

102± Acres in Jones County, MS

\$561,000



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

Office 769-888-2522



# Property Profile

## Jones County Living In The Pines

### Location:

- Jones County, MS
- Slayton Road Frontage
- 6± Miles South of Ellisville

### Coordinates:

- 31.601684, -89.265214

### Property Information:

- 102± Acres
- Covenants
- Established Trails & Roads
- Outstanding Wildlife Habitat
- Pine Plantation
- Foodplots
- Flat Terrain
- 30'x30' Metal Barn
- 12'x12' Shed
- Power, Water and Internet On Site

### Property Use:

- Deer
- Turkey
- Residential
- Timber Investment

### Tax Information:

- Parcel #: Part of 75010000900



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**DENNIS WEST**

ASSOCIATE BROKER

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O: 769-888-2522

[dennis@smalltownproperties.com](mailto:dennis@smalltownproperties.com)

P.O. Box K - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



Have you been searching for acreage where you can build a home, have growing timber, wildlife and be close to modern conveniences? Quiet country living can be yours on this 102± acre tract situated in Jones County, MS near Ellisville, Laurel and Hattiesburg. This property offers a 30'x30' insulated, metal barn complete with 10'x30' covered awnings on two sides, overhead lighting, solid wood and industrial grade shelving. Water, internet and 200-amp electrical service are on site.



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Just behind the barn is a 12'x12' shed with concrete flooring, water, electricity, water heater, overhead winch sink and table to process your game. The barn yard has two camper hookups: 30-amp and 50-amp service. A 2014 Kubota LS-3800DT tractor and equipment are included with the sale. A complete list of equipment can be provided. The barn yard is secured with an Arlo Base surveillance system. The barn site can easily be expanded so you can build your dream home. Property covenants are in place. A main interior road traverses north to south allowing access to atv trails and multiple food plots with stands. The 15± year old planted pines are ready to be thinned and can provide income for years to come. This area of Jones County has a reputation for good deer and turkey numbers. The property is situated six miles south of Ellisville and is convenient to I-59 making it an easy drive from most anywhere. Call Dennis West today to schedule a private tour!



