

27± ACRES
JEFFERSON DAVIS COUNTY, MS
\$105,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 760-0005 | WWW.SMALLTOWNPROPERTIES.COM

THE JEFFERSON DAVIS 27

PROPERTY PROFILE

LOCATION:

- 64 Clem Road
Mt. Olive, MS 39119
- Jefferson Davis County
- 9± Miles W of Mt. Olive
- 12± Miles NE of Prentiss
- 13± Miles N of Magee
- 18± Miles NW of Collins

COORDINATES:

- 31.7244, -89.7734

PROPERTY USE:

- Recreation
- Hunting
- Home/Cabin Sites
- Investment

PROPERTY INFORMATION:

- 27± Acres
- Established Trails and Food Plots
- 1,850' of Bouie River Frontage
- 550' of Road Frontage
- Stocked Pond
- Utilities Available
- Double Gate
- Gravel Driveway

TAX INFORMATION:

- 2024 - \$84.47
- Parcel #1-015-26-003-02



DENNIS WEST | MANAGING BROKER
C: 601-248-4396 | dennis@smalltownproperties.com



DEWAYNE ATKINSON | LAND SPECIALIST
C: 601-832-3075 | dewayne@smalltownproperties.com

WELCOME TO THE JEFFERSON DAVIS 27

NESTLED ON 27± ACRES IN JEFFERSON DAVIS COUNTY, MS, THIS BEAUTIFUL RECREATIONAL AND HUNTING TRACT OFFERS EXCEPTIONAL NATURAL BEAUTY AND ABUNDANT WILDLIFE. This property is ideal for nature enthusiasts, and avid anglers will enjoy the 1,850' of Bouie River frontage. The entire tract is covered with impressive timber, creating a peaceful and scenic landscape.

A well-maintained road and trail system, complete with installed culverts for easy navigation of ditches, allows for seamless exploration all the way to the back of the property. A lovely pond is perfect for year-round fishing and adds to the appeal of this outdoor haven. Wildlife thrive here, with plentiful turkeys, ducks, and deer calling this place home.



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MORE ABOUT THE JEFFERSON DAVIS 27

With 550' of frontage on Clem Road, access to the property is convenient and inviting. A nice gate opens up to a spacious area boasting potential cabin sites, with available utilities making it even more desirable. This tract is the perfect getaway for a hunting or recreational camp, offering a peaceful retreat surrounded by nature's splendor. Whether you're seeking a weekend escape or a dedicated hunting ground, this tract promises endless opportunities for outdoor enjoyment and adventure.

To schedule a private showing, call
Dewayne Atkinson or Dennis West today!



