

44± Acres With Cabin
Pearl River County, MS
\$269,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM
Office 769-888-2522

Property Profile

The Pearl River 44

Location:

- Pearl River County, MS
- Located 3 Miles from Downtown Bogalusa, LA
- Approximately 58 Miles Southwest of Hattiesburg

Coordinates:

- 30.7936, -89.8149

Property Information:

- 44± Acres
- 2 Bed/1 Bath Cabin with Loft
- Pearl River Frontage
- Adams Warner Road Frontage
- Wildlife Plots in Place
- Excellent Hunting and Fishing
- Hardwood Mix
- 3.5± Acre Pond

Property Use:

- Home/Cabin Site
- Investment
- Hunting/Fishing
- Recreational

Tax Information: 2021 - \$1,782

- Parcel 1#: 3184170000000100
- Parcel 2#: 3184170000000200
- Parcel 3#: 3184170000000301



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Escape to your own slice of paradise with this stunning hunting/recreational tract in Pearl River County, MS! This charming 2 bedroom 1 bath cabin with a loft is nestled on a sprawling 44± acre property that boasts a 3.5± acre pond, Pearl River frontage, and mixed hardwoods. Wake up each morning to breathtaking views from your covered porch overlooking the peaceful Pearl River. Enjoy watching the wildlife, including deer and ducks, or try your hand at fishing in the river or pond. The property also includes food plots and a road system, making it perfect for hunting enthusiasts.



