

100 Acres of Prime Hunting Habitat
241 Mail Route Road
Columbia, MS 39429

\$395,000
100± Acres
Marion County



**100 Acres of Prime Hunting Habitat
Columbia, MS / Marion County**

SUMMARY

Address

241 Mail Route Road

City, State Zip

Columbia, MS 39429

County

Marion County

Type

Hunting Land, Timberland, Recreational Land

Latitude / Longitude

31.071754 / -89.746012

Acreage

100

Price

\$395,000

Property Website

<https://www.mossyoakproperties.com/property/100-acres-of-prime-hunting-habitat-marion-mississippi/82908/>



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PROPERTY DESCRIPTION

This 100-acre MOL property located in southeast Marion County, MS approximately 16 miles from Columbia features a mix of hardwoods and a well-managed pine plantation, established food plots, along with three small ponds, making it ideal for wildlife habitat and recreational use. The land is abundant with deer, turkey, and small game, offering excellent hunting opportunities.

The property includes established fire lanes and an extensive trail system, providing easy access throughout the land for hunting, hiking, or ATV riding. With approximately 3,500 feet of frontage along Mail Route Road, a secluded rural road with low traffic, this tract offers both privacy and convenience.

Additionally, about 30 acres of pine plantation are due for thinning, presenting timber investment potential. Community water and power are available on the property, ensuring utility access for future development or residential use.

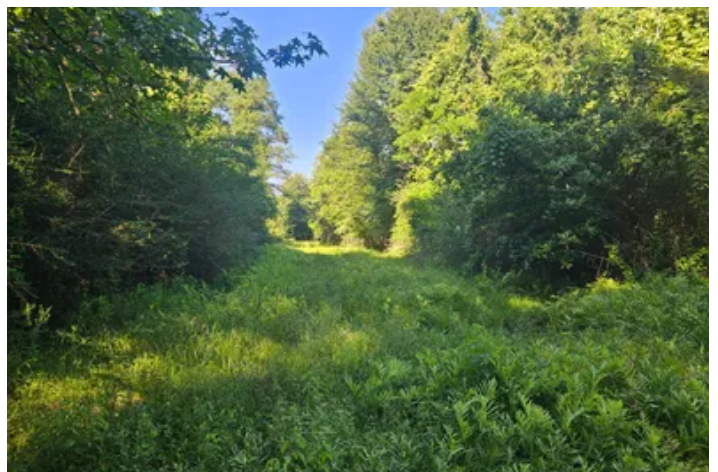
There is also a small brick home that adjoins the property with additional acreage, though this home is not located on the listed tract and is currently rented. The home may be available for purchase as an optional addition, offering potential as a residence, hunting cabin, or rental property.

This is an Owner-Agent Listing.

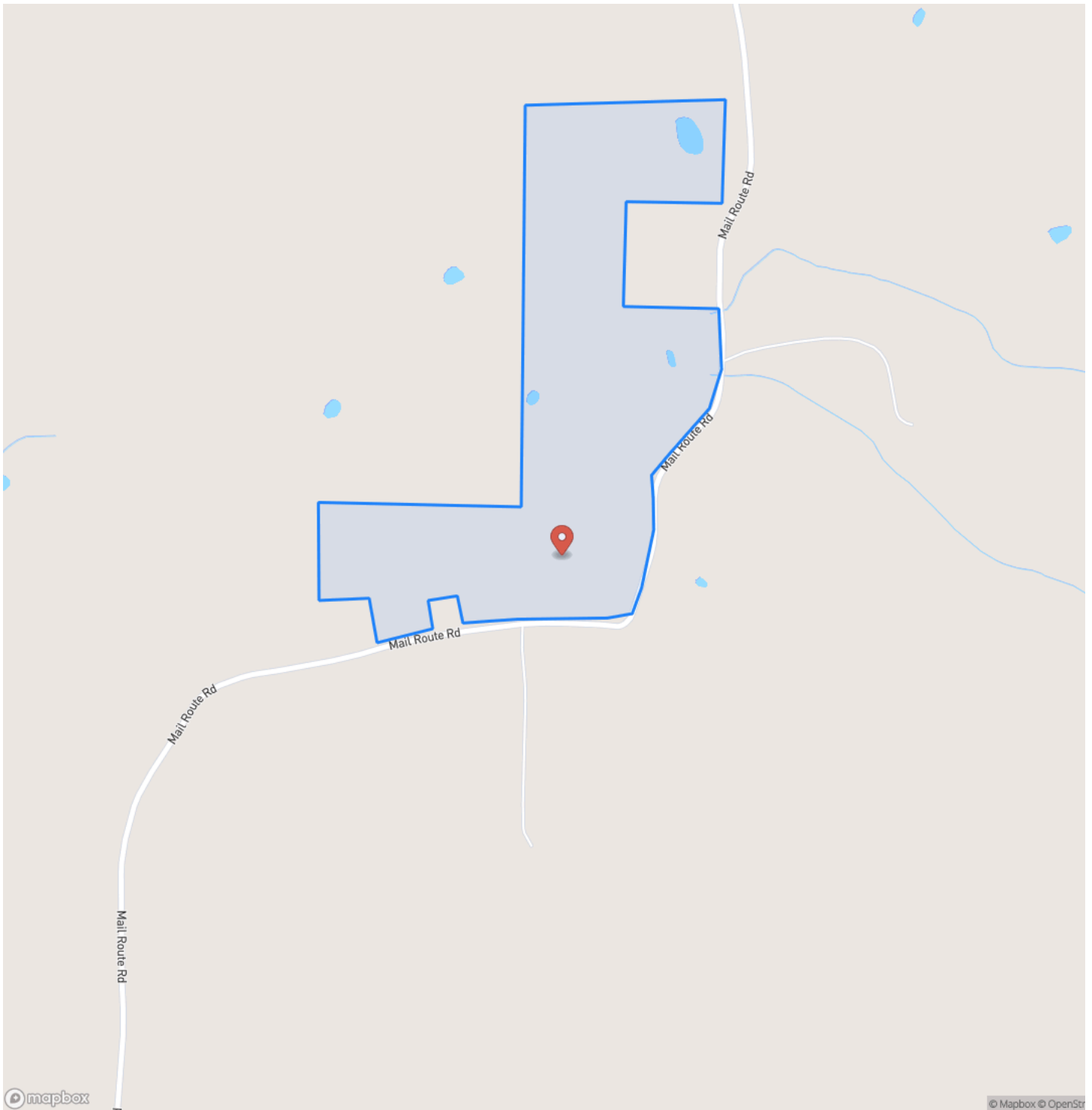
Stands and feeders not included with sale.

