

100± Acres in Walthall County, MS  
\$562,000



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™

Office 769-760-0005



# Property Profile

## Walthall County Country Living

### Location:

- Walthall County, MS
- Fronts Claude Smith Rd
- 5.7± Miles Southwest of Tylertown

### Coordinates:

- 31.088355, -90.213118

### Property Information:

- 100± Acres
- Established Trail System
- Outstanding Wildlife Habitat
- Foodplots
- Rolling Terrain
- Main House
- Guest House
- 4 RV Hookups
- Metal Barn
- Equipment Shed
- Power and Water On Site

### Property Use:

- Deer
- Turkey
- Residence
- Family Recreation
- Timber Investment

### Tax Information:

- Parcel #: 15050000102, 16320001601 Taxes: Estimated \$700



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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**



Have you been searching for a turnkey recreational property with plenty of room for entertaining family and guests? This 100± acre tract is situated near Tylertown in Walthall County, MS. Convenient to town for supplies yet secluded in a quiet country setting, this property is complete with a furnished 2,000+/- square foot manufactured home. The large covered back deck is perfect for grilling or relaxing in the hot tub while watching wildlife among the trees. Just yards from the main house is a rustic guest house with full amenities, 4 RV hookups and a metal barn...accommodate those visitors who like their privacy, have their own camper or need storage space.



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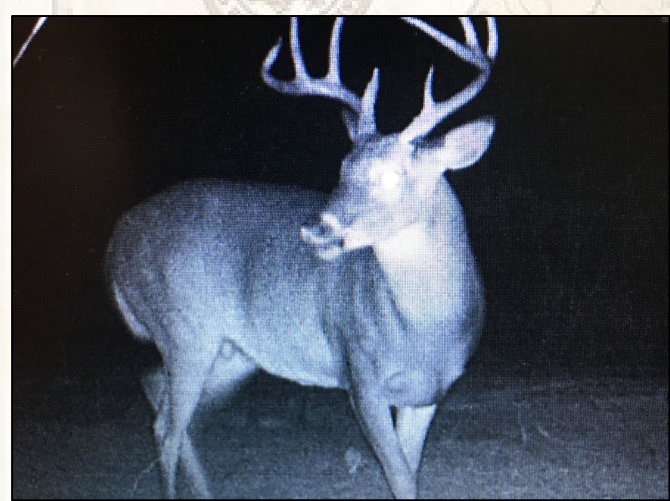
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The land is rolling hills and hollows with longleaf professionally planted in January of 2023. Miles of trails, with several foodplots positioned throughout, can allow different hunters to hunt at the same time. If deer and turkey hunting is your passion, this property has an excellent reputation for large deer with good numbers. Along with this property, the neighboring properties have been intensively managed for deer and turkey for many years. The balance of the acreage is older timber surrounding the camp area, some mixed timber along the property edge. The Bogue Chitto River, less than a mile to the west, can provide fishing and additional recreational opportunities. This property is situated only 60 miles west of Hattiesburg and 91 miles north of New Orleans, LA making for an easy drive to quiet country living. Additional acreage available. To schedule a private showing, call Dennis West today.