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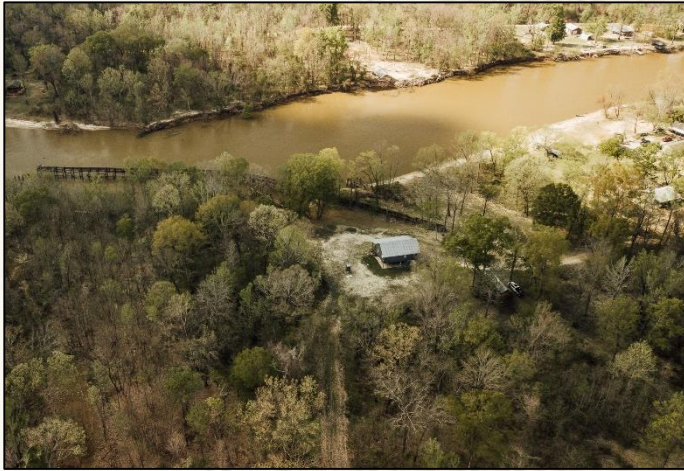
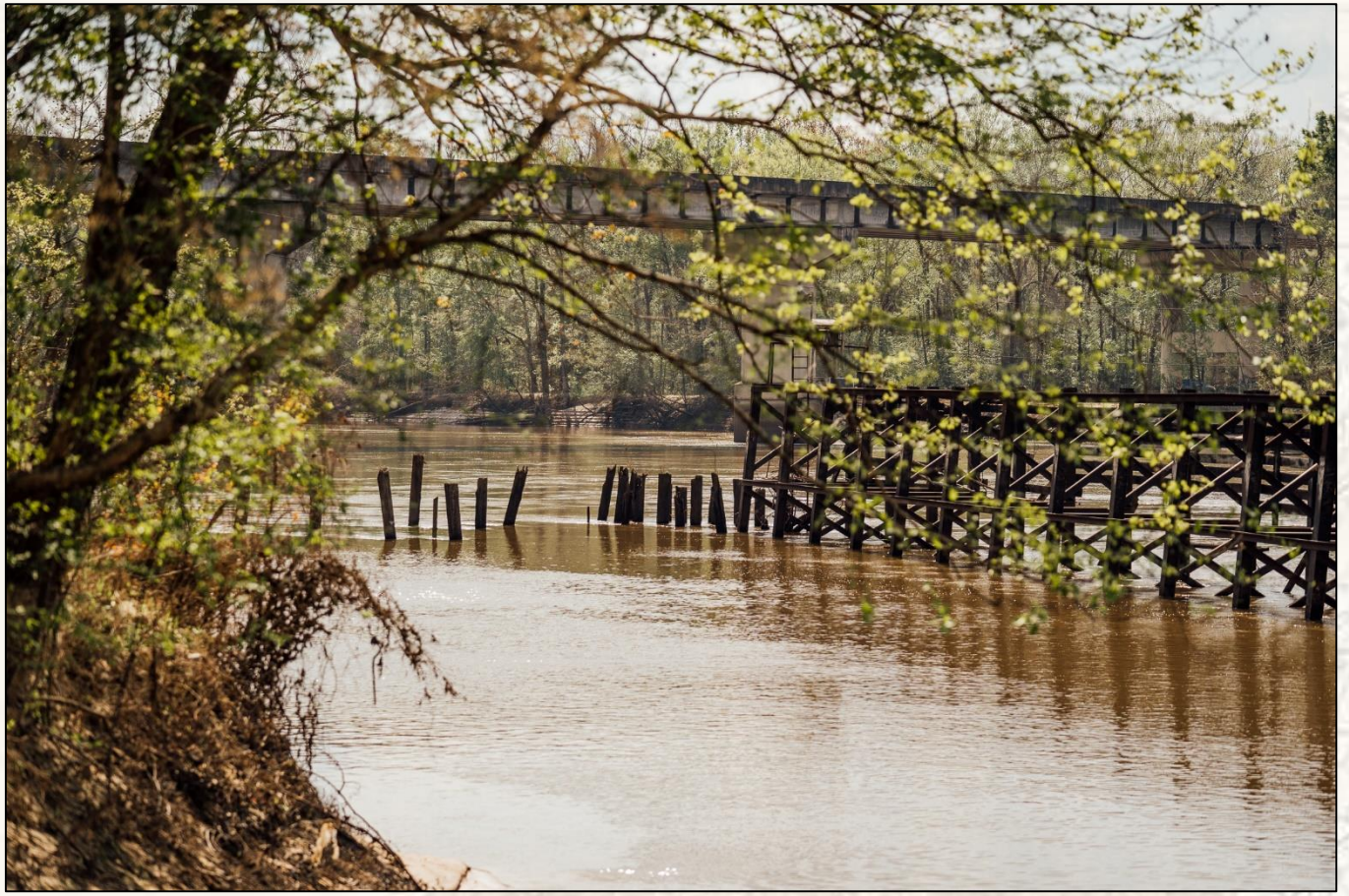
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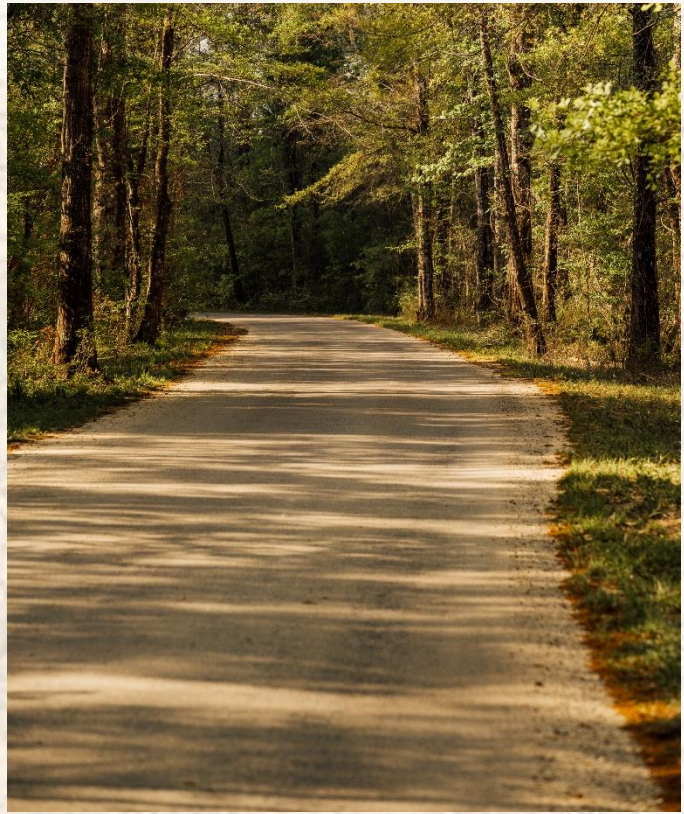
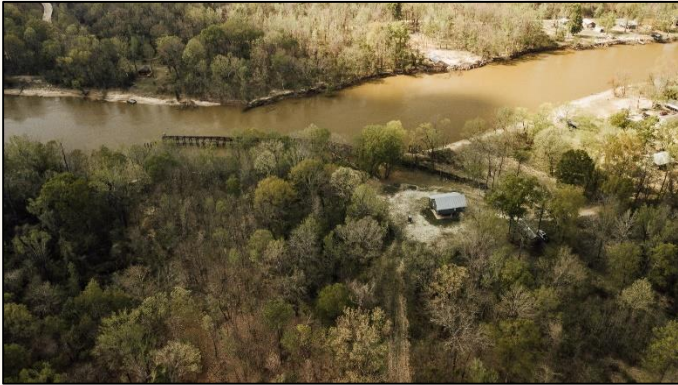
The icing on the cake? This property borders Old River WMA (15,091 acres) and the Bogue Chitto National Wildlife Refuge (36,000 Acres) is just 9 miles south of the property. A public boat ramp on the Pearl River is 6 miles to the south on the Louisiana side of the River. This provides endless opportunities for hunting and outdoor recreation.



