

40± ACRES WITH A CABIN
AMITE COUNTY, MS

\$249,000



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE AMITE 40

PROPERTY PROFILE

LOCATION:

- Wroten Road
- Amite County
- 12± Miles NE of Liberty, MS

COORDINATES:

- 31.3008, -90.7401

PROPERTY USE:

- Hunting
- Recreational
- Future Timber Investment
- Retreat (Cabin)

PROPERTY INFORMATION:

- Small Fishing Pond
- 1875± SF Under Roof Cabin
- Electrical and Water
- Internal Road System
- Powerline and Food Plots
- Pines Ready to be Thinned
- Established Burn Rotation

TAX INFORMATION:

2023 - \$920



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

STEVE MARTENS | LAND SPECIALIST
C: 601-573-2962 | steve@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

WELCOME TO THE AMITE 40

ESCAPE TO YOUR OWN HAVEN TUCKED AWAY IN AMITE COUNTY, MISSISSIPPI, WHERE THE AMITE 40 AWAITS. Nestled just a stone's throw away from the charming town of Liberty, and conveniently located within a two-hour drive from New Orleans, an hour and fifteen minutes from Baton Rouge, and merely an hour and a half from Jackson, this hidden gem beckons to those seeking a retreat into nature and some great hunting.

Welcome to your little slice of heaven, where family memories are waiting to be made. The Amite 40 isn't just land; it's a haven for hunters. As you step off the front porch of the cabin, a small pond nestled amidst the trees invites you to cast a line and reel in cherished moments. With its abundance of deer and turkey populations, this tract offers unparalleled recreational opportunities. Explore the existing road system and tend to the food plots, which includes a large powerline just waiting to be planted, all in preparation for the upcoming deer season.



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

STEVE MARTENS | LAND SPECIALIST
C: 601-573-2962 | steve@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

MORE ABOUT THE AMITE 40

The pine trees, patiently awaiting your touch, stand ready to be thinned according to your preferences. Having been on a burn rotation, continuing this practice will foster the ideal habitat for wildlife, ensuring a thriving ecosystem for generations to come.

Step inside the cabin—a rustic metal-clad haven boasting 1875 square feet under its roof, including a screened-in front porch where stories are shared and laughter echoes throughout. With ample space for equipment and storage at the rear, the existing structure has everything you need to start enjoying your land. Don't hesitate—properties like the Amite 40 are rare treasures that won't linger on the market for long.

Seize this opportunity to own a piece of paradise and call Michael Oswald or Steve Martens today.



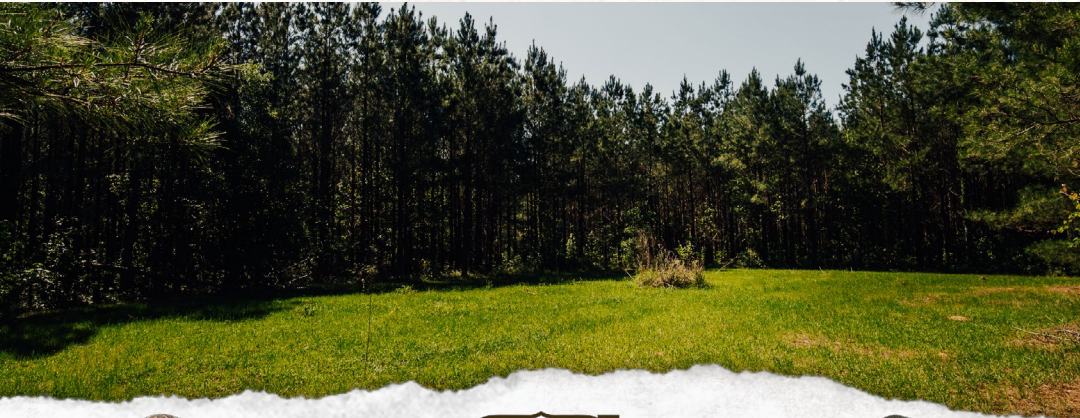
MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

STEVE MARTENS | LAND SPECIALIST
C: 601-573-2962 | steve@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

40 ± ACRES WITH A CABIN

AMITE COUNTY, MISSISSIPPI



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

STEVE MARTENS | LAND SPECIALIST
C: 601-573-2962 | steve@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

40 ± ACRES WITH A CABIN

AMITE COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

STEVE MARTENS | LAND SPECIALIST
C: 601-573-2962 | steve@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

