

128± Acres in Wayne County, MS

\$320,000



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATE™**

Office 769-760-0005

Property Profile

Wayne County Hunting Tract

Location:

- Wayne County, MS
- Fronts Touchstone Road/FSR 206
- 37± Miles East of Hattiesburg
- 6± Miles North of Richton

Coordinates:

- 31°26'04.3"N 88°55'37.1"W

Property Information:

- 128± Acres
- County Road Frontage
- Loblolly Pine Plantation
- Gently Rolling Terrain
- Power and Water Available
- Borders Chickasawhay WMA

Property Use:

- Residential
- Recreation
- Deer
- Turkey
- Timber Investment

Tax Information:

- Parcel 215-32-00000300, 215-31-00000500: \$393 for 2022



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

Information is believed to be accurate but not guaranteed.

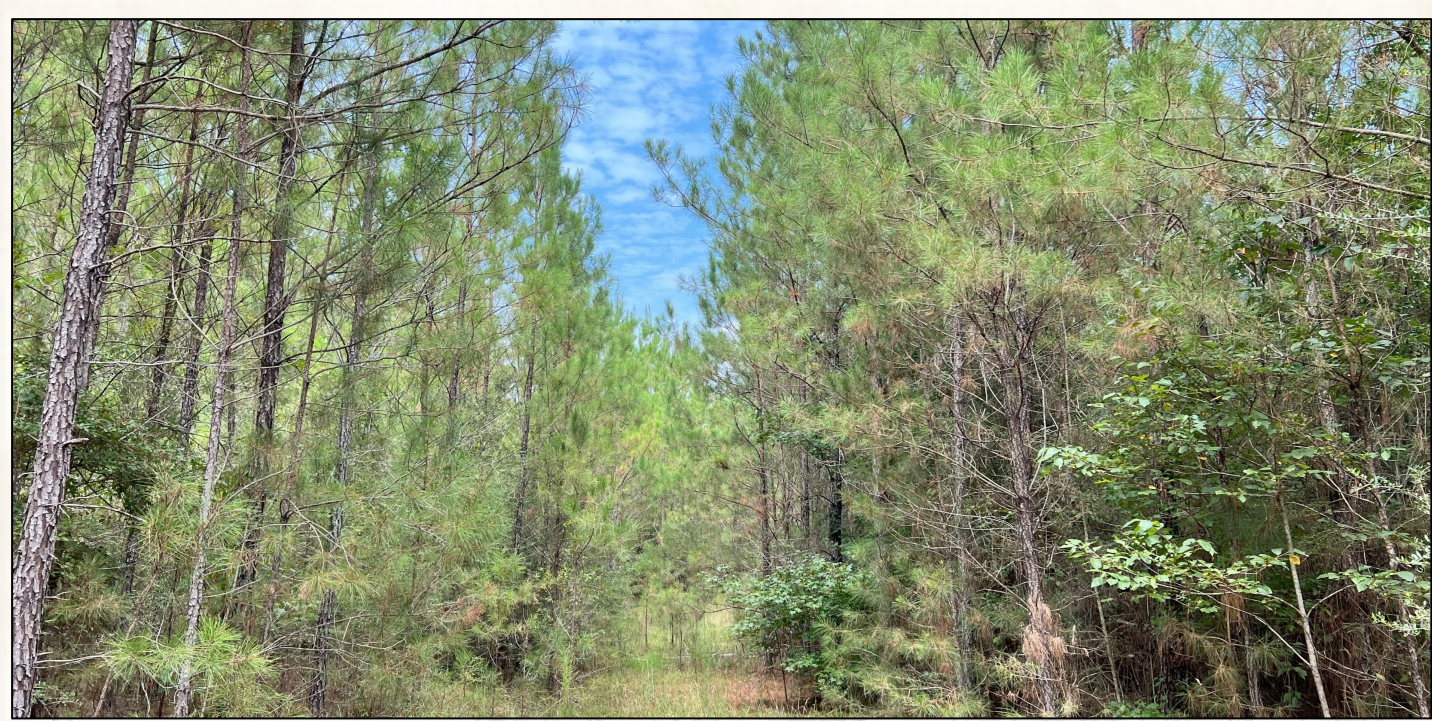
Have you been searching for a timber investment, recreational or hunting property? This 128± acre tract, situated near the town of Richton in Wayne County, MS, offers plenty of road frontage on Touchstone Road/FSR 206, utilities at the road, and opportunities for hunting. Establish a rustic hunting cabin or permanent residence here.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

Information is believed to be accurate but not guaranteed.