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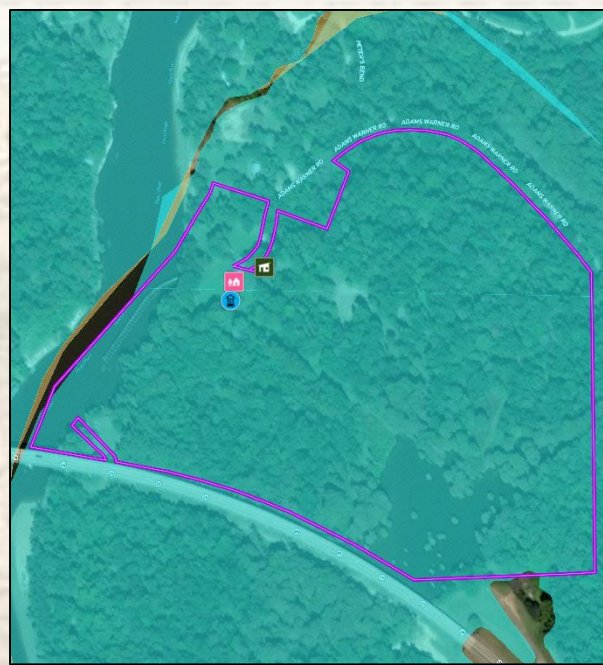
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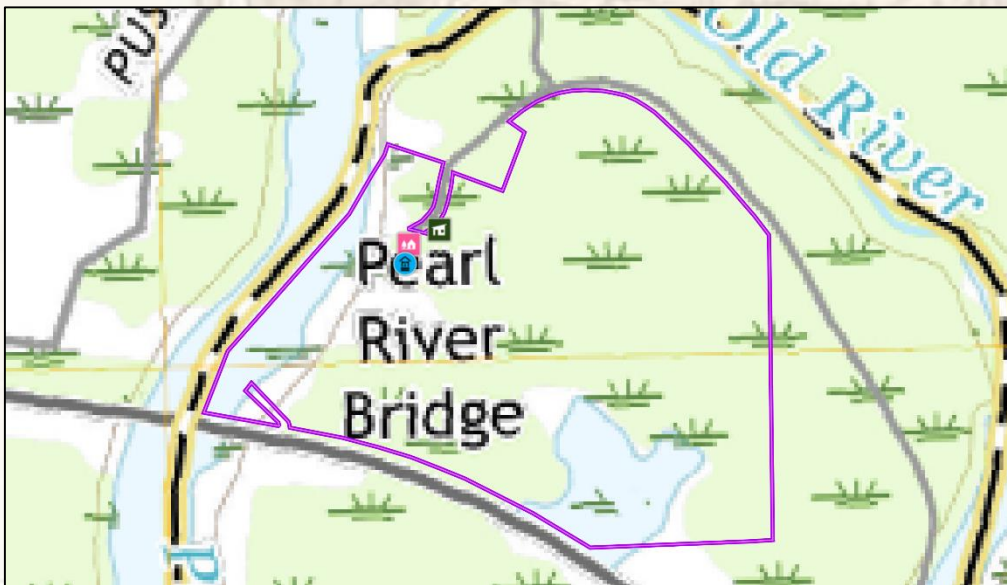


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FLOOD MAP

[MapRight Link](#)



