

THE LAWRENCE 520

PROPERTY PROFILE

LOCATION:

- Bob Boone Lane Sontag, MS 39665
- Lawrence County
- 52± Miles South of Jackson
- 33± Miles East of Brookhaven
- 130± Miles North of New Orleans
- 150± Miles Northeast of Baton Rouge

COORDINATES:

• 31.70254, -90.15558

PROPERTY USE:

- Recreational
- Hunting
- Investment

PROPERTY INFORMATION:

- Rustic Camp with 4 Bedrooms and 4 Baths
- 40' x 60' Enclosed Metal Shop
- Internal Trail System
- Food Plots
- Large Shooting Houses
- Bahala Creek Frontage
- Mature Pine, Hardwood and Natural Regeneration

TAX INFORMATION:

- 039-0036-00011.00: \$618.25
- 028-0001-00005.00; \$771.26
- 075-0006-00011.00: \$18.77
- 075-0006-00012.00: \$42.82
- Part of 028-0001-00004.00: TBD
- Part of 028-0001-00006.00: TBD
- Part of 028-0001-00004.00: TBD





SMALLTOWN

IUNTING PROPERTIES & REAL ESTATE™

ADAM HESTER, ALC

ASSOCIATE BROKER

C: 601-506-5058 O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

WELCOME TO THE LAWRENCE 520

IF YOU ARE SEARCHING FOR YOUR OWN BOTTOMLAND HUNTING AND RECREATIONAL RETREAT, LOOK NO FURTHER THAN THE LAWRENCE 520. Located near Sontag, MS in northwest Lawrence County, this 520± acre tract offers frontage on Bahala Creek, a rustic camp and a diverse make-up including mature pines, various aged hardwood stands, and natural regeneration. There is ample road frontage along Highway 27 and Duckworth Road, as well as an additional entrance from Bob Boone Lane. Perfect for recreational enjoyment, this 520± acre diverse tract caters to the avid outdoorsman.

Upon arrival, you will be greeted with that "off the grid" feel. The four bedroom, four bath camp offers power, water and plenty of open space for shared enjoyment. Adjacent to the camp is a 40' x 60' enclosed metal shop on a slab with a roll up door, perfect for keeping your tractor, ATVs, and UTVs out of the elements, as well as for processing your game.





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MORE ABOUT THE LAWRENCE 520

One of the standout features of this contiguous tract is the frontage on the clear water, gravel bottomed Bahala Creek which provides year-round enjoyment. Additionally, it serves as a water source for wildlife. As you navigate the internal trails, you will see a diverse landscape offering mature pine plantation, open hardwood bottoms with big white oaks, and regenerating timber stands ranging from approximately 10-20 years old. Small food plots are scattered throughout complete with feeders and large shooting houses. Bow hunters will enjoy hunting the transition lines between the white oak flats and regeneration stands, while rifle hunters will appreciate the pipeline that spans an impressive 3,500 feet across the heart of the property. With the diversity, the Lawrence 520 also caters well to turkey. When riding through, it is easy to picture a springtime longbeard strutting through the woods! Furthermore, you have the opportunity to chase after hogs, squirrels and rabbits.

The Lawrence 520 is a well-rounded diverse tract offering a ton of possibilities. Depending on your land ownership goals, this is one that should check the boxes. Location-wise, you are approximately 2.5 hours north of Baton Rouge and New Orleans, and an hour south of the Jackson, MS area, making it perfect for a weekend getaway. Take advantage of this opportunity to own a larger piece of land!

Contact Adam Hester today for more details and to schedule a viewing.





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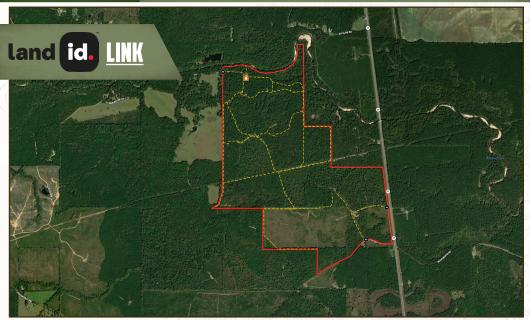
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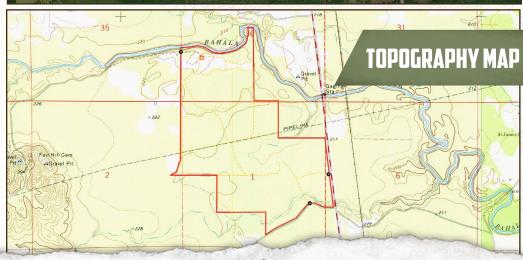
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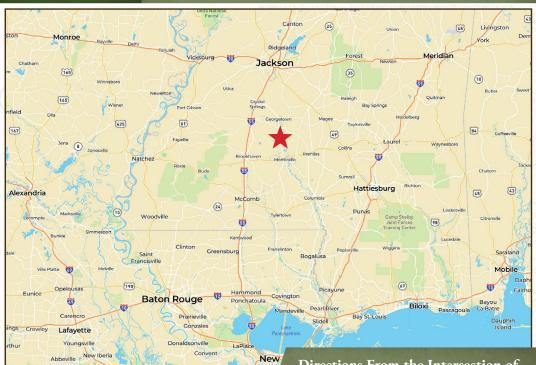
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Directions From the Intersection of I-55 and US-84 in Brookhaven, MS: Travel east on US-84 E for 21 miles. Exit and drive north on MS-27 for 8.6 miles. Turn left onto Duckworth Road and in 2.9 miles, turn right onto Bob Boone Lane. Proceed for approximately 2 miles and the road will dead end at the property.

<u>LINK TO GOOGLE MAP DIRECTIONS</u>





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