

92 Acres of Timber, Wildlife, and Homesite Potential -
Pearl River County, MS
127 Ben Byrd Road
Lumberton, MS 39455

\$449,000
92± Acres
Pearl River County



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SUMMARY

Address

127 Ben Byrd Road

City, State Zip

Lumberton, MS 39455

County

Pearl River County

Type

Hunting Land, Timberland, Undeveloped Land, Business Opportunity

Latitude / Longitude

31.010347 / -89.515645

Taxes (Annually)

249

Acreage

92

Price

\$449,000

Property Website

<https://www.mossyoakproperties.com/property/92-acres-of-timber-wildlife-and-homesite-potential-pearl-river-county-ms-pearl-river-mississippi/88053/>



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PROPERTY DESCRIPTION

This 92-acre property in Pearl River County, MS offers an exceptional balance of investment potential, recreational use, and homesite opportunities. With a healthy mix of pine plantation that is ready for its first thinning, along with sections of mature hardwoods and towering pines, the timber value is already in place and set to provide returns for years to come. A spring-fed branch meanders through the acreage, adding both scenic beauty and reliable water sources for wildlife. This natural feature, combined with the diverse timber stands, creates prime habitat for whitetail deer, turkey, and other native game, making the land a strong candidate for hunting and outdoor enjoyment.

On the western boundary, a pipeline right-of-way provides a unique advantage by offering ample space for food plots, shooting lanes, and easy access across the property without disturbing interior areas. This setup not only enhances hunting opportunities but also supports year-round land management with minimal disruption to wildlife.

Beyond its timber and recreational appeal, the property has several other noteworthy features. An established Mayhaw orchard adds charm and potential for small-scale income, whether through personal harvest, local sales, or even value-added products. To the north, a pasture area with a small pond and scattered mature oaks and pines provides additional versatility. Historically used for cattle, this section could be reclaimed for livestock operations, fenced for horses, opened into hay fields, or developed into a picturesque private estate with water features and shade trees already in place.

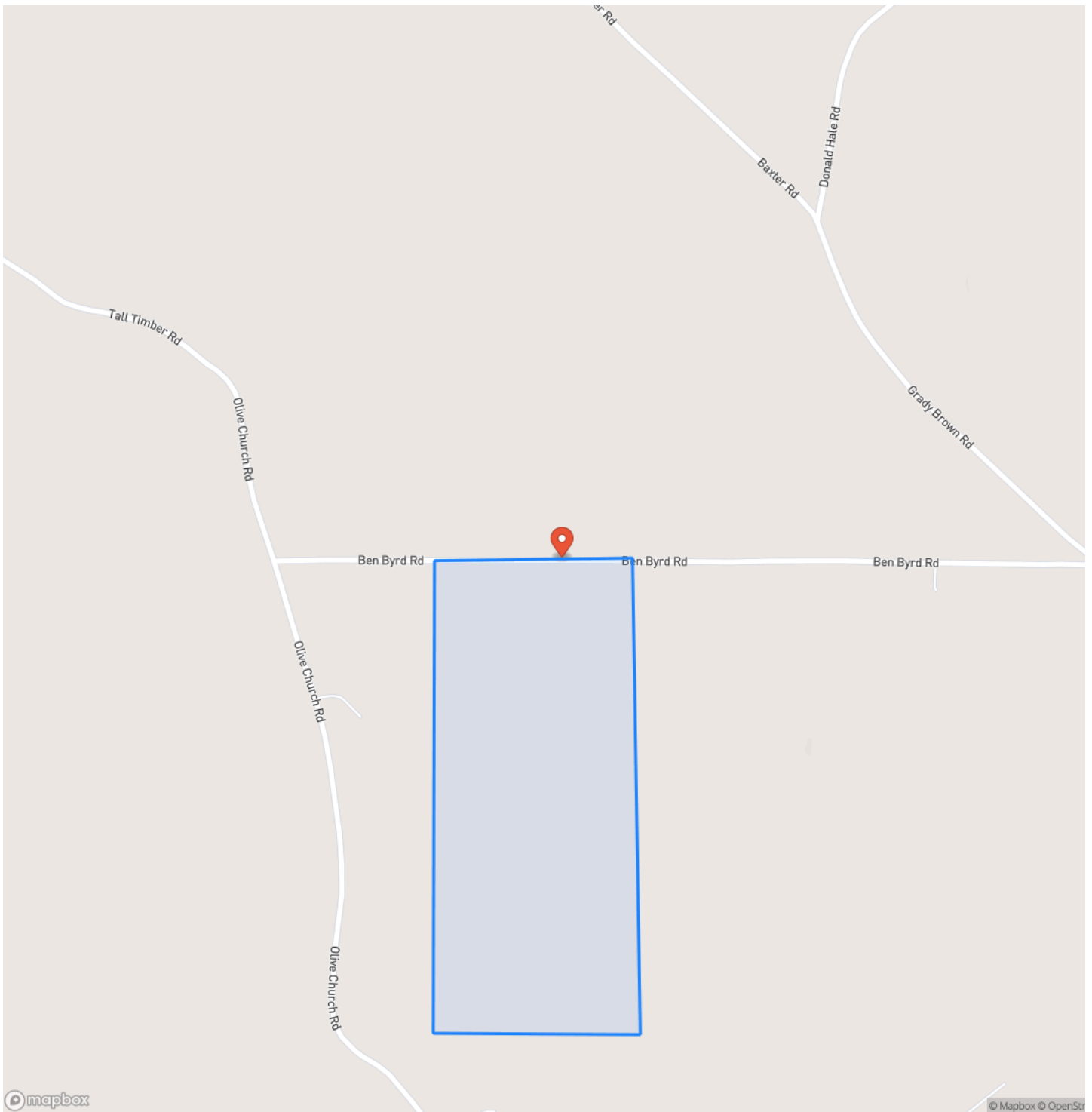
The surrounding neighborhood showcases large residences on acreage tracts, underscoring the desirability of the location. This setting provides the rare opportunity to build a dream home that combines privacy and natural beauty while still being part of a community with strong appeal. Utilities are accessible in the area, making future development practical as well as attractive.

