

49 Acres Walthall County, MS
280 Pushapatapa Road
Tylertown, MS 39667

\$164,900
49.400± Acres
Walthall County



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Tylertown, MS / Walthall County

SUMMARY

Address

280 Pushapatapa Road

City, State Zip

Tylertown, MS 39667

County

Walthall County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

31.12096 / -90.014966

Taxes (Annually)

161

Acreage

49.400

Price

\$164,900

Property Website

<https://www.mossyoakproperties.com/property/49-acres-walthall-county-ms-walthall-mississippi/93909/>



PROPERTY DESCRIPTION

49.4 Acres—Hunting, Recreation & Build-Ready in Walthall County, MS

Set your sights on 49.4 versatile acres at 280 Pushapatapa Rd, Tylertown, Mississippi—a tract that blends serious hunting potential, weekend recreation, and multiple homesite options with the longterm upside of a young timber stand. The property is blanketed in a healthy 3year pine regeneration, creating dense bedding and edge cover that deer, turkey, and rabbits already use, while positioning you for future timber value as the stand matures. Because the pine is still young, the land is easily cleared to suit your plan—open up a yard or garden, carve out pasture for a minifarm, create food plots and shooting lanes, or develop a driveway to a private cabin site. You're not buying someone else's vision; you're buying a clean slate you can shape quickly and efficiently.

A gently rolling slope adds visual character, good drainage, and a variety of natural building benches. Choose a high ridge for a primary homesite with views, tuck a secluded camp back in the timber, or position multiple structures for a family compound. The topography also hints at potential lake or pond sites (buyer to confirm and permit as needed), giving anglers and waterfowlers a reason to stay yearround. Internal trails are easy to establish in young pine—bring the UTV, lay in a simple road plan, and connect stands, plots, and pasture openings in a single weekend of work.

Location matters, and this tract checks that box, too: about two hours from New Orleans or Baton Rouge, it's close enough for spontaneous weekend trips yet far enough to feel like a true escape. If you're building a homestead, the commute to everyday necessities in Tylertown keeps life convenient while preserving the privacy you came here to find. For the investor or land steward, the combination of habitat, accessibility, and young timber offers a practical mix of immediate enjoyment and future return.

Why this property stands out

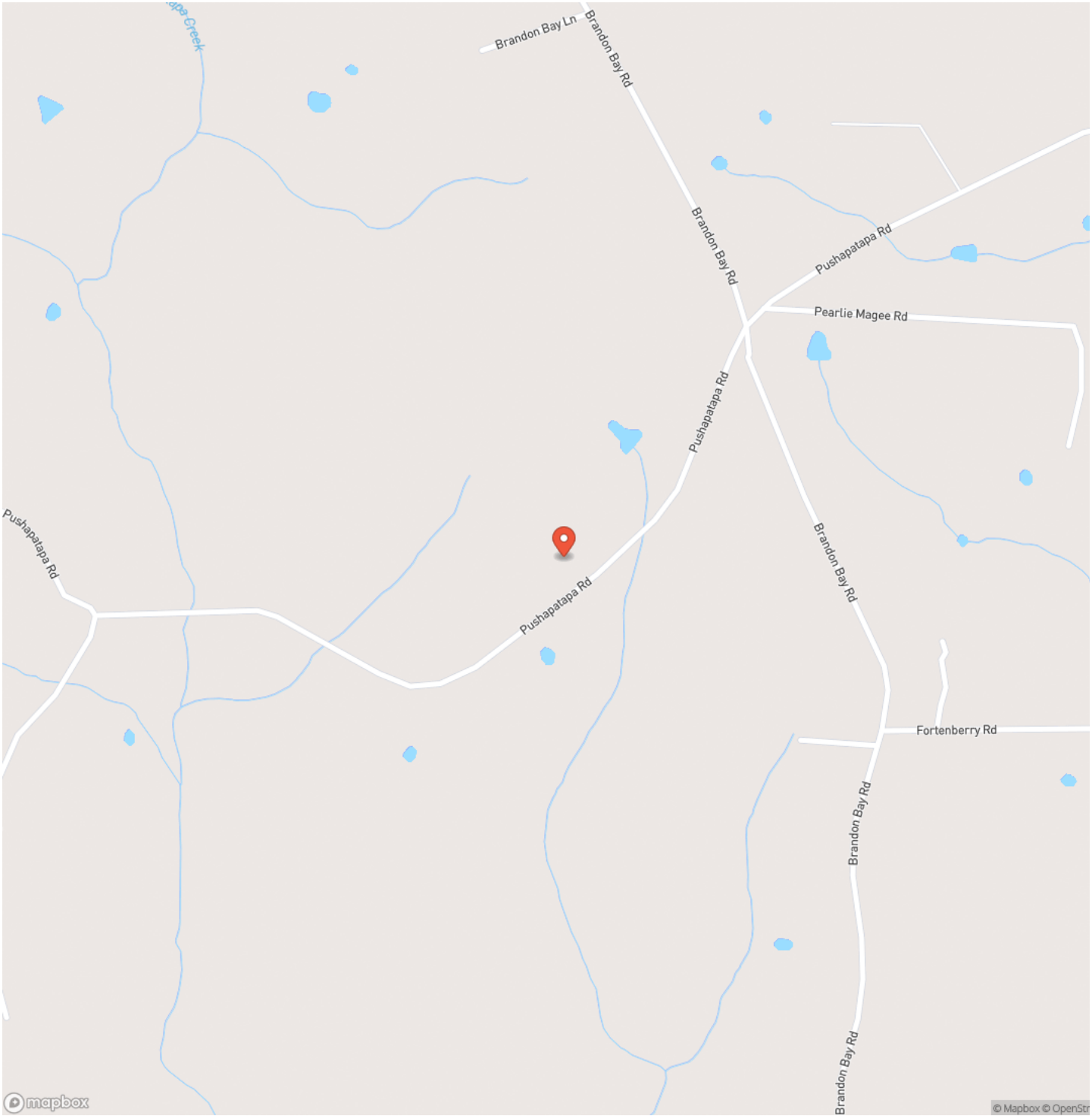
- **Hunting-Ready:** Young, thicketed pine provides excellent bedding/cover for deer, with natural edges that attract turkey and small game.
- **Recreation First:** Create UTV trails, campsites, archery lanes, and firepit areas with minimal clearing.
- **Homesite Potential:** Multiple build sites on rolling ground—ideal for a primary residence, cabin, or family retreat.
- **Farm & Homestead Friendly:** Easily open fields for pasture, orchard, market garden, or hobby livestock; add a barn/shop and fencing as you go.
- **Timber & Investment:** 3year pine regeneration set up for longterm timber value while delivering habitat today.
- **Convenient Access:** Approx. 2 hours to New Orleans/Baton Rouge—perfect for weekend use or a future forever home.