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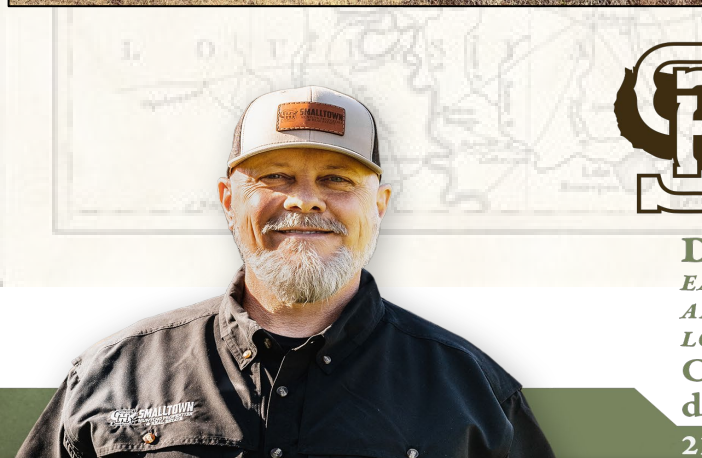
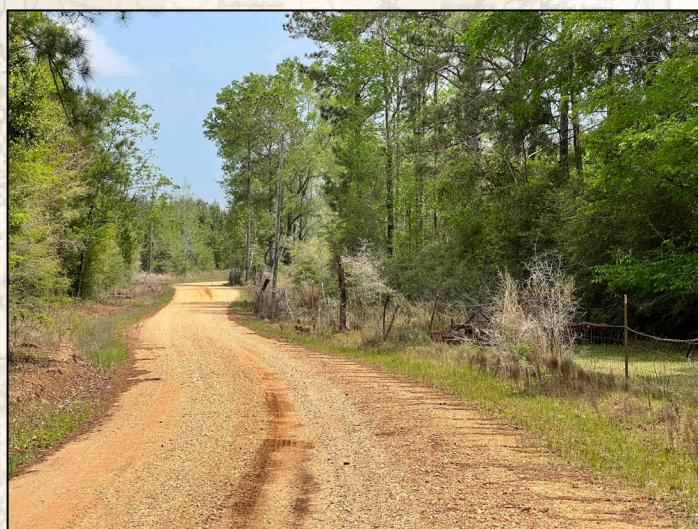
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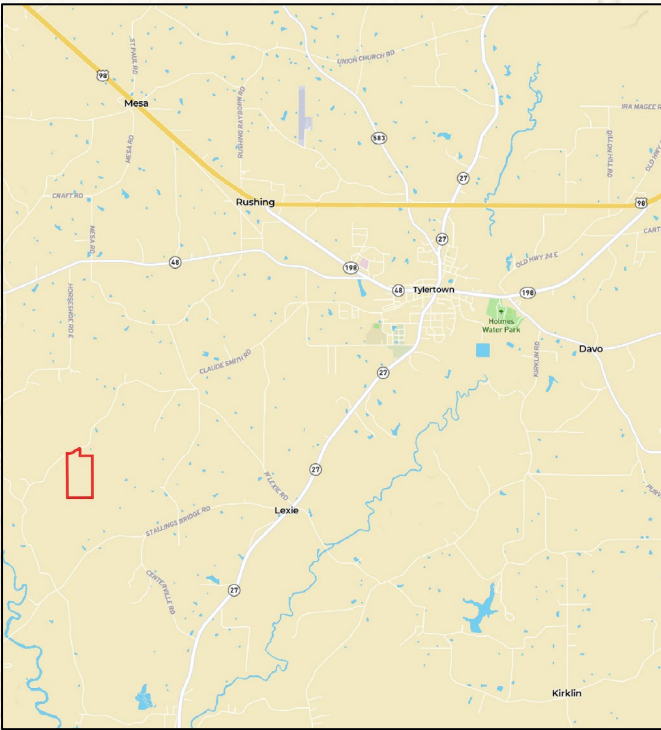
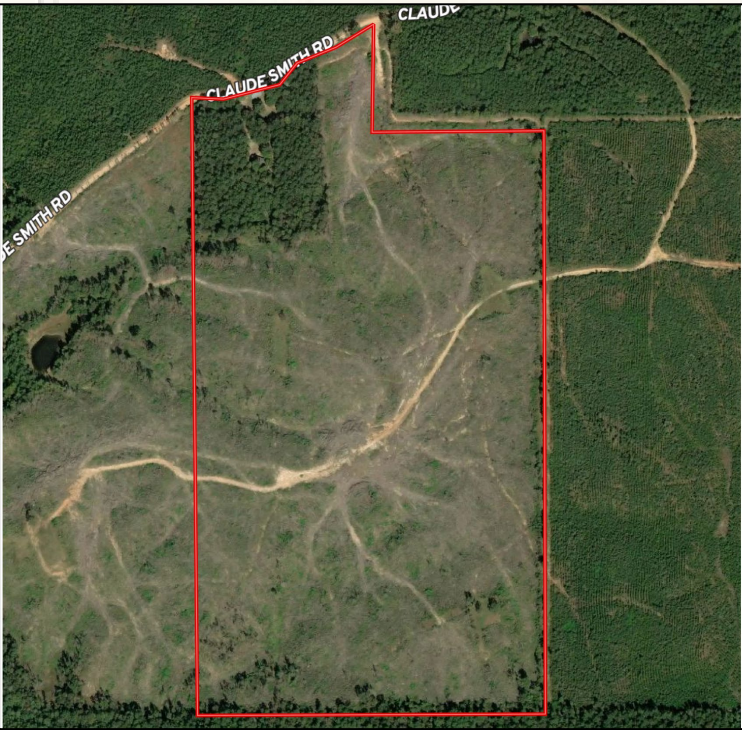
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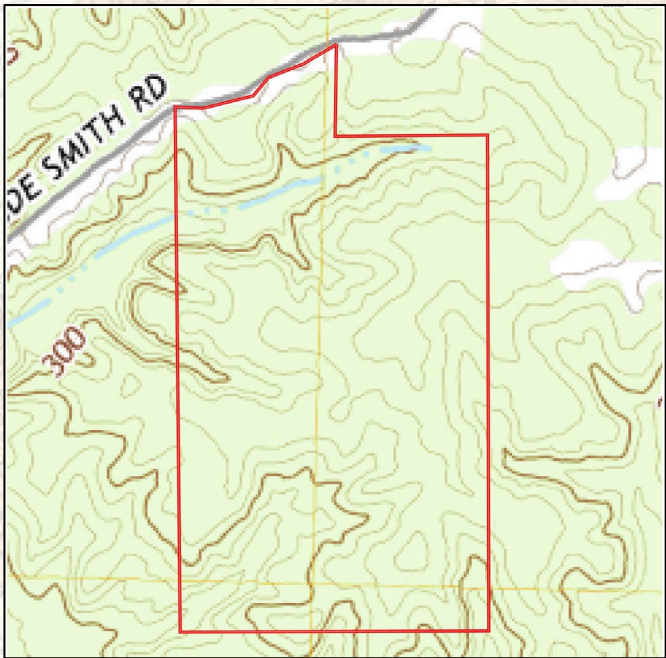
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[Google Map Link](#)



[MapRight Link](#)



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