40 ± ACRES WITH A CABIN

AMITE COUNTY, MISSISSIPPI



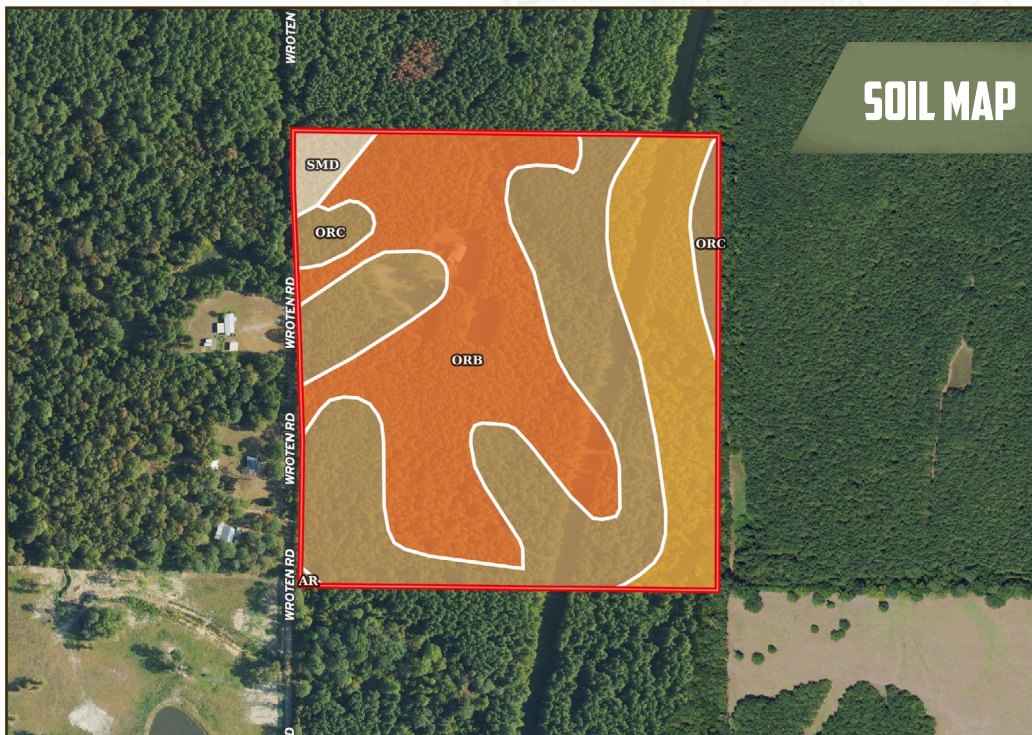
MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

STEVE MARTENS | LAND SPECIALIST
C: 601-573-2962 | steve@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

SOIL MAP



Boundary 41.41 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
OrC	Ora loam, 5 to 8 percent slopes	17.49	42.23	0	41	3e
OrB	Ora loam, 2 to 5 percent slopes	15.8	38.15	0	41	2e
Ar	Ariel silt loam, 0 to 2 percent slopes, occasionally flooded	7.21	17.41	0	53	2w
SmD	Smithdale sandy loam, 8 to 12 percent slopes	0.91	2.2	0	53	4e
TOTALS		41.41(*)	100%	-	43.34	2.47

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

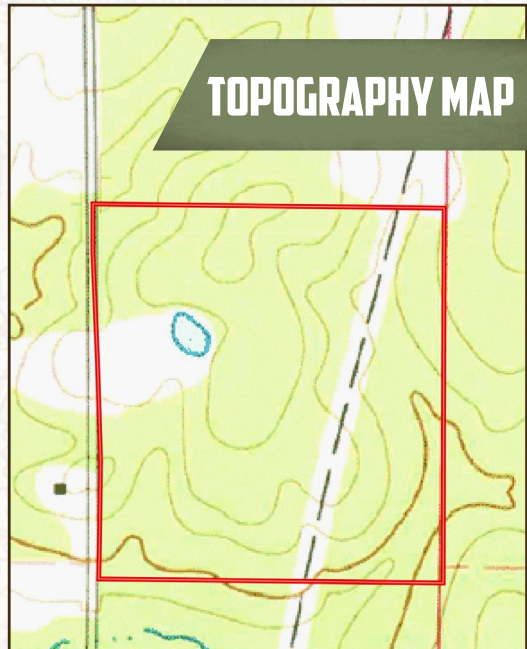
STEVE MARTENS | LAND SPECIALIST
C: 601-573-2962 | steve@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

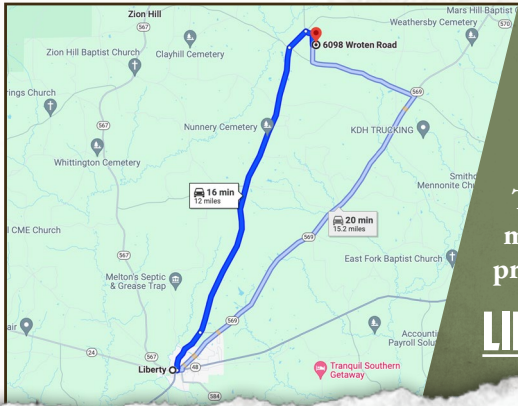
40 ± ACRES WITH A CABIN

AMITE COUNTY, MISSISSIPPI

land id. LINK



TOPOGRAPHY MAP



Directions from Main Street and Broad Street in Liberty, MS: Travel east on Main St E towards Holmes St/Old Meadville Rd. Turn left at the 1st cross street onto Holmes St/Old Meadville Road and travel for 1.4 miles. Continue onto Meadville Rd and travel for 9.2 miles. Travel onto Fenn Road and travel for .7 miles. Turn left onto Wroten Road and the property is located on the right in 0.9 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™



STEVE MARTENS | LAND SPECIALIST
C: 601-573-2962 | steve@smalltownproperties.com

Information is believed to be accurate but not guaranteed.