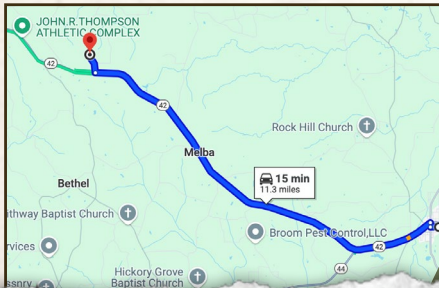
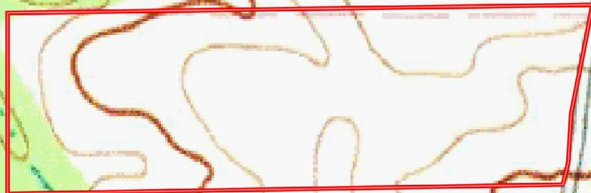
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land id. LINK



TOPOGRAPHY MAP



Directions From Sumrall, MS: Travel 9.5 miles west on Hwy 42. Turn right on Ridgeland Road and in 0.5 miles, the property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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