



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

**105± ACRES WITH A CABIN**  
**CLAIBORNE COUNTY, MS**  
**\$500,000**



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# THE CLAIBORNE 105

## PROPERTY PROFILE

### LOCATION:

- Woodvine Road  
Port Gibson, MS 39150
- Claiborne County
- 10± Miles SE of Port Gibson
- 40± Miles S of Vicksburg
- 40± Miles N of Natchez

### COORDINATES:

- 31.86249, -90.96319

### PROPERTY USE:

- Residential
- Recreational
- Hunting & Fishing
- Boating
- Farm

### PROPERTY INFORMATION:

- 105± Total Acres
- 50± Acre Pasture
- 15± Acre Lake
- Gated Entrance
- 3 Ponds
- Established Road System
- Food Plots
- Pole Barn with RV Hookups
- Asphalt Road Frontage
- 750± SqFt Cypress Cabin
- Equestrian Horse Tract

### TAX INFORMATION:

Estimated Taxes - \$1500

- Parcel: 101262000102
- Parcel: 101262000101



**TRESTON COCHRAN** | LAND SPECIALIST  
C: 601-410-5702 | treston@smalltownproperties.com

**HUNTER WADLEY** | LAND SPECIALIST  
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2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | smalltownproperties.com Information is believed to be accurate but not guaranteed.

# WELCOME TO THE CLAIBORNE 105

WELCOME TO THE CLAIBORNE 105, A SPORTSMAN'S PARADISE SITUATED ROUGHLY TEN MILES SOUTHEAST OF PORT GIBSON, MS! Upon entering the 105± acre property through the black iron gates and fencing, you will experience unbelievable views! This Claiborne County tract offers a 750 square foot cypress cabin with an adjacent covered area that has six RV hook-ups for friends and family. The cabin overlooks a small pond with a pier while looking toward the gated entrance. On the backside of the cabin, looking out the glass doors, you will see a beautiful 15± acre lake that is filled with plenty of structure as well as bass, bream, and catfish. This property offers endless opportunities for outdoorsmen, boasting three small ponds for hunting ducks or raising fish. Along with outstanding fishing potential, this place has also produced trophy deer and is affixed with four box stands and feeders strategically placed around bedding areas. Easily navigate the property with an established internal road system.



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# MORE ABOUT THE CLAIBORNE 105

Additionally, this tract offers 50± acres of pastureland with barbwire fencing already in place, making it suitable for a farm with more than enough space to add additional improvements. The current owner built an equestrian tract near the front portion of the property, which further enhances the recreational opportunities. The property features road frontage on Woodvine Road, allowing easy access for quick trips to the lake or the deer stand.

**The Claiborne 105 checks many boxes; call Hunter Wadley or Treston Cochran today to schedule a private showing.**



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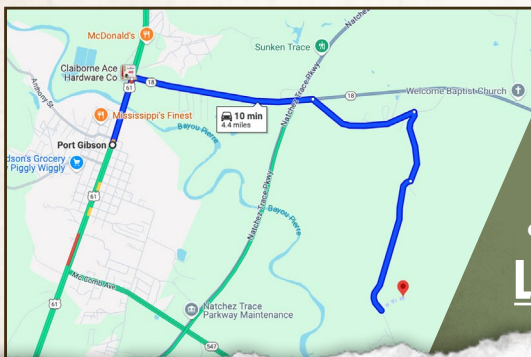
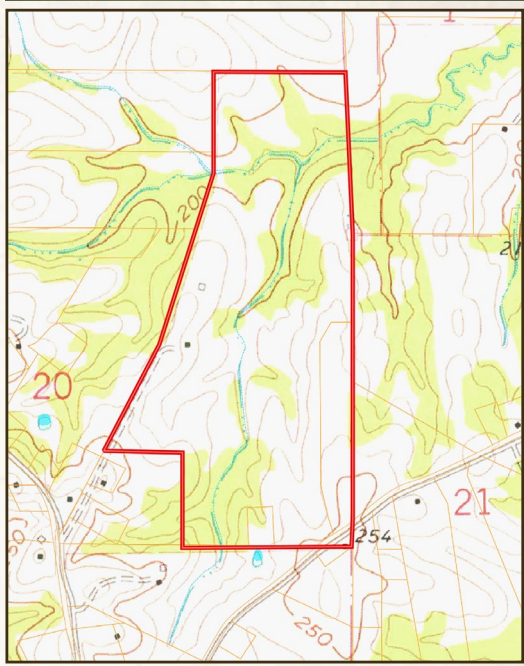
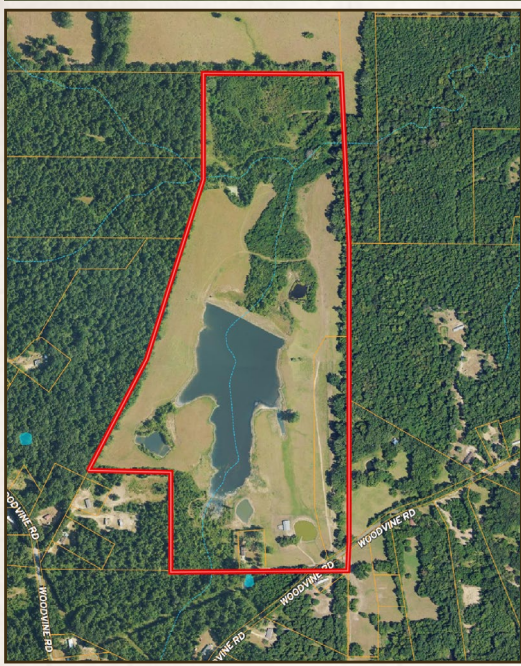
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# TOPOGRAPHY MAP



Directions From Port Gibson, MS: Travel 6.3 miles on US-61 N. Turn right on Woodvine Road and continue 3.3 miles. Turn right to stay on Woodvine Road. The property will be on the left in 0.4 miles.

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



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