Whether your priority is a productive hunting property, a recreational playground, a homesite with acreage, or a small farm you can build stepbystep, this Walthall County tract is ready to cooperate. The cover is in place, the terrain is inviting, and the canvas is open—clear what you want, where you want it, and bring your plans to life on 49.4 acres of Mississippi ground that truly does it all.

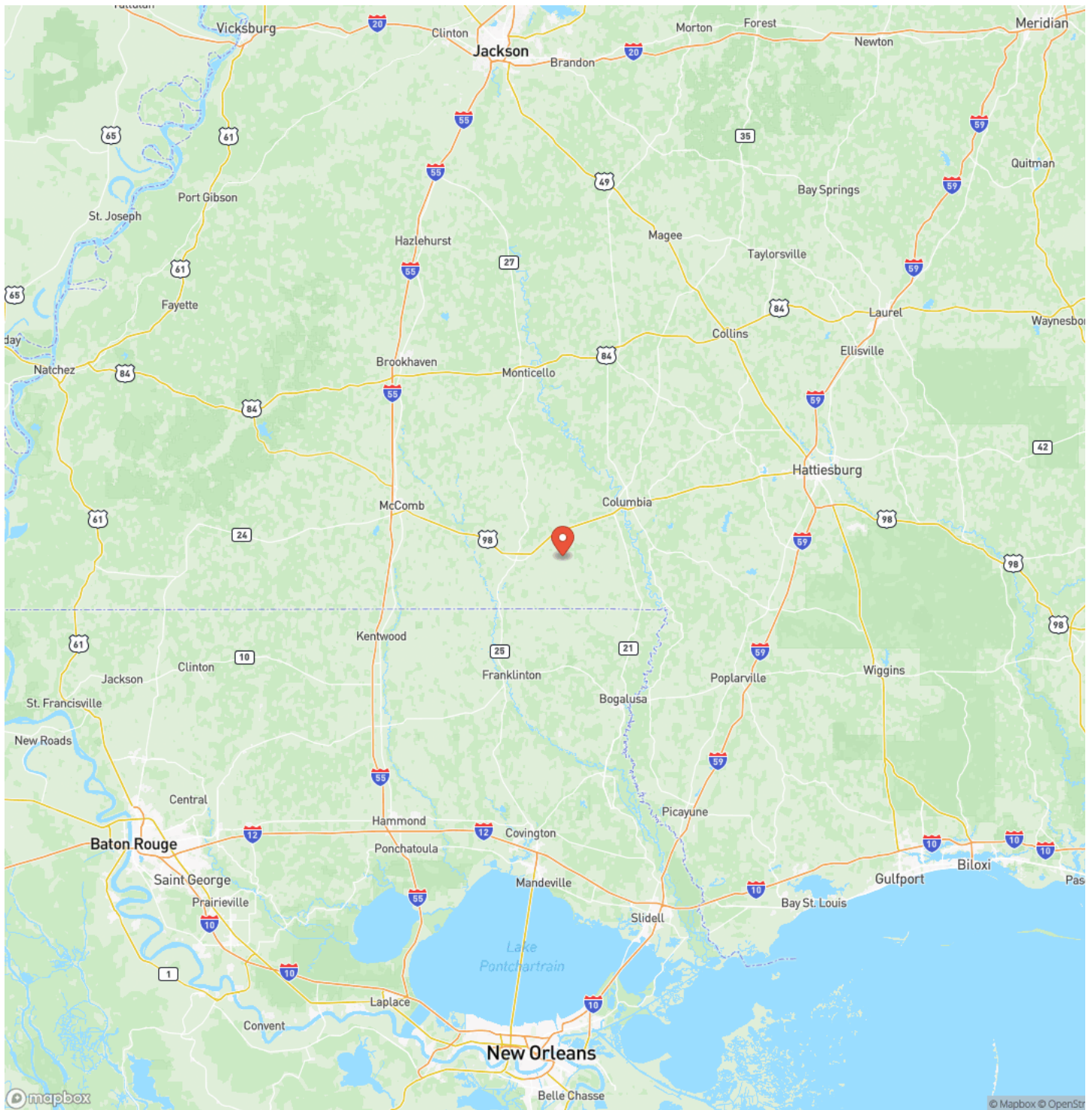
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Tylertown, MS / Walthall County



