

130± Acres in Claiborne County, MS
\$455,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 769-888-2522

Property Profile

The Claiborne 130

Location:

- Claiborne County, MS
- Fronts Highway 18 and Patton Road
- 15± Miles East of Port Gibson, MS
- 60± Miles West of Madison, MS
- 130± Miles North of Baton Rouge, LA

Coordinates:

- 31.993133, -90.765510

Property Information:

- 130± Acres
- 75± Acres of 1 Year Old, Containerized Loblolly Pines
- Large Hardwood SMZ
- Multiple Food Plots
- Box Stands in Place

Property Use:

- Timber Investment
- Deer
- Turkey
- Rabbit
- Camping

Tax Information:

- Parcel 100512600800 : \$184 for 2021
- Parcel 100733900200: \$133 for 2021
- Parcel 100733900300: \$106 for 2021



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Two things go together: Claiborne County, MS and Good Hunting! Located in the Hermanville community, approximately 15 miles east of Port Gibson, this 130± acre tract is set up for the avid hunter. While it is great for deer, there is also the opportunity for turkey and rabbit! The property makeup consists of 75± acres of one year old, containerized loblolly pines, with the remaining acreage being a large hardwood SMZ, multiple food plots and a small pond.



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This property provides multiple options going forward from both an investment and recreational standpoint. For the hunter, you can expand on the food plots and set up additional stand locations, in and along the Hardwood SMZ. With the pines being young, the wildlife habitat will be ideal for years to come. The established trail system helps navigate the rolling terrain, and no matter a north or south wind, multiple access points off Patton Road provide access depending on your set-up. In addition to the shallow drainages, the small pond provides the wildlife with an additional water source, as well as the opportunity for fishing. Multiple box stands will stay with the property along with the 8' x 12' camp with power, perfect for overnight stays.

For the investor, the recently planted trees are 1 year old, containerized loblolly pine. Lease out the hunting rights and watch your investment grow! Call Dennis West or Adam Hester today to schedule a showing!



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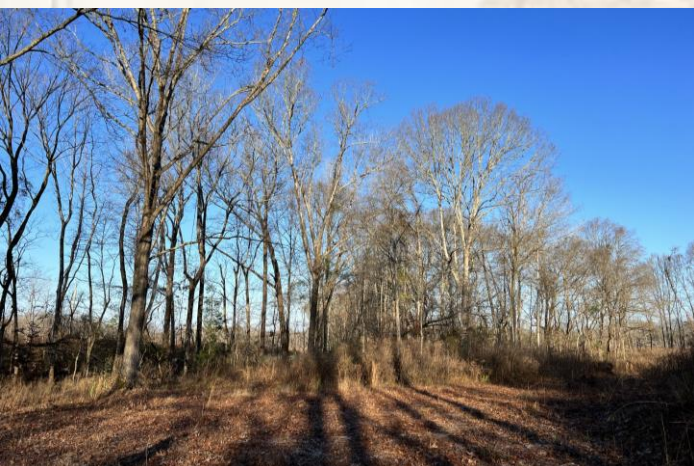
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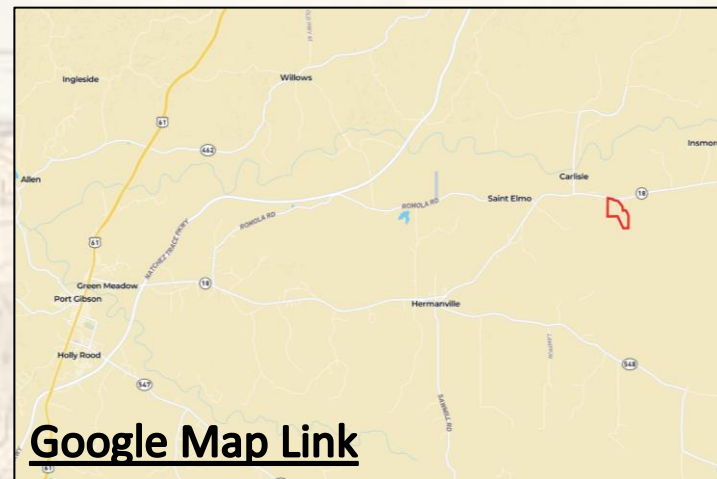
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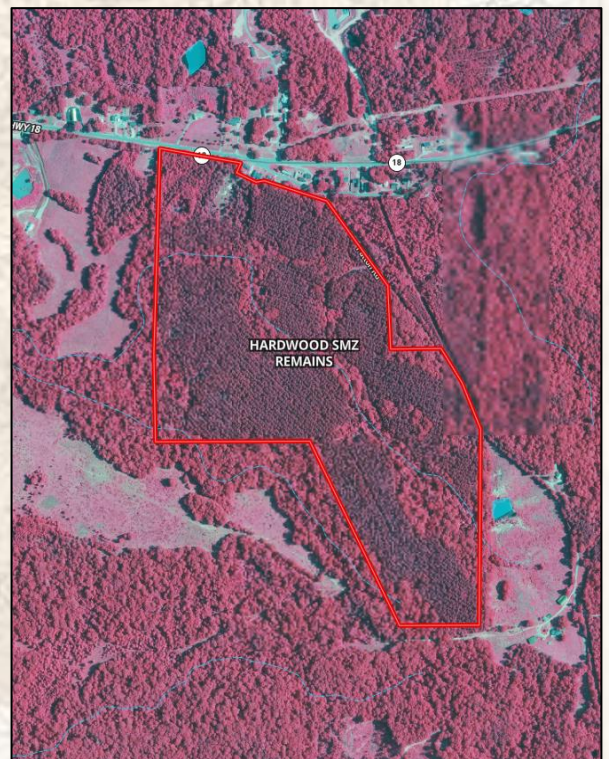
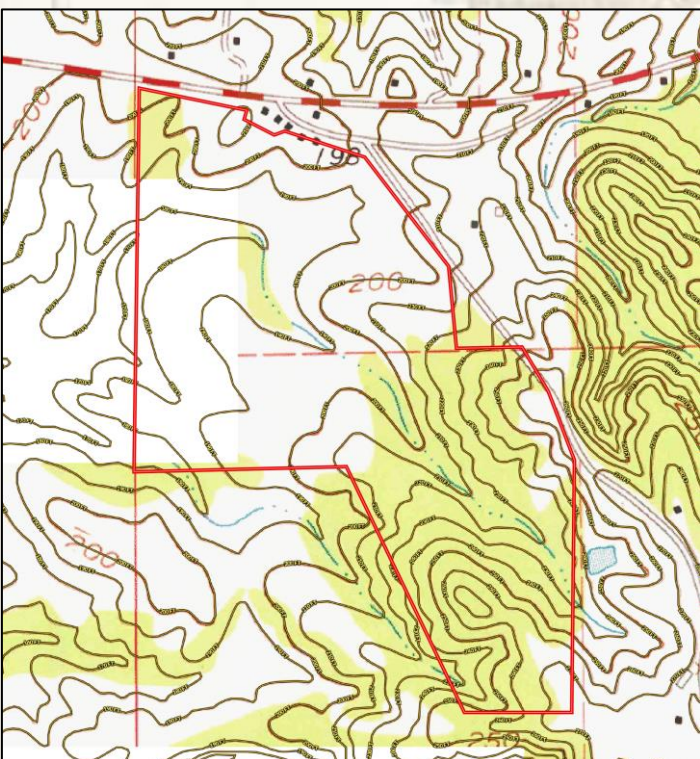
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