Property lines shown on map are approximate and will depend on surveyed acres removed from parcel.

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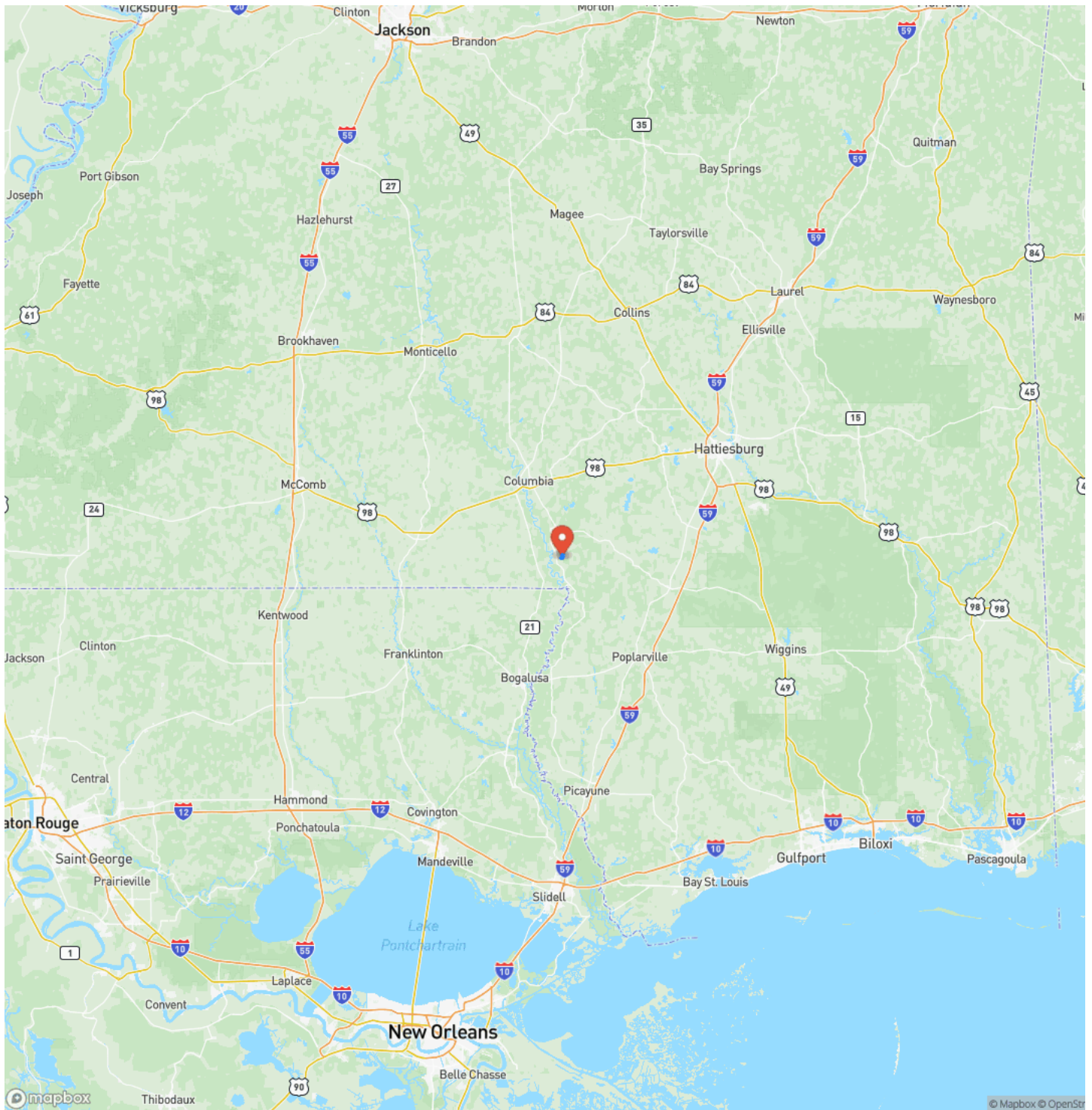