Whether your goals center on hunting and recreation, long-term timber investment, small-scale farming, or creating a permanent homestead, this Pearl River County property checks all the boxes. With its mix of resources, natural beauty, and development potential, it represents a rare chance to secure a tract that offers both immediate enjoyment and lasting value.

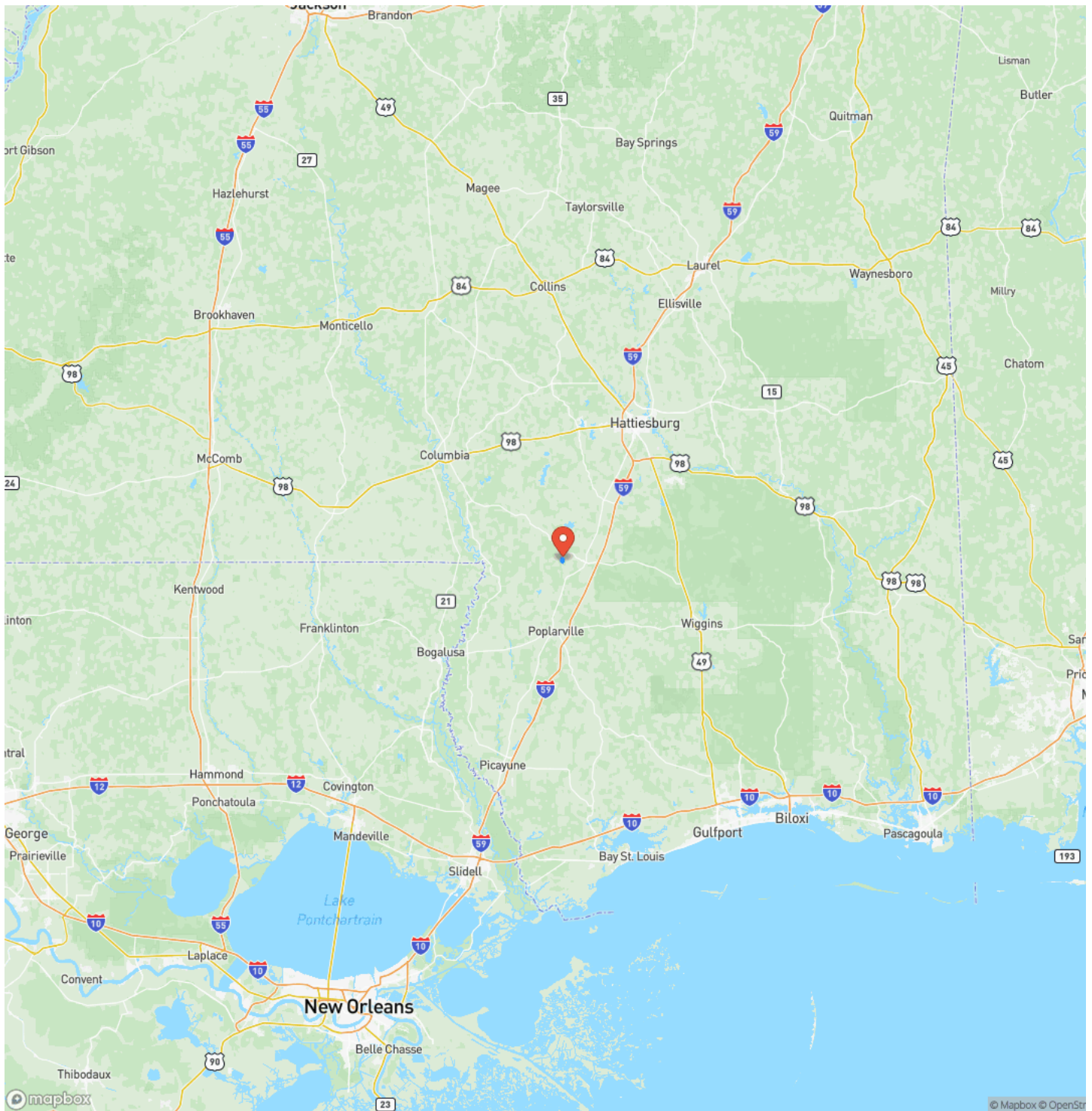
