

**51.8± ACRES**  
**PIKE COUNTY, MS**  
**\$225,330**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

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# THE PIKE 51.8

## PROPERTY PROFILE

### LOCATION:

- Highway 568  
Magnolia, MS 39652
- Pike County
- 10.6± Miles S of McComb
- 86.9± Miles N of Baton Rouge

### COORDINATES:

- 31.1018, -90.4987

### PROPERTY USE:

- Recreational
- Hunting
- Investment
- Home/Cabin Site

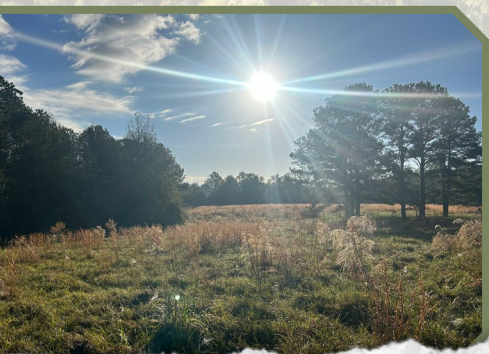
### PROPERTY INFORMATION:

- 51.8± Total Acres
- 6.3± Acres of Plantation Pine
- 2± Acres of Pasture
- Gas Line
- Natural Regeneration
- Scattered Hardwoods
- Interior Roads
- 400' Frontage on Hwy 568
- Utilities Available Nearby

### TAX INFORMATION:

Amount to be Determined  
at Closing

- Parcel 1- 701073A
- Parcel 2- 701073B
- Parcel 3- 701104
- Parcel 4- 701104B
- Parcel 5- part of 701092D
- Parcel 6- 701082A
- Parcel 7- 701073D



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com



**LUKE SANDERS** | LAND SPECIALIST  
C: 601-953-3535 | luke@smalltownproperties.com

Information is believed to be accurate but not guaranteed.



# WELCOME TO THE PIKE 51.8

**WELCOME TO THE PIKE 51.8, A PLACE THAT CHECKS MANY BOXES: HUNTING, RECREATION, CONVENIENT LOCATION, AND INVESTMENT OPPORTUNITIES!**

This 51.8± acre diverse tract is located in the southwestern portion of Pike County, MS, just a short piece from I-55. As you approach the property, you will notice roughly 400 feet of frontage along Highway 568. There are two entrances, one on the far east end and another on the far west. From the gated entrance on the west end, you will come to 2± acres of pasture that would be the perfect home/camp site. Power and water are available nearby for your convenience. Approximately 6.3 acres towards the front of this tract consists of 13-14-year-old planted pines. The remaining acreage is made up of natural regeneration, scattered hardwoods, and a gas line, which provides the perfect opportunity for a couple of big food plots and box stands. An established trail system is in place, making it navigable from one end to the other. Land tracts of this size with such diversity are a rare find.

