

**TWO 16± ACRE TRACTS**  
**WAYNE COUNTY, MS**  
**\$51,200 EACH**



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

**OFFICE (769) 760-0005**



# TWO WAYNE 16± ACRE TRACTS

# PROPERTY PROFILE

## LOCATION:

- Strickland Road  
Waynesboro, MS 39367
- Wayne County
- 20± Miles S of Waynesboro
- DeSoto National Forest Nearby

## COORDINATES:

- 31.564478, -88.847902

## PROPERTY USE:

- Hunting
- Home/Cabin Site

## PROPERTY INFORMATION:

- Two 16± Acre Tracts
- County Road Frontage
- Gently Rolling Terrain
- Cutover & Young  
Natural Mixed Timber
- Power and Water Nearby

## TAX INFORMATION:

- Taxes \$50 Estimated
- Parcel: Part of  
203-24-00000200



**DENNIS WEST** | MANAGING BROKER  
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**HUNTER WADLEY** | LAND SPECIALIST  
C: 601-410-1992 | [hunter.wadley@smalltownproperties.com](mailto:hunter.wadley@smalltownproperties.com)

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | [smalltownproperties.com](http://smalltownproperties.com) Information is believed to be accurate but not guaranteed.



# WELCOME TO TWO WAYNE 16± ACRE TRACTS

HAVE YOU BEEN SEARCHING FOR A SMALL ACREAGE TRACT, IN THE HEART OF THE DE SOTO NATIONAL FOREST, TO BUILD A HOME, START A MINI FARM OR GET AWAY FROM THE BIG CITY? This 16± acre tract in Wayne County, MS offers frontage on Strickland Road and cabin/home sites! This property is situated roughly 20 miles south of Waynesboro, conveniently located within an hour of Laurel and Hattiesburg for dining and entertainment. The property make-up consists of mostly cutover with gently rolling terrain and some scattered trees. Utilities are available at the road. DeSoto National Forest is within walking distance, giving you access to thousands of acres of public hunting and unlimited recreation potential. Additionally, public fishing is less than a half mile away on Thompson Creek. Additional acreage is available. A survey is required.

**Contact Dennis West or Hunter Wadley  
today to schedule a private showing.**



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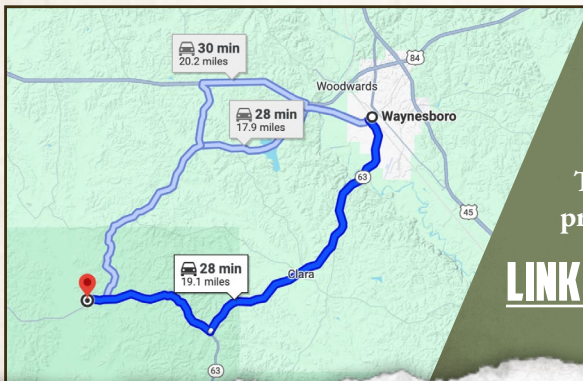
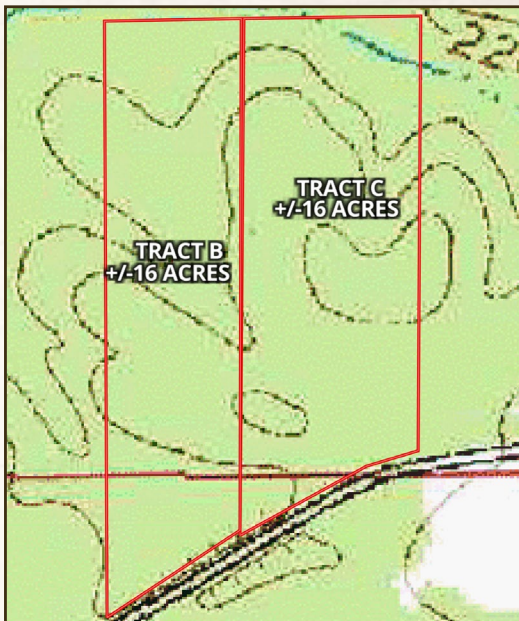
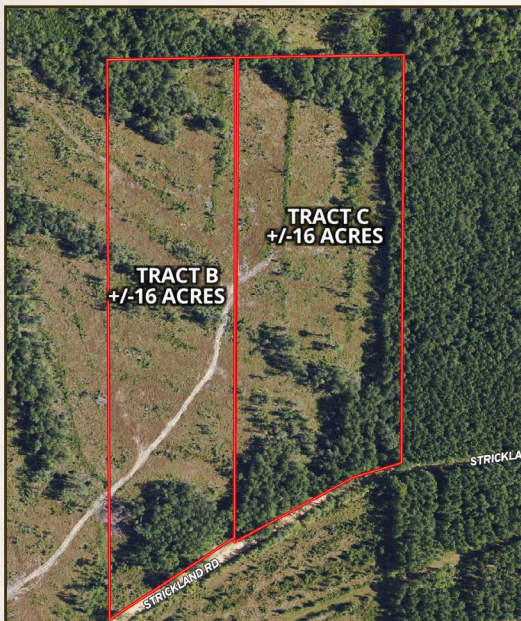
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land **id.** LINK

# TOPOGRAPHY MAP



Directions from Waynesboro, MS: Travel south on Hwy 63 to Strickland Road and turn right. Travel approximately 6 miles to the property on the right.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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