The terrain is gently rolling and stocked with loblolly pines. Interior trails give access to all parts of the tract. This property offers good deer and turkey hunting and borders the Chickasawhay WMA giving 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 only 37 miles from Hattiesburg, 85 miles from Gulfport, 88 miles from Mobile, AL and 140 miles from New Orleans, LA. Additional acreage is available. To see all this property has to offer, call Dennis West to schedule a private showing today.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

DENNIS WEST

EAST MISSISSIPPI MANAGING BROKER

ALABAMA QUALIFYING BROKER

LOUISIANA ASSOCIATE BROKER

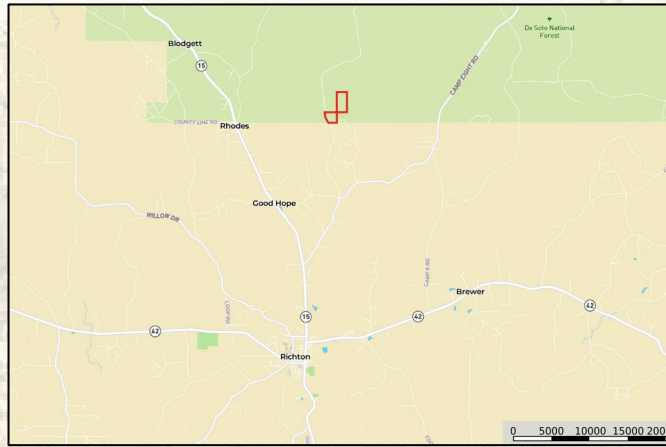
C: 601-248-4396 | O: 769-760-0005

dennis@smalltownproperties.com

4848 Main St. - Flora, MS 39071

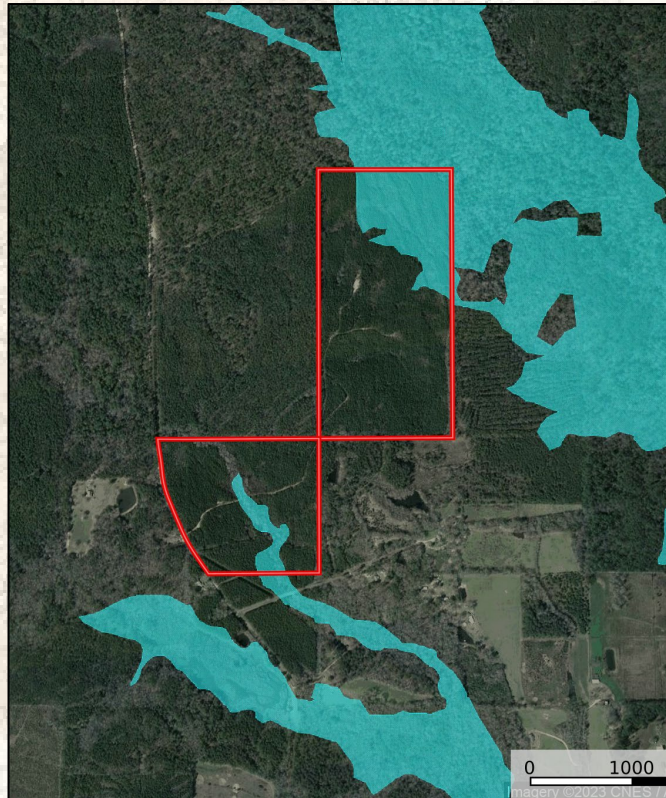
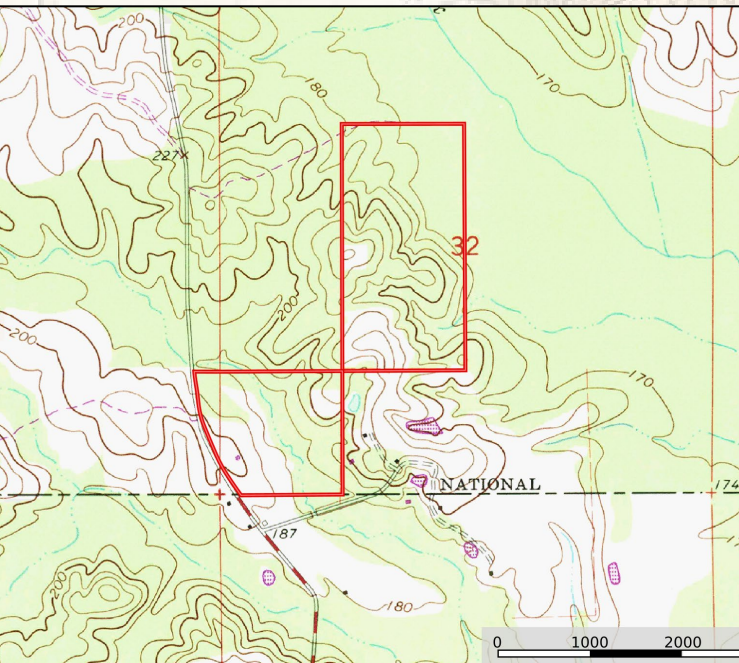
smalltownproperties.com

Google Map Link



- Boundary Consists of 128± Acres
- FSR 206 Road Frontage
- Approximately 6 Miles from Richton

MapRight Link



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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