

278± ACRES
WAYNE COUNTY, MS
\$486,500



ST
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 760-0005

THE WAYNE 278

PROPERTY PROFILE

LOCATION:

- Wayne County, MS
- Fronts Beat 4-Shubuta Road
- 10± Miles West of Waynesboro

COORDINATES:

- 31.720807, -88.779798

PROPERTY USE:

- Recreation
- Timberland

PROPERTY INFORMATION:

- 278± Acres
- County Road Frontage
- Cutover
- Pipeline
- Utilities Nearby

TAX INFORMATION:

2023 - \$818.62

- Parcel 145-27-00000300
- Parcel 145-27-00000100



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DENNIS WEST

EAST MISSISSIPPI MANAGING BROKER

ALABAMA QUALIFYING BROKER

LOUISIANA ASSOCIATE BROKER

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

dennis@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301

smalltownproperties.com

WELCOME TO THE WAYNE 278

ARE YOU SEARCHING FOR A RECREATION AND INVESTMENT PROPERTY? This 278± acre tract, situated near the community of Whistler in Wayne County, MS, is versatile land that offers numerous possibilities, making it an excellent opportunity for those looking to enjoy nature while maximizing their investment potential. The property boasts frontage on both sides of Beat 4-Shubuta Road, providing multiple access points for easy entry and exit. The terrain is predominantly rolling hills, ensuring ease of use. While much of the land is cutover, there are patches of pine timber and some hardwoods along the seasonal stream that flows through the eastern portion of the property. The property is ideal for replanting trees for future timber harvests, ATV riding, or converting to pasture and hunting. Whether you envision this land as a private recreational retreat, a future timber investment, or both, its unique features and prime location offer endless possibilities. Don't miss out on this opportunity to own a piece of versatile and valuable land.

To explore all that this exceptional property has to offer, contact Dennis West today!



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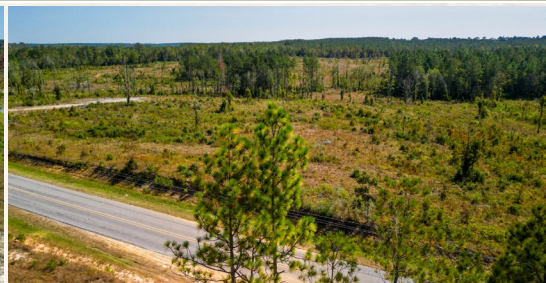
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Information is believed to be accurate but not guaranteed.

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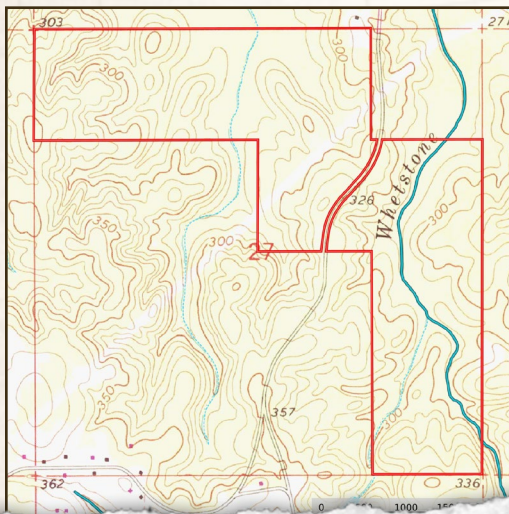
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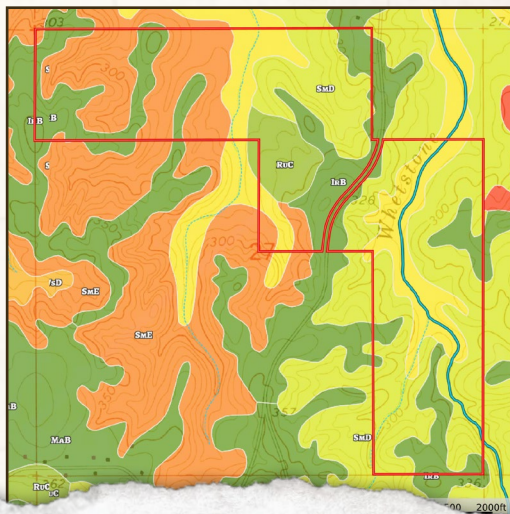
land id. LINK



