

30± ACRES WITH A HOME WAYNE COUNTY, MS

\$320,000



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 760-0005

LOCATION:

- 1564 Chicora Green County Rd Buckatunna, MS 39322
- Wayne County
- County Road Frontage
- 4.6± Miles W of Buckatunna
- 13.5± Miles S of Waynesboro
- 75± Miles N of Mobile, AL

COORDINATES:

- 31.529136, -88.564873

PROPERTY USE:

- Residential
- Hunting
- Farm

PROPERTY INFORMATION:

- 30± Total Acres
- 28± Acres of Mixed Timber
- 1,811± SqFt Home
- 4 Bedroom/2 Bath
- 30'x40' Pole Barn
- 20'x20' Carport Shed
- 12'x16' Storage Shed

TAX INFORMATION:

Estimated Taxes- \$1,070

- Parcel: Part of
076-35-00001103
- Parcel: 076-35-00001300



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 30

IF YOU ARE LOOKING FOR A COUNTRY HOME WITH ACREAGE, STOP THE SEARCH! This 30± acre Wayne County, MS property features a beautiful four bedroom, two bath brick home. Situated on Chicora Greene County Road approximately five miles west of Buckatunna, the 1,811 square foot home, built in 2005, offers a large front porch, covered back patio, and a 500± square foot attached garage. With a 30'x40' pole barn, 20'x20' carport shed on a concrete slab, and a 16'x20' storage building, you'll have more than enough space to store all of your toys and equipment. The land consists of a natural stand of mixed hardwood and pine timber. The property is conveniently located only 13 miles south of Waynesboro and 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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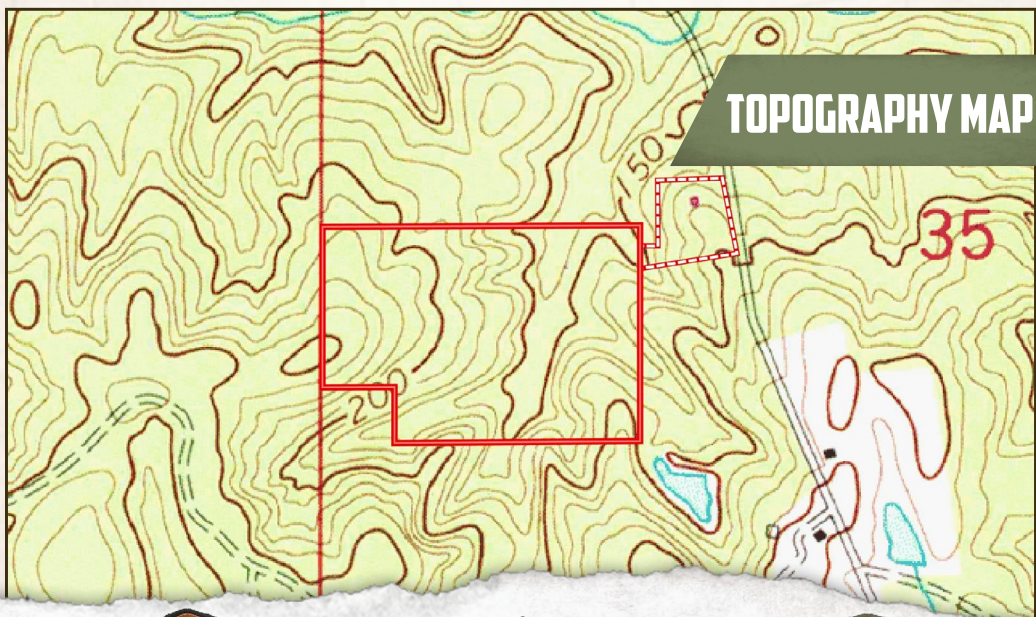
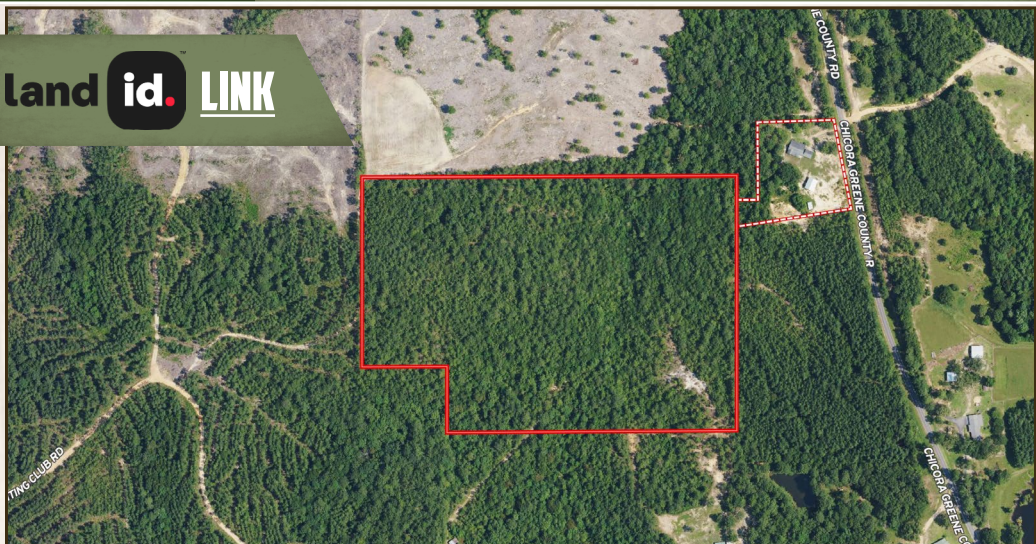