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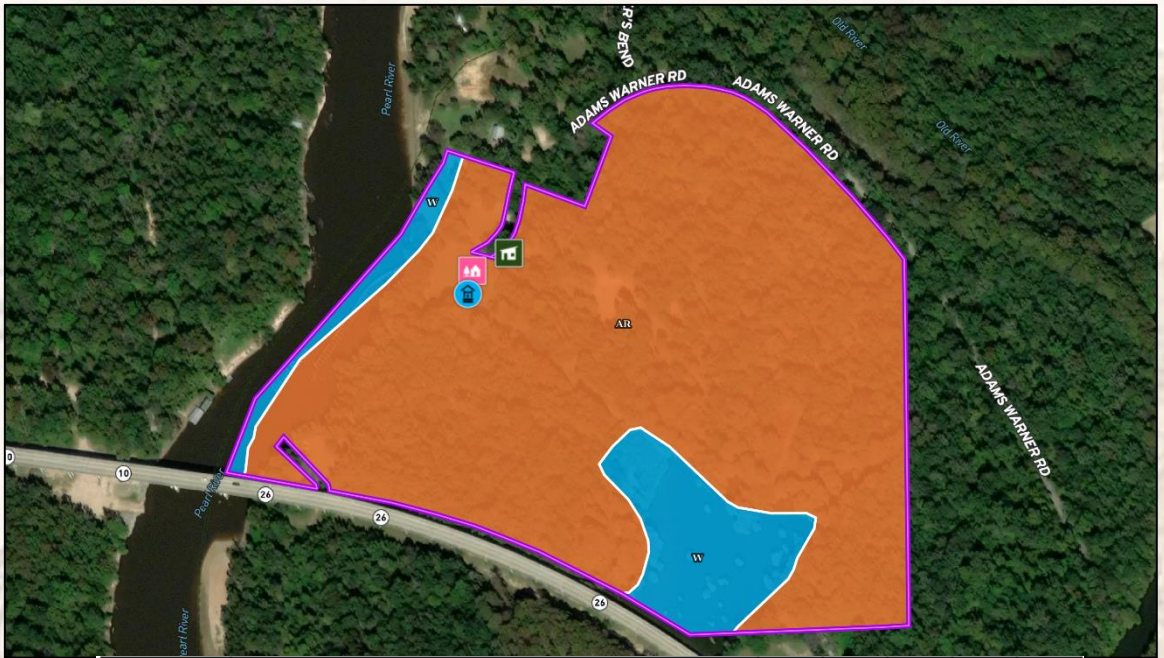


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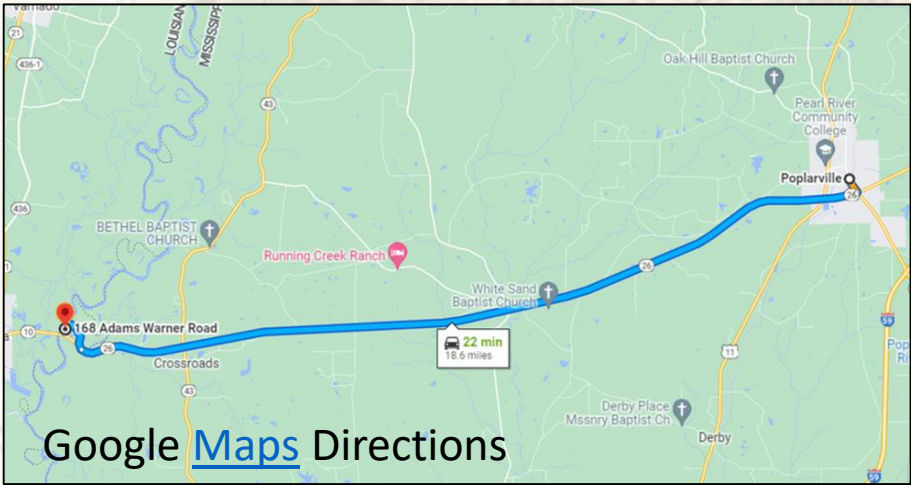
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
AR	Arkabutla-Rosebloom association, frequently flooded	40.23	87.82	0	62	4w
W	Water	5.58	12.18	0	-	-
TOTALS		45.81(*)	100%	-	54.45	4.0

Located just across the river from Bogalusa, LA, 58 miles from Hattiesburg and 103 miles from Baton Rouge, this property is a true oasis that's easy to access. Don't wait to make this recreational paradise yours! Call Billy Carpenter or Michael Oswalt for your private showing today!



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