TOPOGRAPHY MAP



SOIL MAP



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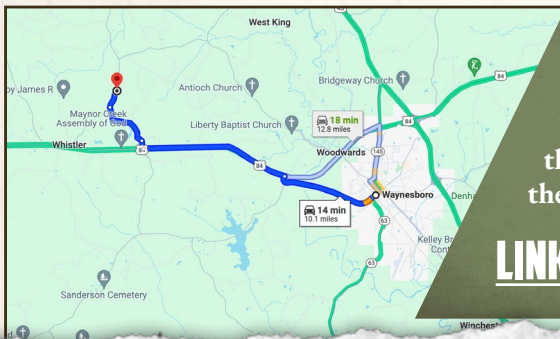
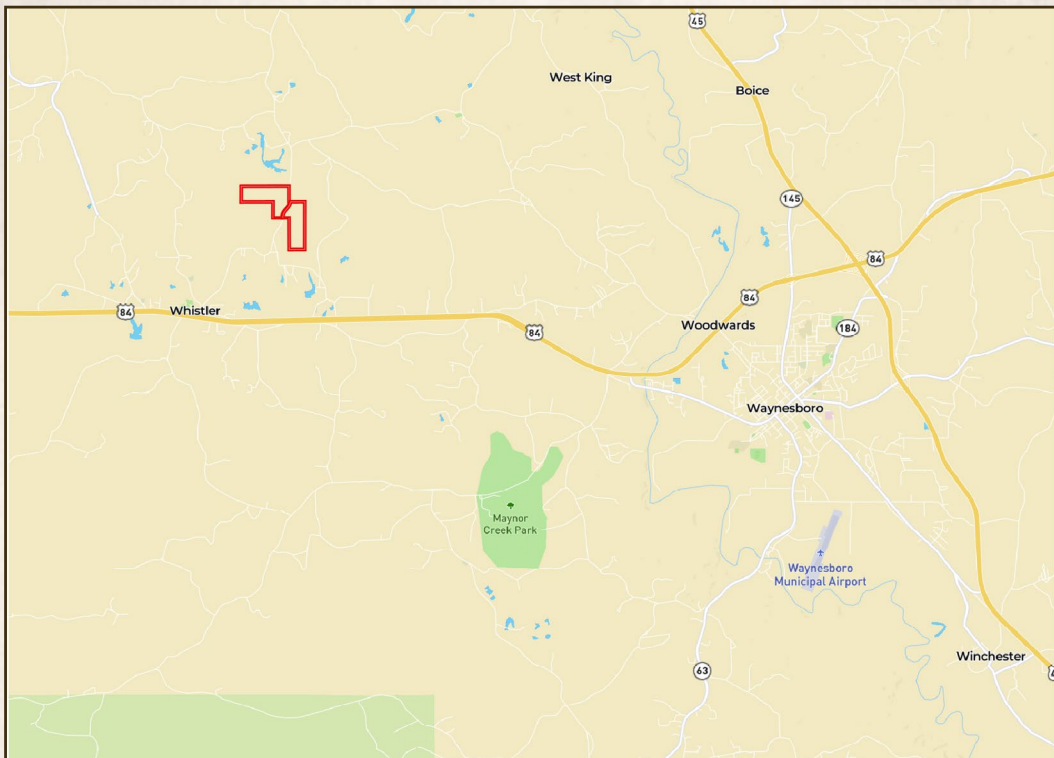
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Directions from Waynesboro, MS:
Travel west on Hwy 84 to Whistler.
Turn north on Beat 4-Shubuta Road,
then travel approximately 2.5 miles to
the property.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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