

55± Acres in Walthall County, MS

\$179,000



**SMALLTOWN**

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

Office 769-888-2522

# Property Profile

## The Walthall 55

### Location:

- Walthall County, MS
- Fronts Claude Smith Rd
- 5.7± Miles Southwest of Tylertown

### Coordinates:

- 31.088451, -90.213203

### Property Information:

- 55± Acres
- Established Trail System
- Outstanding Wildlife Habitat
- Longleaf of Pine Plantation
- Foodplots
- Rolling Terrain
- Electric Power Nearby

### Property Use:

- Deer
- Timber Investment

### Tax Information:

- Parcel #: 15050000102 Taxes: Estimated \$350



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

### DENNIS WEST

*EAST MISSISSIPPI MANAGING BROKER*

*ALABAMA QUALIFYING BROKER*

*LOUISIANA ASSOCIATE BROKER*

**C: 601-248-4396 | O: 769-760-0005**

**dennis@smalltownproperties.com**

**2121 5th St., Ste 206 - Meridian, MS 39301**

**smalltownproperties.com**

Have you been looking for a small hunting and timberland investment? This 55± acre tract is located in south central Walthall County, MS approximately five miles from Tylertown. The property is stocked with one year old longleaf pine which provides great cover and bedding for deer. The surrounding landowners have large acreage tracts and are on similar plans to manage the wildlife population for a great hunting experience.



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

**DENNIS WEST**

*EAST MISSISSIPPI MANAGING BROKER*

*ALABAMA QUALIFYING BROKER*

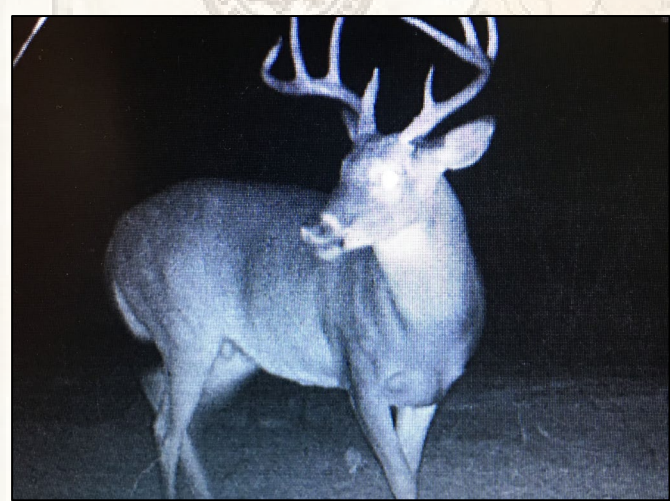
*LOUISIANA ASSOCIATE BROKER*

**C: 601-248-4396 | O: 769-760-0005**

**dennis@smalltownproperties.com**

**2121 5th St., Ste 206 - Meridian, MS 39301**

**smalltownproperties.com**



Scattered hardwoods and a small pond provide food and water for wildlife. Established trails offer easy access to all parts of the rolling terrain. Other features of this property include a large food plot and multiple cabin sites along Claude Smith Road. Additional acreage is available. Call Dennis West today to schedule a private showing.



