

**35± ACRES**  
**WAYNE COUNTY, MS**  
**\$98,000**



**SMALLTOWN**

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

OFFICE (769) 760-0005

# THE WAYNE 35

## PROPERTY PROFILE

### LOCATION:

- Wayne County, MS
- Strickland Road Frontage
- 29± Miles Southeast of Laurel

### COORDINATES:

- 31.563135, -88.848874

### PROPERTY USE:

- Hunting
- Recreational Getaway
- Potential Home or Cabin Site
- Investment
- Potential Mini Farm

### PROPERTY INFORMATION:

- 35± Acres
- County Road Frontage
- Gently Rolling Terrain
- Cutover
- Power and Water Nearby
- De Soto National Forest Frontage

### TAX INFORMATION:

\$110 Estimated

- Parcel: Part of 203-24-00000200



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

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | [smalltownproperties.com](http://smalltownproperties.com) Information is believed to be accurate but not guaranteed.

# WELCOME TO THE WAYNE 35

HAVE YOU BEEN SEARCHING FOR A SMALL ACREAGE TRACT, IN THE HEART OF THE DE SOTO NATIONAL FOREST, TO BUILD A HOME, START A MINI FARM OR REPLANT IN TREES FOR INVESTMENT? This 35± acre tract in Wayne County, MS offers