Locator Map

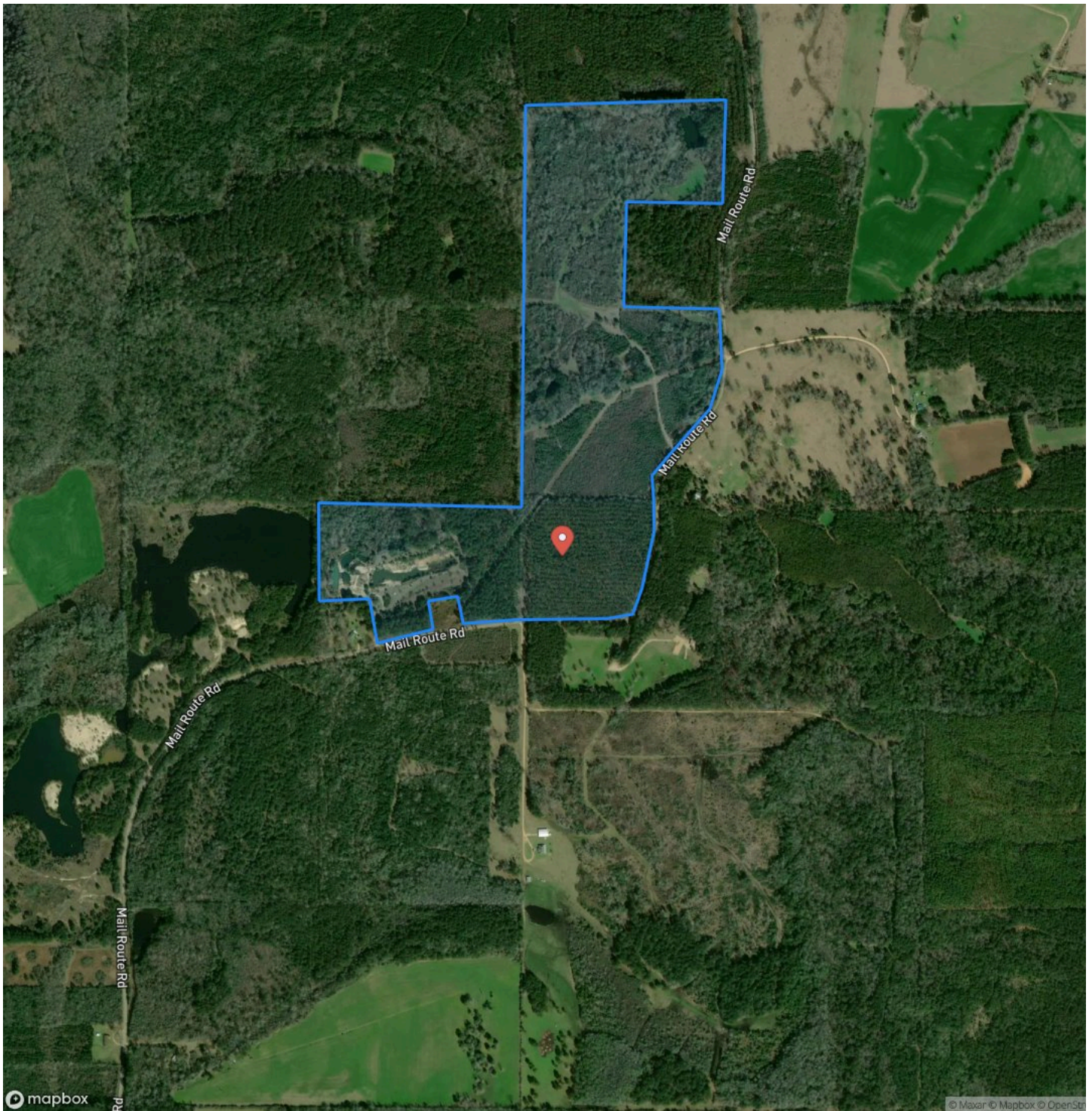


Columbia, MS / Marion County

Locator Map



Satellite Map



100 Acres of Prime Hunting Habitat Columbia, MS / Marion County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jeremy Reid

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City / State / Zip

NOTES

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NOTES

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, typical of notebook paper or a document template. There are no margins, text, or other markings present.

DISCLAIMERS

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Mossy Oak Properties Posey Land Company
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