

**20± ACRES**  
**WAYNE COUNTY, MS**  
**\$60,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**OFFICE (769) 760-0005**



# THE WAYNE 20

## PROPERTY PROFILE

### LOCATION:

- Wayne County, MS
- William Cooley Road Frontage
- 20± Miles South of Waynesboro

### COORDINATES:

- 31.56411, -88.85177

### PROPERTY USE:

- Hunting
- Recreational Getaway
- Potential Home or Cabin Site

### PROPERTY INFORMATION:

- 20± Acres
- County Road Frontage
- Gently Rolling Terrain
- Young Natural Mixed Timber
- Power and Water Nearby
- De Soto National Forest Frontage

### TAX INFORMATION:

\$61 Estimated

- Parcel: Part of 203-24-00000200



**DENNIS WEST** | MANAGING BROKER  
C: 601-248-4396 | [dennis@smalltownproperties.com](mailto:dennis@smalltownproperties.com)

**HUNTER WADLEY** | LAND SPECIALIST  
C: 601-410-1992 | [hunter.wadley@smalltownproperties.com](mailto:hunter.wadley@smalltownproperties.com)

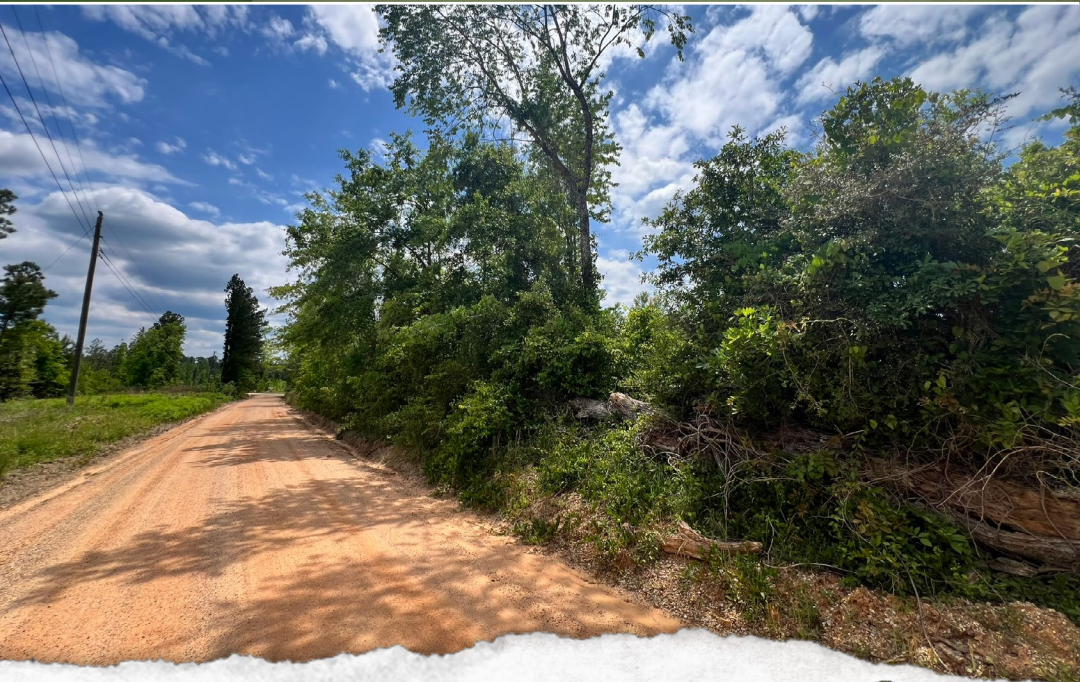
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# WELCOME TO THE WAYNE 20

**HAVE YOU BEEN LOOKING FOR A SMALL HUNTING TRACT SURROUNDED BY OPEN ACCESS PUBLIC LAND?** This 20± acre property in the middle of Desoto National Forest in Wayne County, MS offers frontage on William Cooley Road perfect for cabin or home sites! Utilities are available at the road. This property is located approximately 20 miles South of Waynesboro offering convenient proximity to Waynesboro or Laurel for dining and entertainment. The property make-up consists of gently rolling terrain with some scattered trees. Bordering the National Forest allows access to thousands of acres of public hunting and unlimited recreation potential. Public fishing is less than a half mile away on Thompson Creek. Additional acreage is available. Survey required.

**Contact Dennis West or Hunter Wadley  
to schedule a private showing.**



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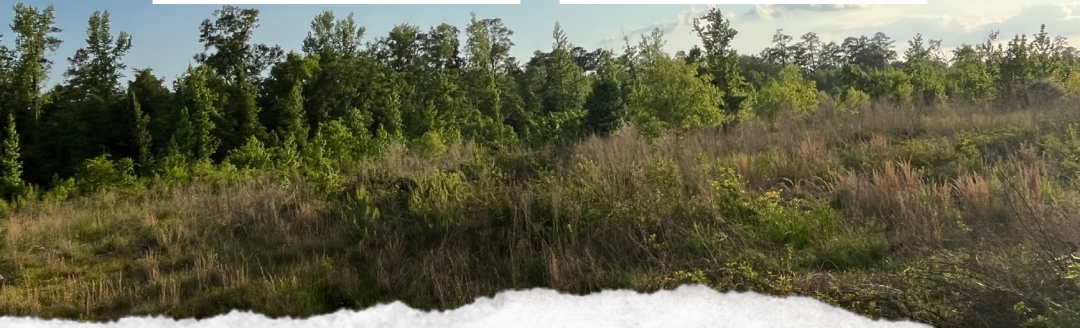


