

157± Ac. Wayne & Perry Counties, MS

**\$392,500**



**SMALLTOWN**

HUNTING PROPERTIES  
& REAL ESTATE™

Office 769-760-0005

# Property Profile

## Wayne-Perry Counties Timberland

### Location:

- Wayne and Perry Counties, MS
- Fronts FSR 206, Jim Easterling Road and Bill Easterling Road
- 37± Miles East of Hattiesburg, MS

### Coordinates:

- 31°26'04.3"N 88°55'37.1"W

### Property Information:

- 157± Acres
- County Road Frontage
- Loblolly Pine Plantation
- Mixed Hardwood
- Gently Rolling Terrain
- Beaver Pond
- Power and Water Available
- Borders Chickasawhay WMA

### Property Use:

- Residential
- Recreation
- Deer
- Turkey
- Wood Ducks
- Timber Investment

### Tax Information:

- Parcel 215-32-00000300, 215-31-00000500, 043-05-007.000: \$510 for 2022



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### DENNIS WEST

*EAST MISSISSIPPI MANAGING BROKER*

*ALABAMA QUALIFYING BROKER*

*LOUISIANA ASSOCIATE BROKER*

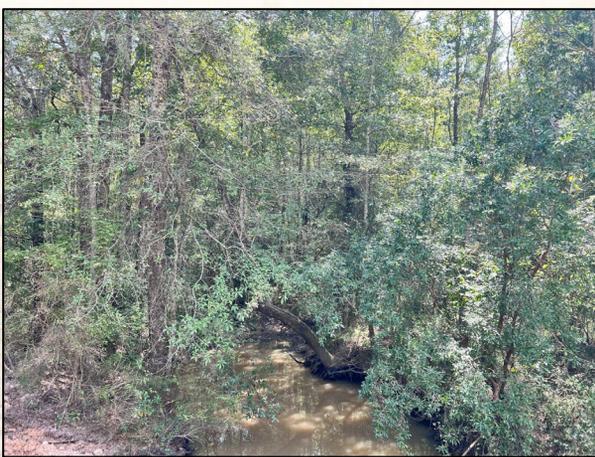
**C: 601-248-4396 | O: 769-760-0005**

**dennis@smalltownproperties.com**

**4848 Main St. - Flora, MS 39071**

**smalltownproperties.com**

Have you been searching for a timber investment, recreational or hunting property? This 157± acre tract is situated near the town of Richton, MS in Wayne and Perry Counties. The property offers multiple cabin/home sites with utilities available at the road and plenty of frontage on FSR 206, Jim Easterling Road and Bill Easterling Road. Establish a rustic hunting cabin or permanent residence here!