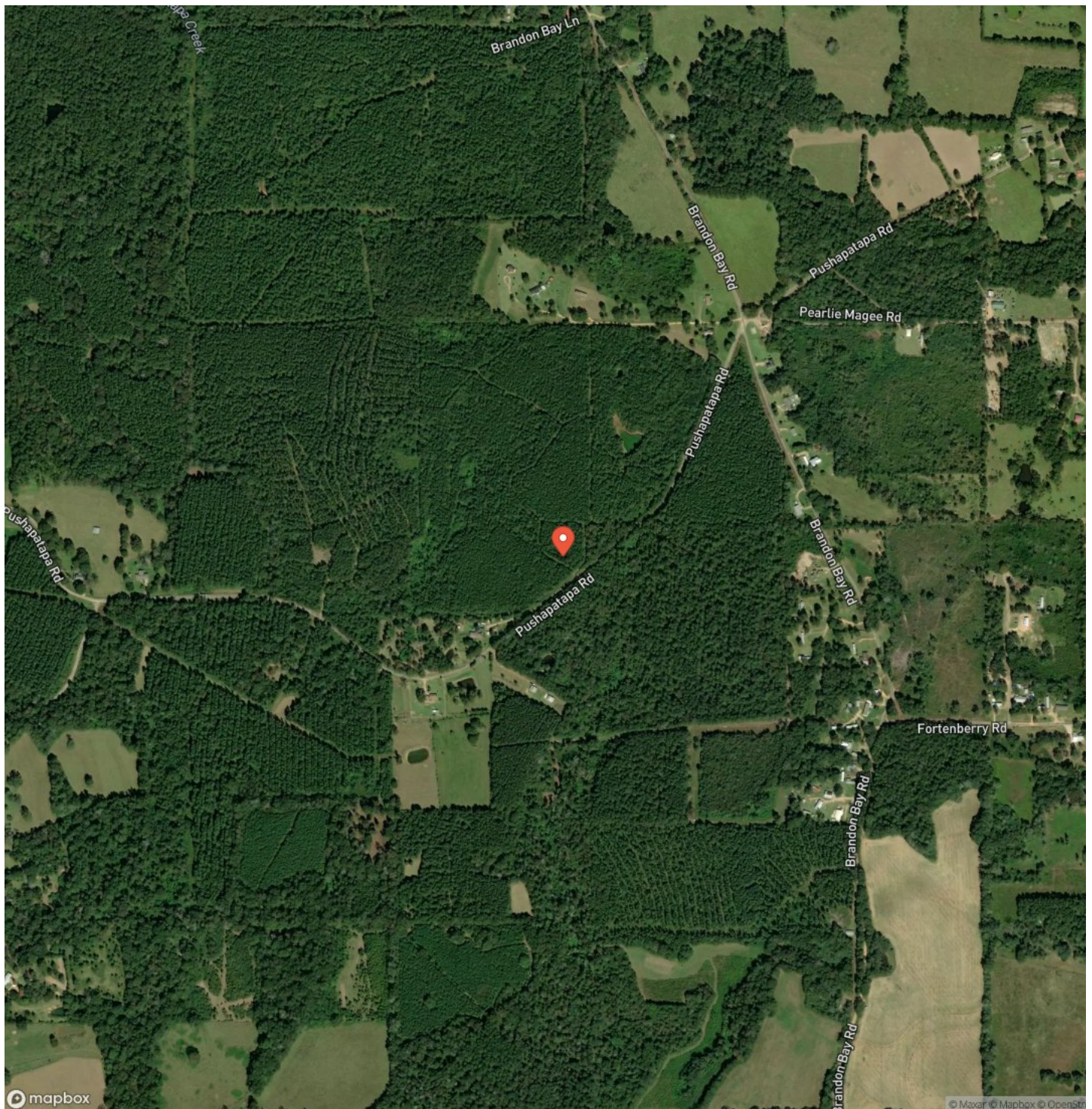
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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NOTES

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MORE INFO ONLINE:
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