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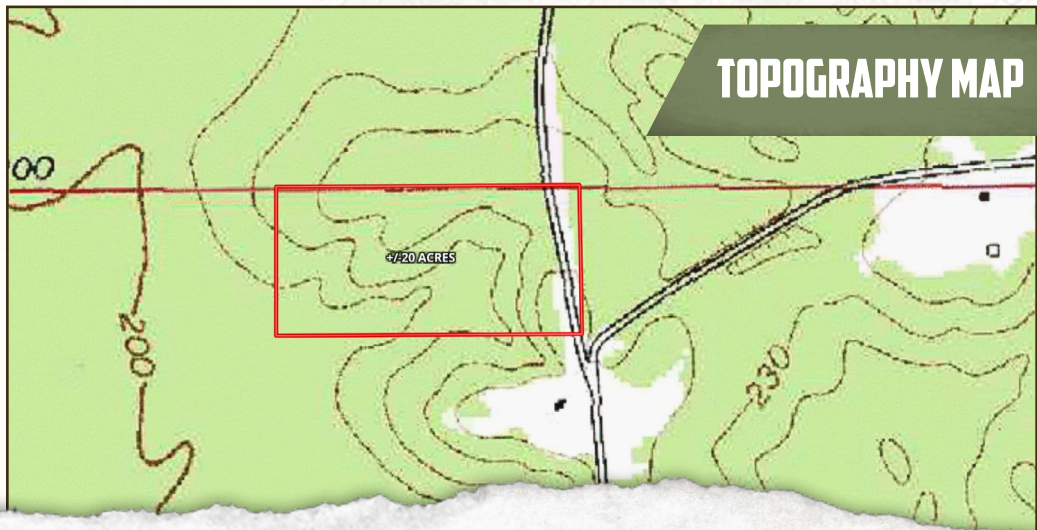
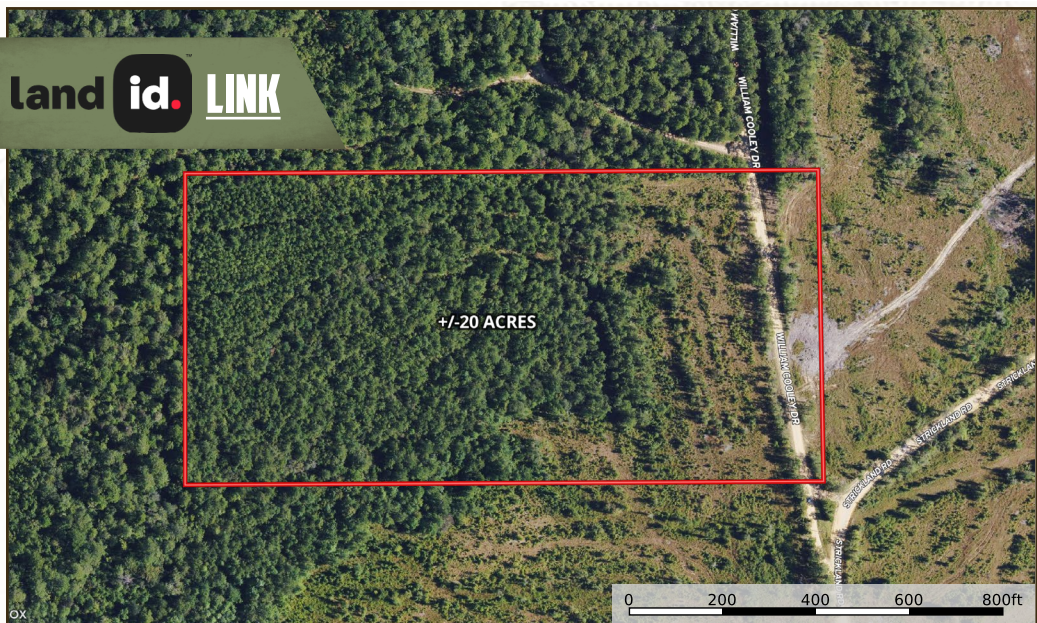
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land id. LINK



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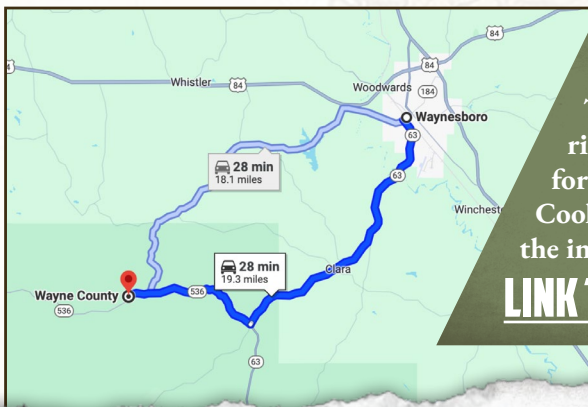
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0 200 400 600 800ft



Directions from Waynesboro, MS:  
Travel South on Hwy 63, and turn  
right on Strickland Road. Continue  
for approximately 6.5 miles to William  
Cooley Road. This property is located  
at the intersection.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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