frontage on Strickland Road with utilities at the road. This property is located approximately 29 miles southeast of Laurel. It is in convenient proximity to Laurel and Hattiesburg for dining and entertainment. The property make-up consists of gently rolling terrain and cutover and is a blank slate ready to be developed into your very own hunting and weekend getaway. 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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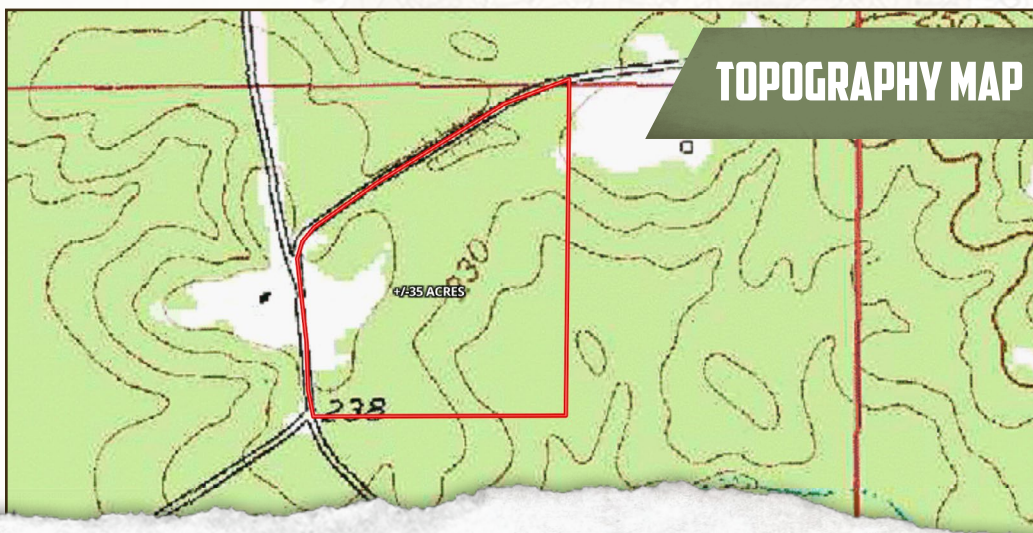
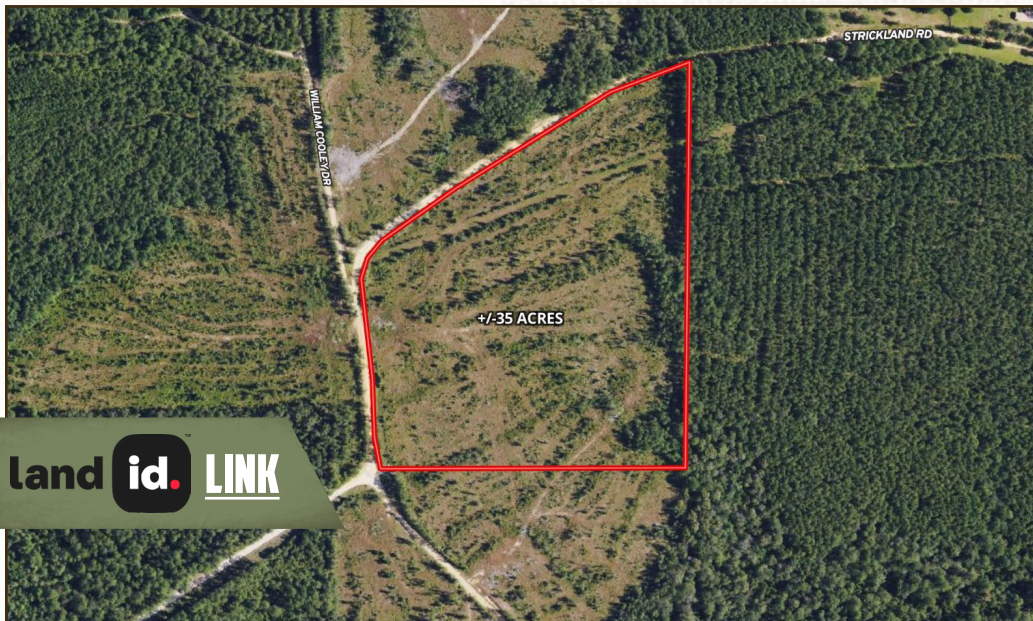
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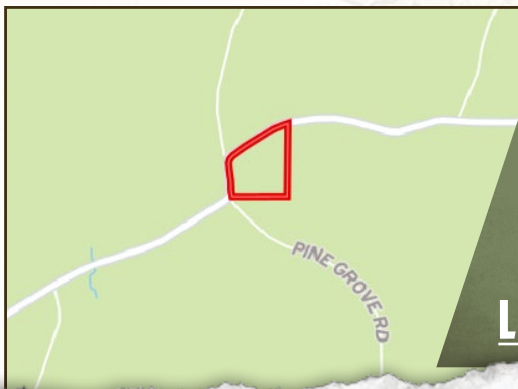
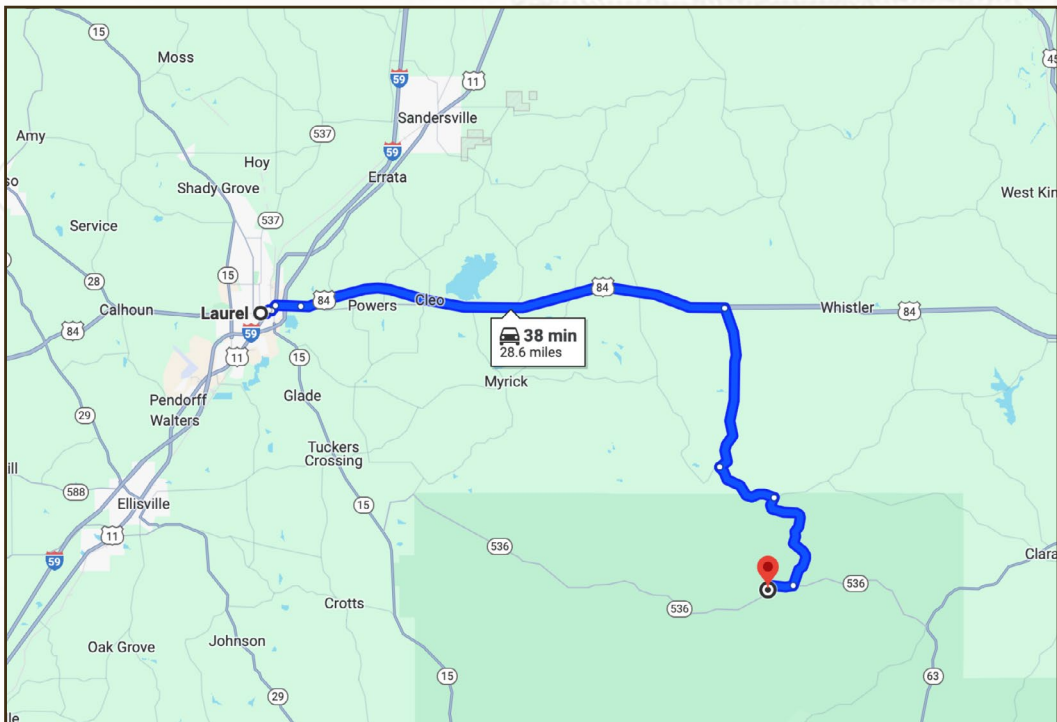
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Directions from Laurel, MS: Travel East on Hwy 84 to Stengthford Cooley Road, turn right. Continue on Strengthford Cooley Road to Betty Sanderson Road, turn right. Continue on Betty Sanderson Road to Strickland Road, turn right. Travel approximately 3 miles. The property is on the left.

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



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