

78 Acres along Bouie River
SIMPSON HIGHWAY 541 S
Mount Olive, MS 39119

\$296,000
78± Acres
Covington County



78 Acres along Bouie River
Mount Olive, MS / Covington County

SUMMARY

Address

SIMPSON HIGHWAY 541 S

City, State Zip

Mount Olive, MS 39119

County

Covington County

Type

Hunting Land, Recreational Land, Riverfront

Latitude / Longitude

31.72577 / -89.77747

Acreage

78

Price

\$296,000

Property Website

<https://www.mossyoakproperties.com/property/78-acres-along-bouie-river-covington-mississippi/89027/>



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Mount Olive, MS / Covington County

PROPERTY DESCRIPTION

This 78-acre tract in Jefferson Davis County, Mississippi, offers a rare blend of habitat diversity, recreational opportunity, and development potential. Located near Mount Olive and bordered by the Bouie River along its western boundary, the property features a dynamic landscape that includes hardwood bottoms, natural regrowth, pine stands, and open areas ideal for food plots. Adding to its ecological richness is a wetland habitat that supports seasonal waterfowl and enhances the property's appeal for duck hunting and wildlife observation. These low-lying areas should provide critical cover and feeding grounds for migratory birds, while also contributing to the overall biodiversity of the tract.

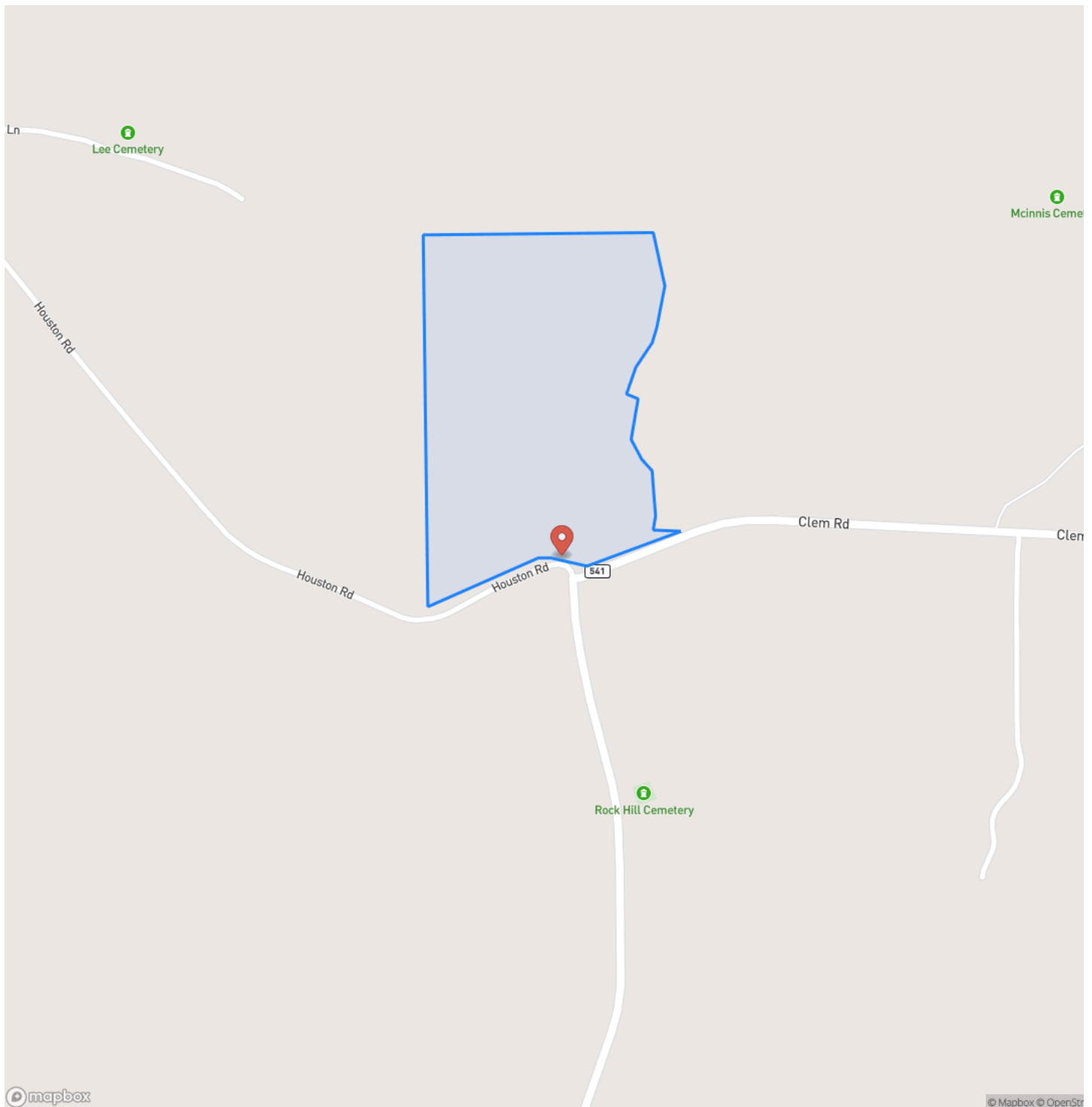
Road frontage on both Clem Road and Houston Road ensures easy access from multiple directions, making it convenient for land management, hunting, or future development. A potential homesite sits on elevated ground, offering a strategic location for a cabin or retreat that overlooks the surrounding habitat without disturbing prime hunting zones.

