

34± ACRES WITH A CABIN **JASPER COUNTY, MS**

\$199,500



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

OFFICE (769) 760-0005

THE JASPER 34

PROPERTY PROFILE

LOCATION:

- Jasper County
- 5665 CR 23 Louin, MS 39338
- 11± Miles North of Laurel

COORDINATES:

- 32.141284, -89.250025

PROPERTY USE:

- Deer & Turkey Hunting
- Fishing
- Recreational
- Timber Investment

PROPERTY INFORMATION:

- 34± Acres
- County Road Frontage
- 500 Square Foot Cabin
- Power and Water on Site
- RV Hook Ups
- Pond
- Trails
- Food Plots
- Flat Terrain
- Mature Hardwood

TAX INFORMATION:

2023 - \$224.54

- Parcel 0034-35-000-019.00
- Parcel 0035-34-000-005.00



DENNIS WEST | MANAGING BROKER
C: 601-248-4396 | dennis@smalltownproperties.com



TRESTON COCHRAN | LAND SPECIALIST
C: 601-410-5702 | treston@smalltownproperties.com

WELCOME TO THE JASPER 34

HAVE YOU BEEN SEARCHING FOR A SMALL TURN-KEY PROPERTY WITH A CABIN? Well, look no further than the Jasper 34, situated in the middle of the Tallahala WMA. This 34± acre tract is located on CR 23 in the Montrose Community in Jasper County approximately 11 miles north of Laurel, MS. The property features a cabin, a pond, trails, food plots, mature hardwood timber and a tractor with implements. The 500 square foot cabin offers two bedrooms, one bath, a kitchen with living area, a porch and outside wash room. The land make-up consists of mature hardwoods, trails with food plots and a pond near the cabin. Otak Creek runs along a portion of the north line and the west boundary borders the Tallahala WMA. If you are interested in a weekend getaway, timber investment and your own hunting spot, consider the Jasper 34.

Call Dennis West or Treston Cochran today to schedule a private showing.



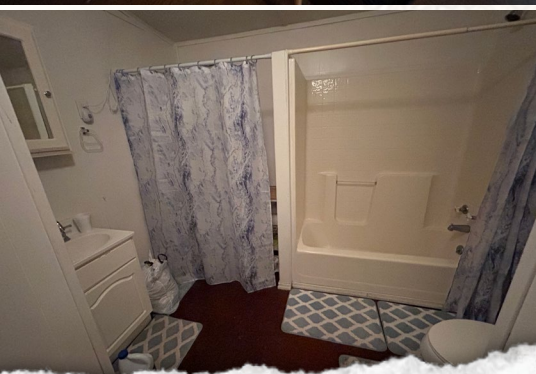
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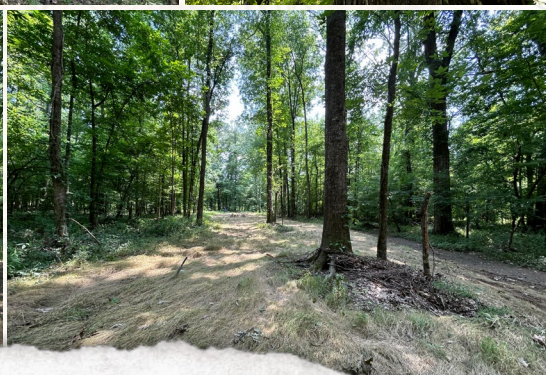
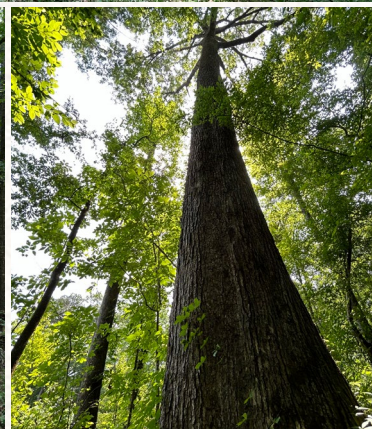
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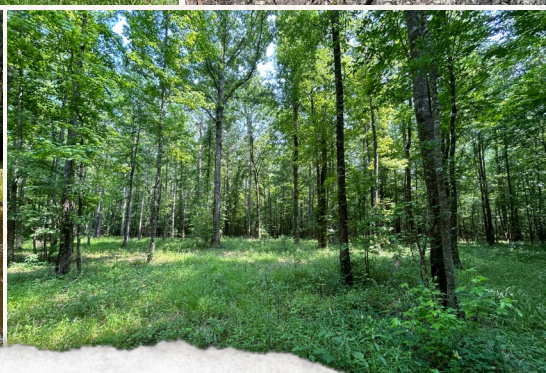
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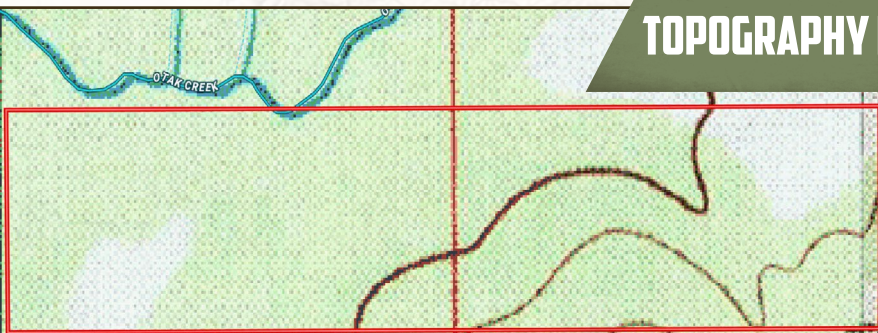
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FLOOD MAP