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land id. LINK



TOPOGRAPHY MAP



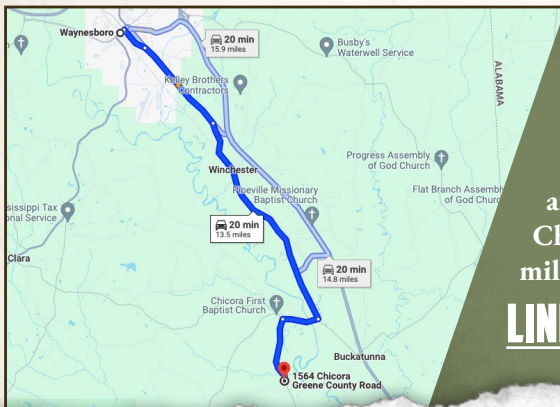
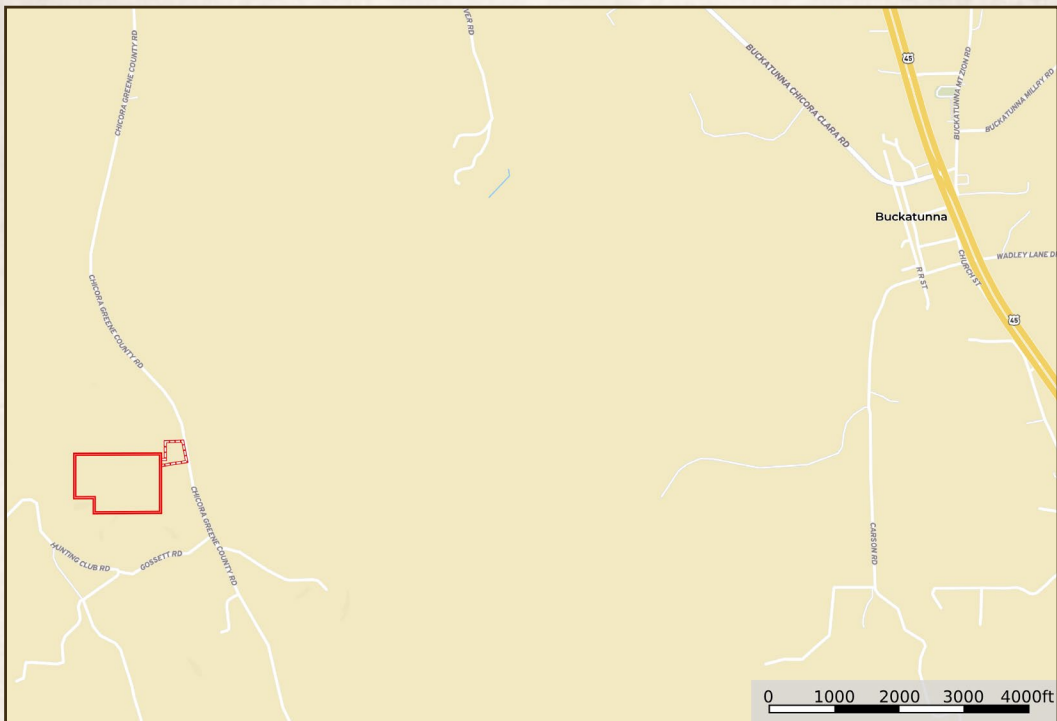
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Directions From Waynesboro, MS:
Travel 6.7 miles south on Old 45 Winchester Road. Turn right onto Buckatunna Chicora Clara Road and continue 1.1 miles. Turn left onto Chicora Greene County Road and in 1.9 miles the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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