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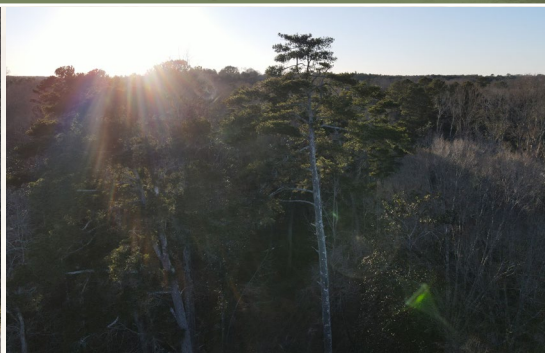
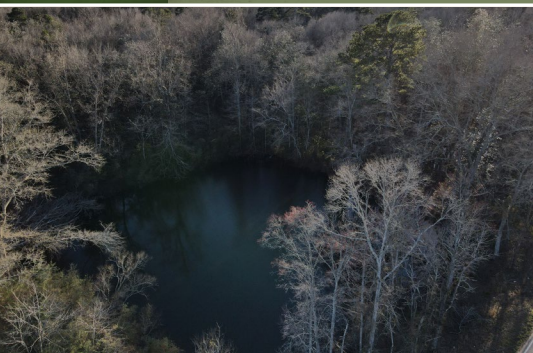
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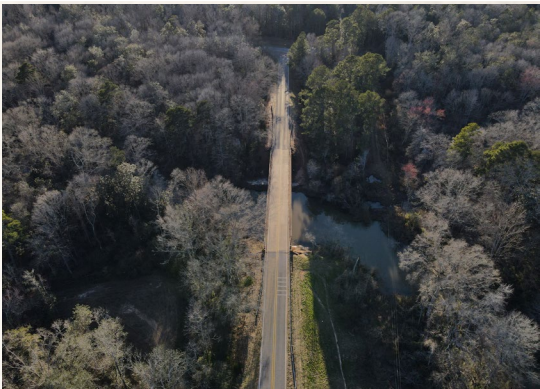
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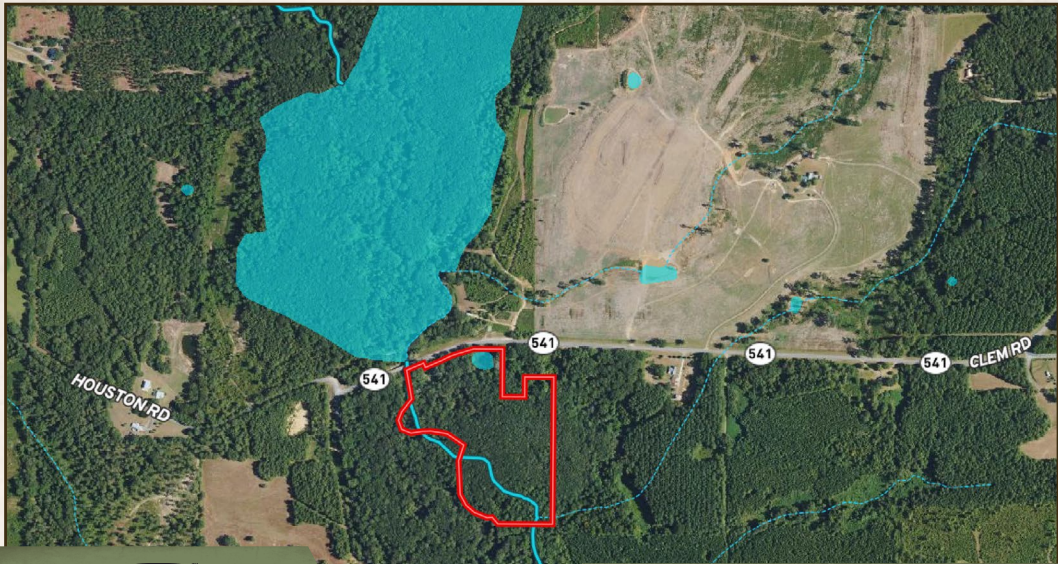
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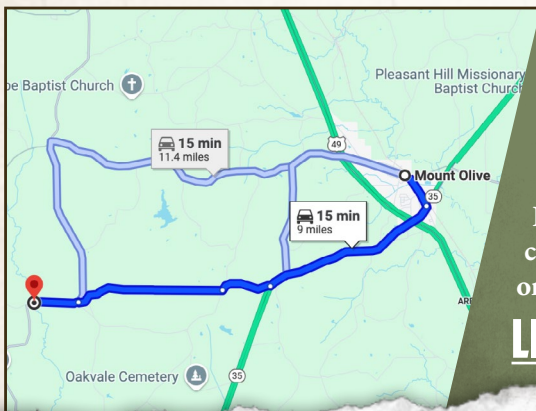
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land **id.** LINK



Directions From Mt. Olive, MS:
 Travel south on 5th Street toward Jaynesville Rd/S Main Street. Turn left at the 1st cross street onto Jaynesville Rd/S Main Street and proceed 0.7 miles. Turn right onto MS-35 S and continue 3.5 miles. Turn right onto Leonard Road and in 1.0 mile, turn right onto Garner Road. Continue 2.9 miles and turn right onto Strickland Road. Turn left onto MS-541 S and continue 0.9 miles. Gated entrance will be on the left.

LINK TO GOOGLE MAP DIRECTIONS



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