Whether you're targeting whitetail deer, ducks, or small game, this property is primed for year-round outdoor recreation. The mix of timber, wetlands, and open ground creates a balanced environment for wildlife management, while the river frontage adds scenic value and a reliable water source. For the investor, outdoorsman, or conservation-minded buyer, this tract delivers a compelling opportunity to own a piece of South Mississippi's natural heritage.

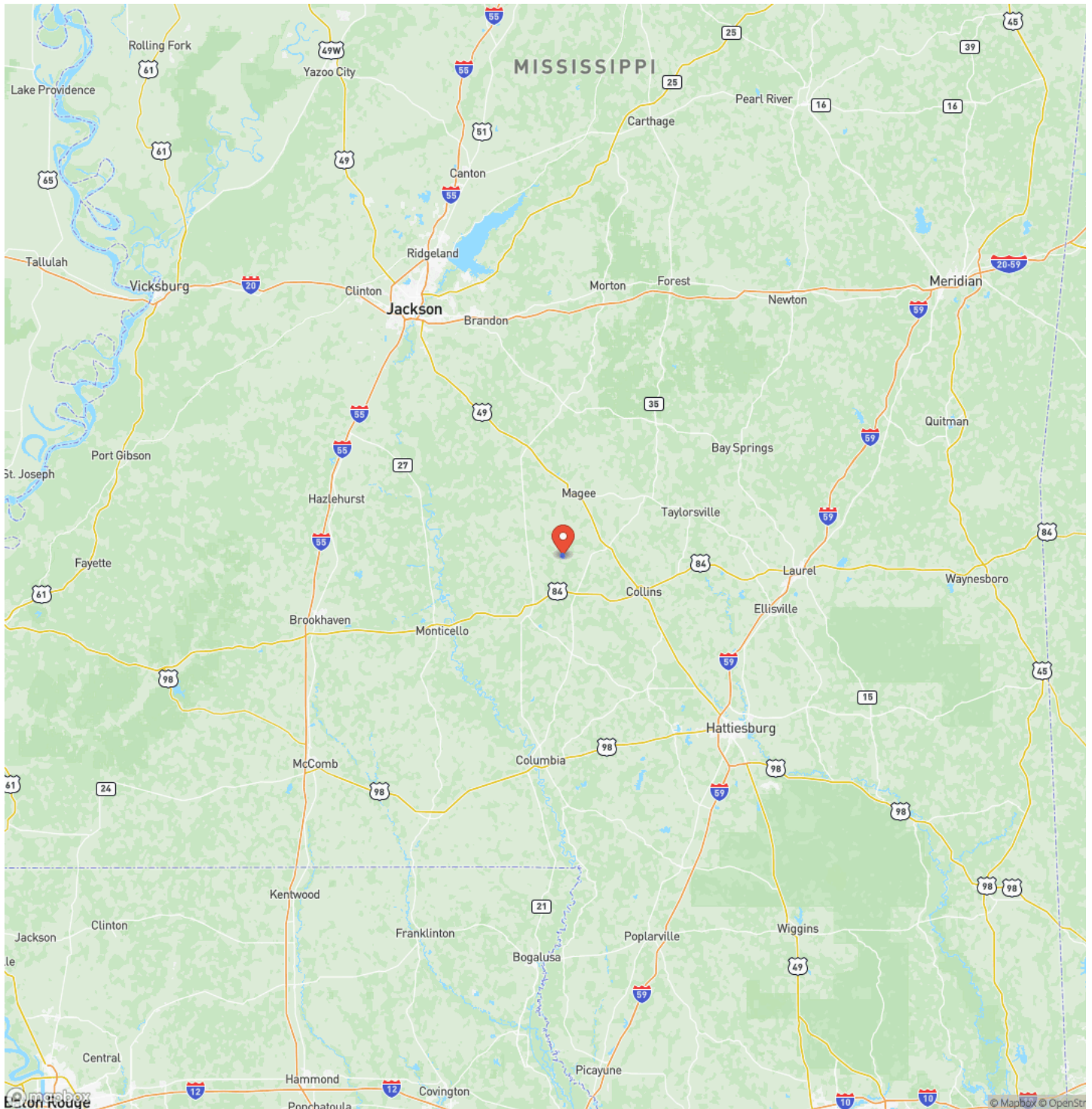
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Locator Map



Locator Map



Satellite Map



78 Acres along Bouie River Mount Olive, MS / Covington County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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MORE INFO ONLINE:
MossyOakProperties.com

DISCLAIMERS

Part of the property lies in a flood plain see map <https://msc.fema.gov/portal/search?AddressQuery=-89.64177022728278,31.75275626492419>

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