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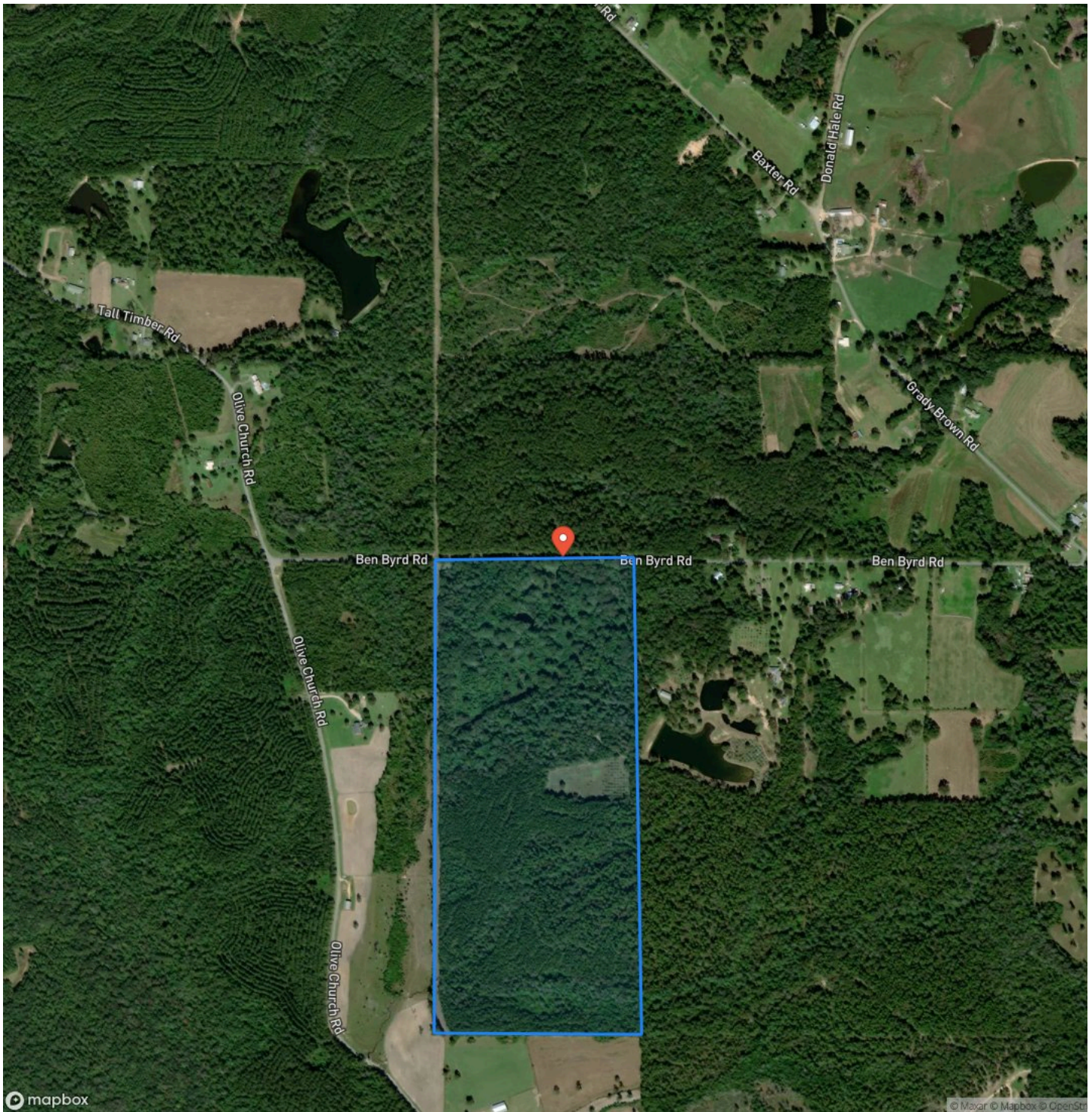
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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City / State / Zip

NOTES

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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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