

11± ACRES
WAYNE COUNTY, MS
\$38,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 760-0005

THE WAYNE 11

PROPERTY PROFILE

LOCATION:

- Buckatuna, MS 39322
- Wayne County
- Frontage on Chicora Greene County Road
- 4.6± Miles W of Buckatunna
- 13.5± Miles S of Waynesboro
- 75± Miles N of Mobile, AL

COORDINATES:

- 31.52753, -88.5652

PROPERTY USE:

- Home Site
- Hunting
- Farm
- Timber Investment

PROPERTY INFORMATION:

- 11± Acres
- 25± Year-Old Pine Plantation
- Established Road System
- Food Plot

TAX INFORMATION:

Estimated Taxes- \$70

- Parcel: Part of 076-35-00001400



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

HUNTER WADLEY | LAND SPECIALIST
C: 601-410-1992 | hunter.wadley@smalltownproperties.com

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

WELCOME TO THE WAYNE 11

ARE YOU LOOKING FOR A SMALL ACREAGE HUNTING TRACT? The Wayne 11 could be the one for you! Situated on Chicora Greene County Road approximately five miles west of Buckatunna, MS, the Wayne County property consists of mostly planted pines with mixed hardwoods. Boasting an internal trail leading to a food plot with a nice shooting house, you can be in the deer stand in just minutes. This tract offers potential as a timber investment, home site, and an easily accessible hunting property. The Wayne 11 is conveniently located roughly 13 miles south of Waynesboro and approximately 75 miles north of the Mobile, AL area. Additional acreage is available.

Call Hunter Wadley or Treston Cochran for more information and to schedule a private showing.



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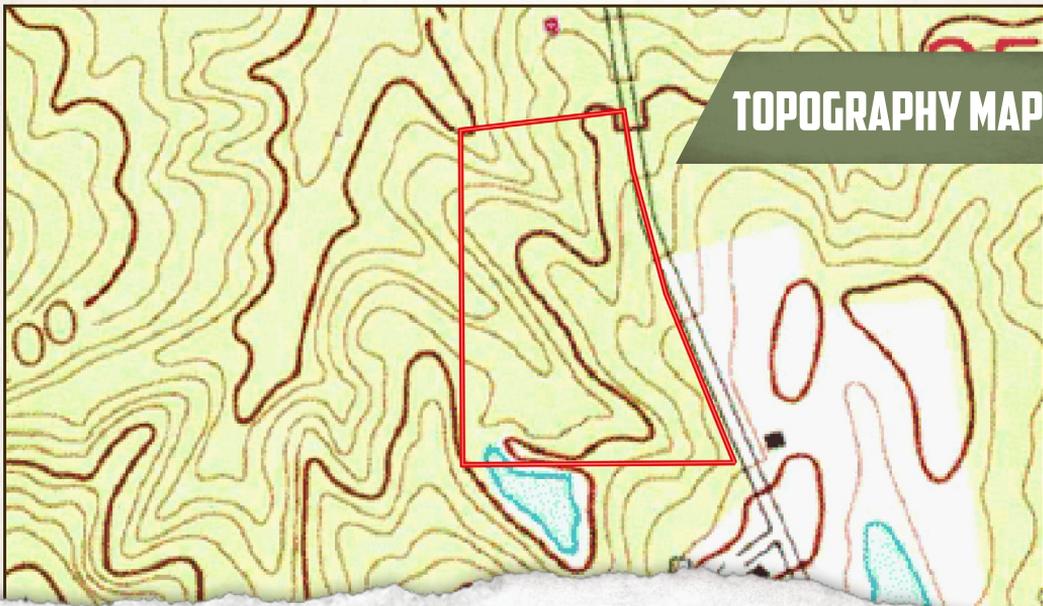
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land id. LINK



TOPOGRAPHY MAP



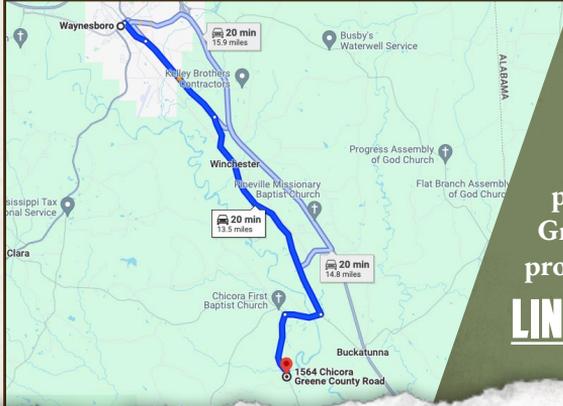
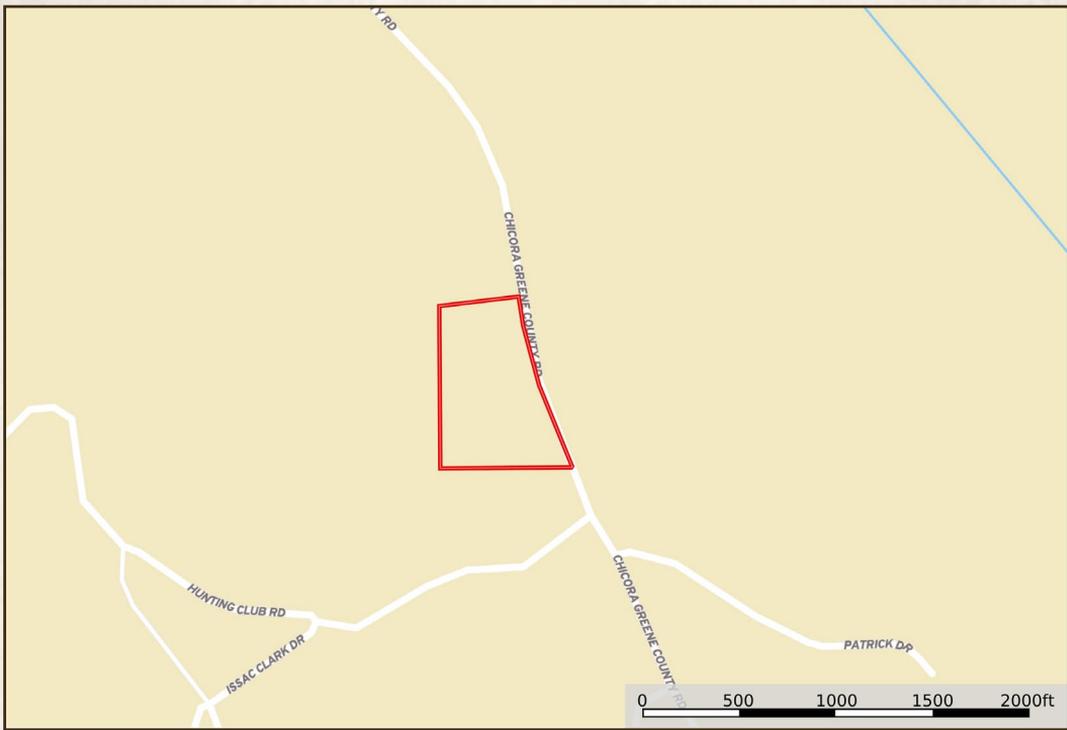
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Directions From Waynesboro, MS:
 Travel 6.7 miles south on Old 45 Winchester Road. Turn right onto Buckatunna Chicora Clara Road and proceed 1.1 miles. Turn left on Chicora Greene County Road and in 1.9 miles the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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