**If the Pike 51.8 checks your boxes, call Luke Sanders or Michael Oswalt today for a private tour.**



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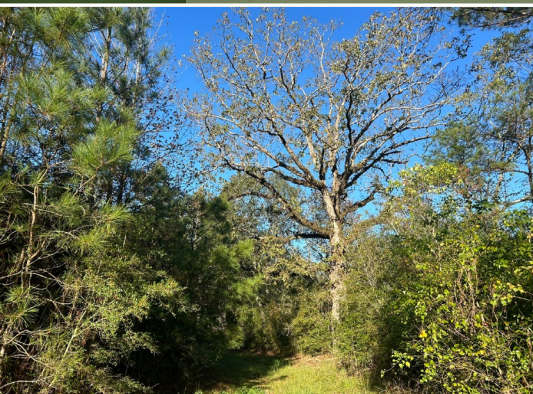
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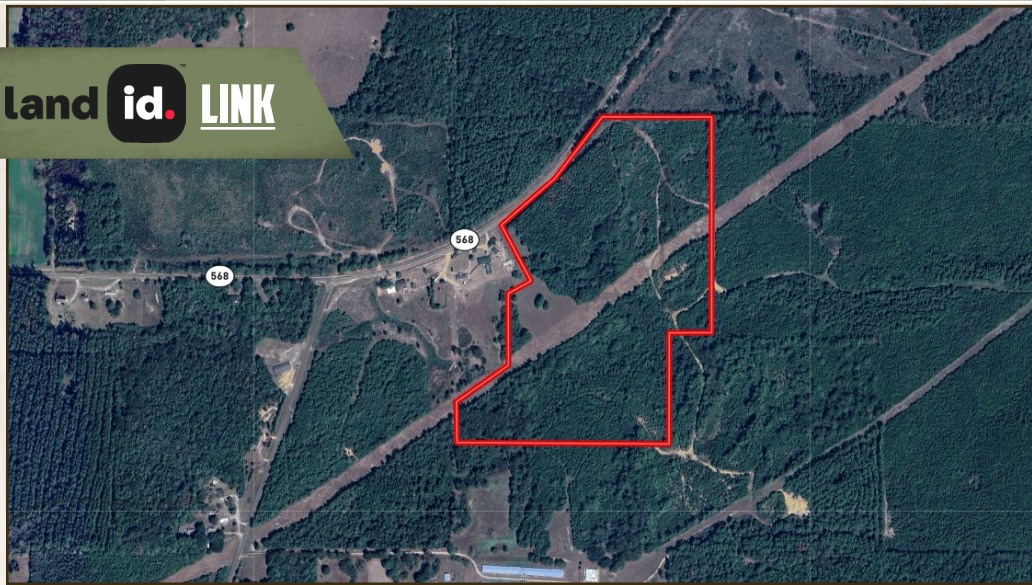
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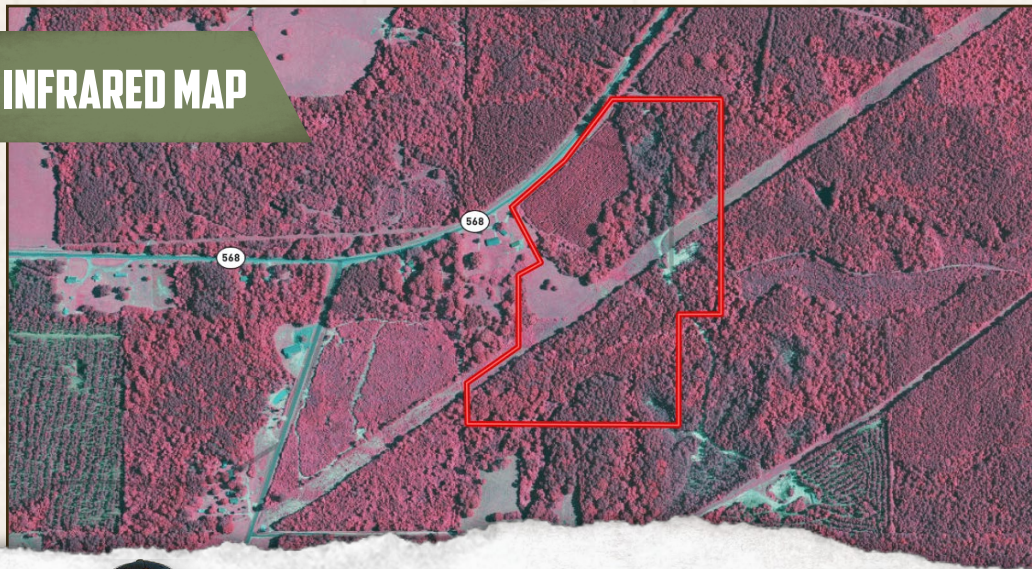
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land id. LINK



INFRARED MAP



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**Directions from I-55 in McComb, MS:**  
Travel 9.3 miles south on I-55 to Exit #8.  
Travel 1.1 miles east on Highway 568 and  
the destination will be on your left.



**Directions From I-10 in Baton Rouge, LA:**  
Travel 2.5 miles east on I-10, keeping left onto  
I-12. Continue for 38.3 miles and take Exit #38B  
to merge onto I-55 North. Proceed 44.6 miles to  
Exit #8. Travel 1.2 miles east on Highway 568 to  
the property on your left.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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