TOPOGRAPHY MAP



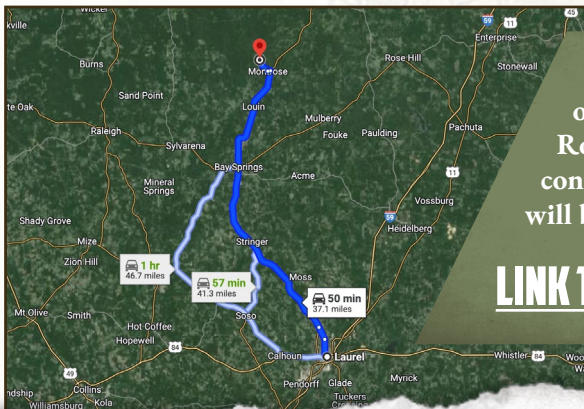
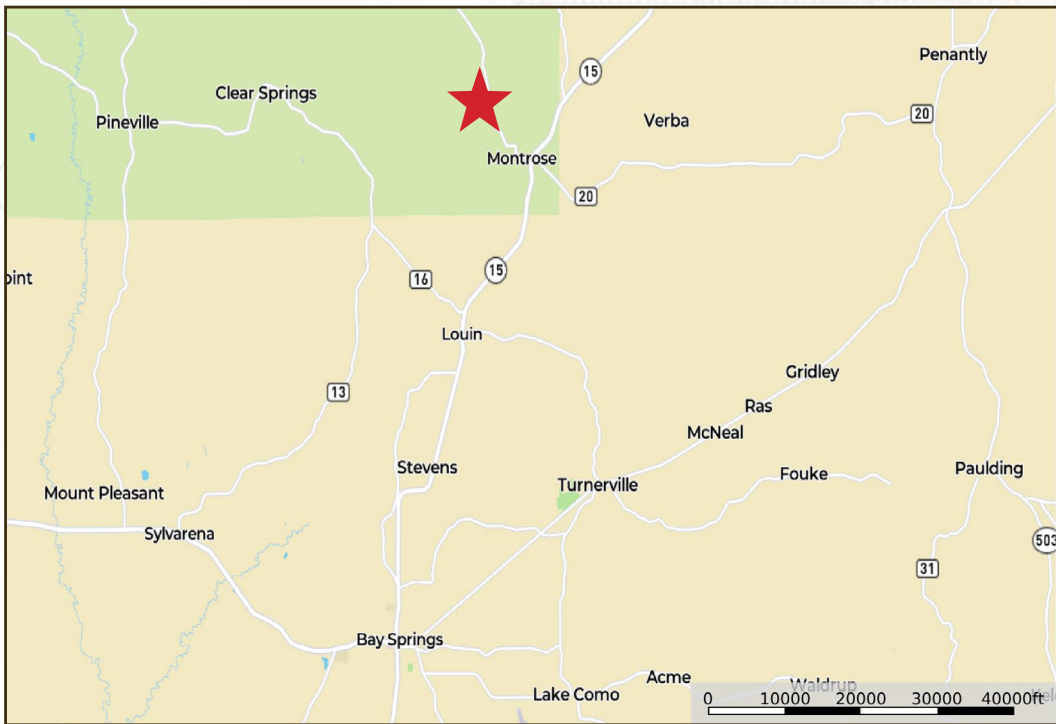
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Directions from Laurel, MS: Travel on Hwy 15 North to CR 23 at Mont Rose. Turn left onto CR 23 and continue for nearly 2 miles, the property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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