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

**DENNIS WEST**

*EAST MISSISSIPPI MANAGING BROKER*

*ALABAMA QUALIFYING BROKER*

*LOUISIANA ASSOCIATE BROKER*

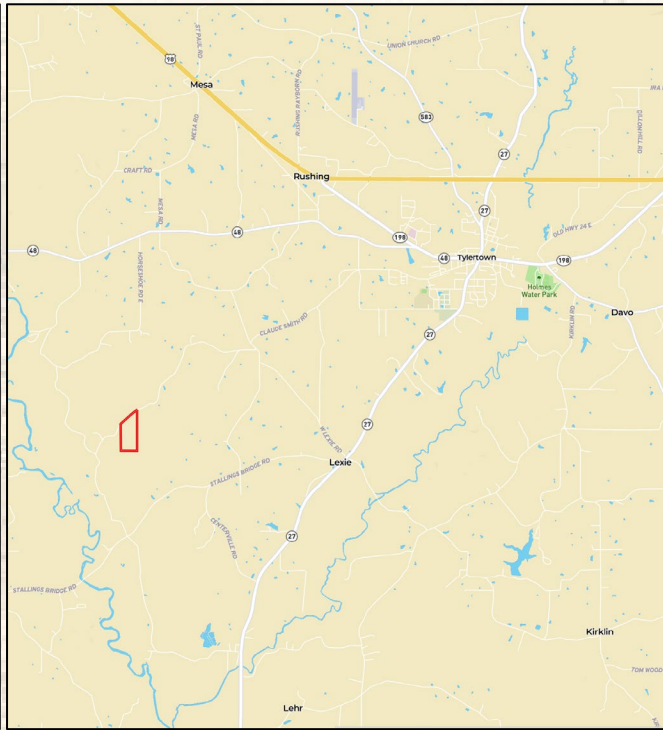
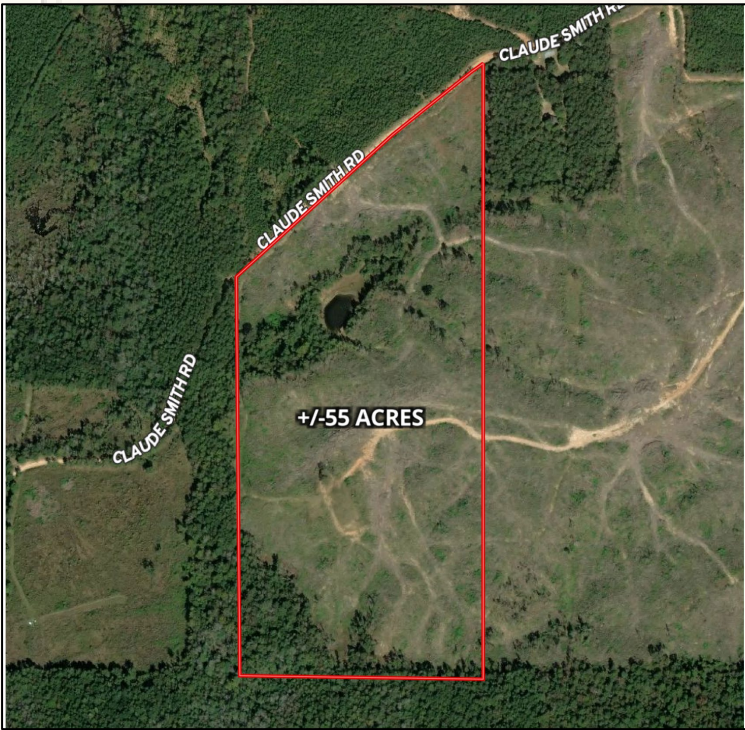
**C: 601-248-4396 | O: 769-760-0005**

**dennis@smalltownproperties.com**

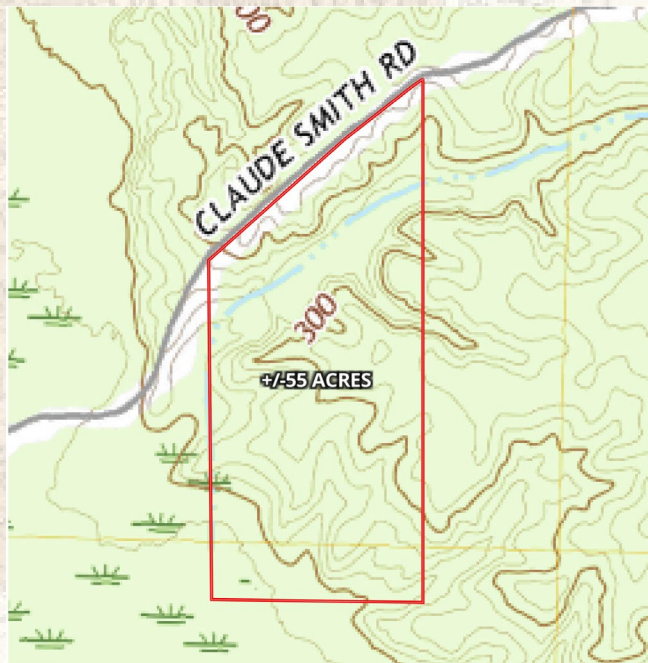
**2121 5th St., Ste 206 - Meridian, MS 39301**

**smalltownproperties.com**

# Google Map Link



# MapRight Link



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

**DENNIS WEST**

*EAST MISSISSIPPI MANAGING BROKER*

*ALABAMA QUALIFYING BROKER*

*LOUISIANA ASSOCIATE BROKER*

**C: 601-248-4396 | O: 769-760-0005**

**dennis@smalltownproperties.com**

**2121 5th St., Ste 206 - Meridian, MS 39301**

**smalltownproperties.com**