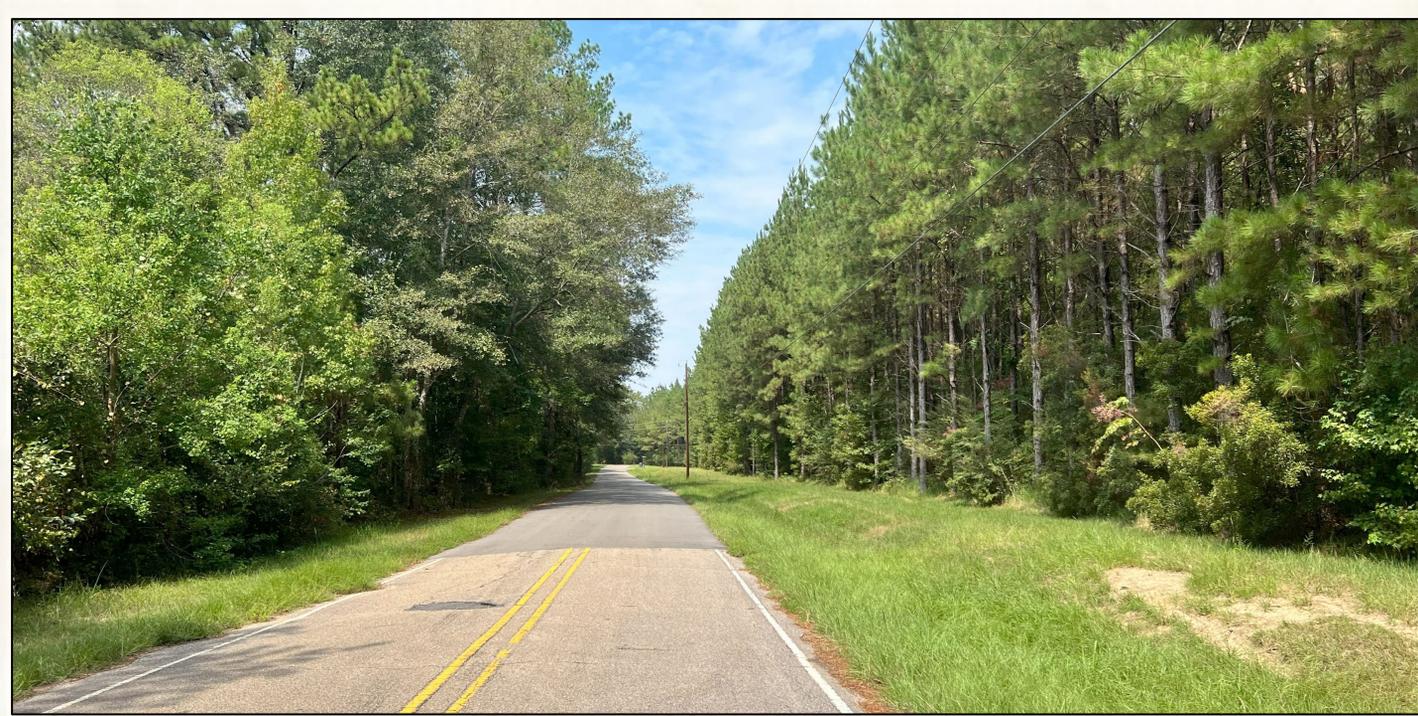


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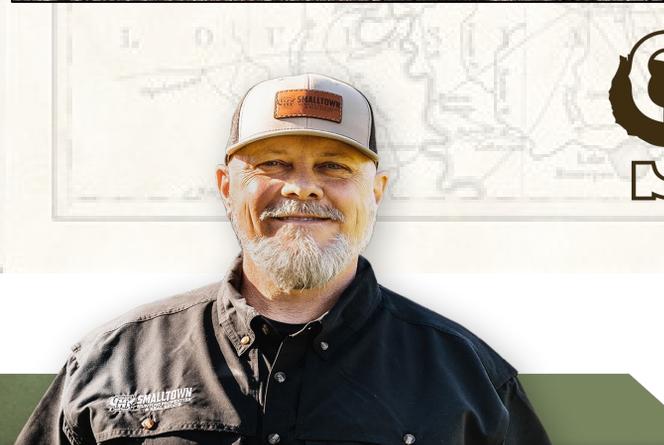
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*Information is believed to be accurate but not guaranteed.*



The terrain is gently rolling to flat and stocked with multiple age loblolly pines and hardwood in the stream bottoms. Interior trails give access to all parts of the tract. The property offers good deer and turkey hunting and the beaver pond attracts wood ducks. Bordering the Chickasawhay WMA gives access to thousands of acres of public land just across the boundary line. This WMA is known for its turkey habitat, miles of trails for ATV riding, horseback riding, hiking and campgrounds. This property is conveniently located 37 miles from Hattiesburg, 85 miles from Gulfport, 88 miles from Mobile, AL and 140 miles from New Orleans, LA. Seller will consider dividing. To see all this property has to offer, call Dennis West today.



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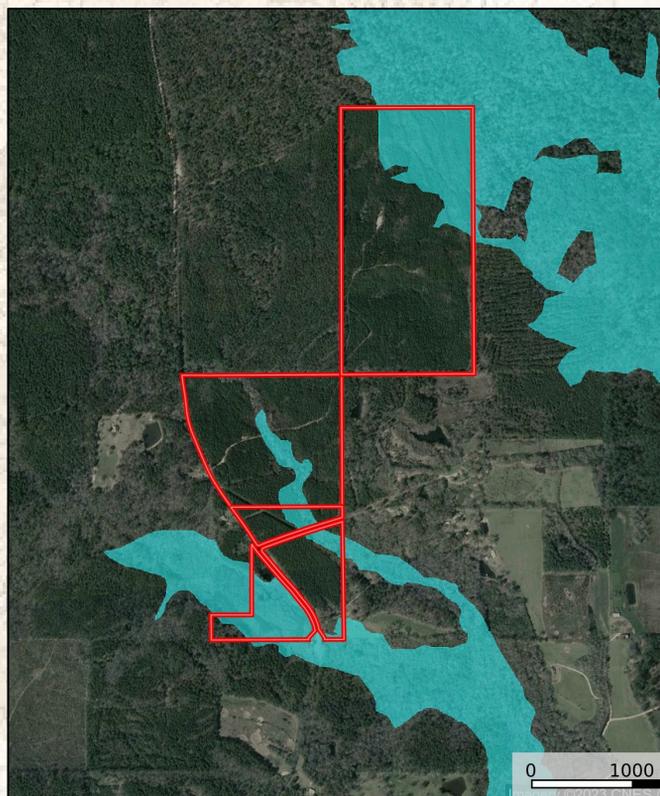
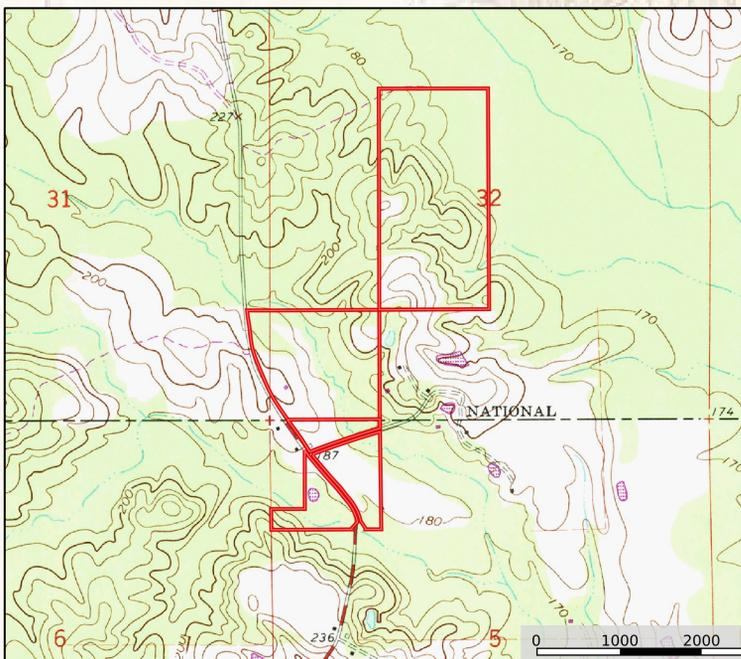
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## Google Map Link



- Boundary Consists of 157± Acres
- County Road Frontage
- Approximately 6 Miles from Richton

## MapRight Link



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