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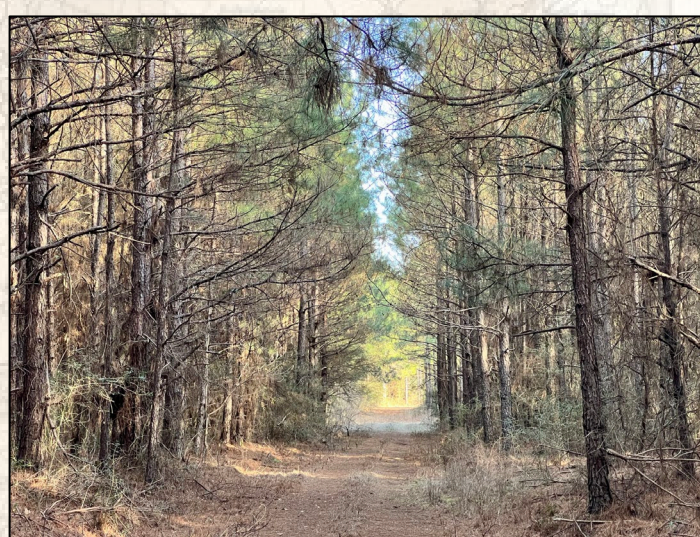
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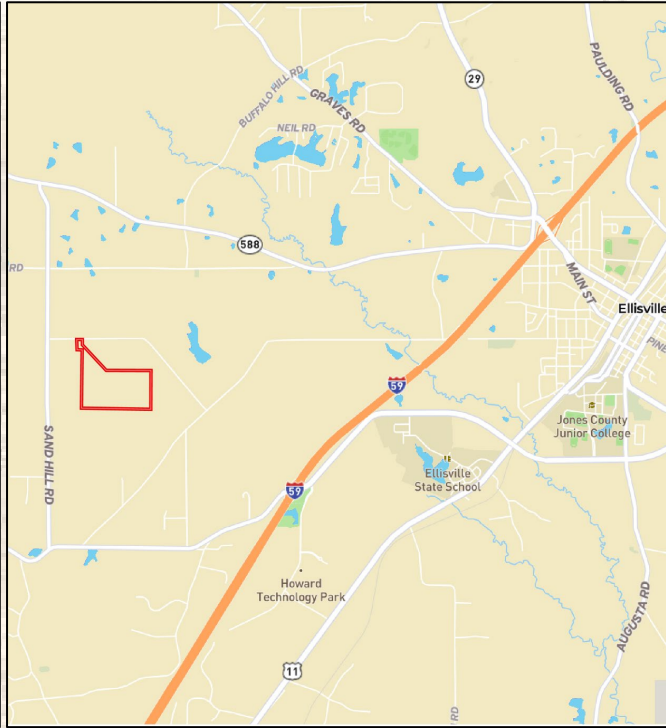
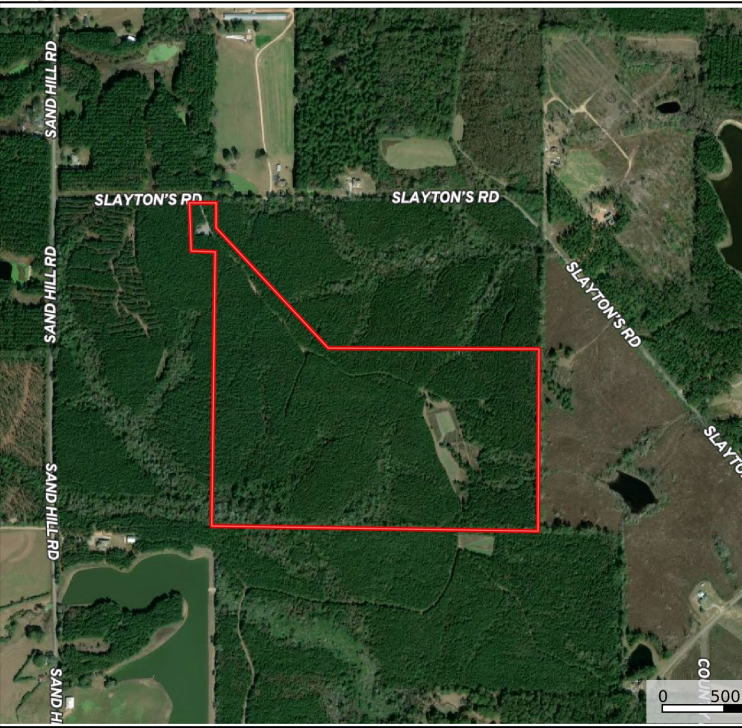
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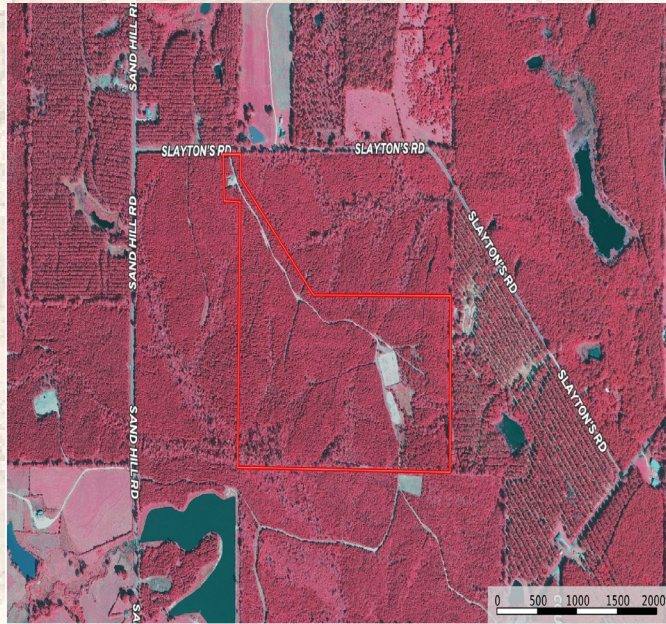
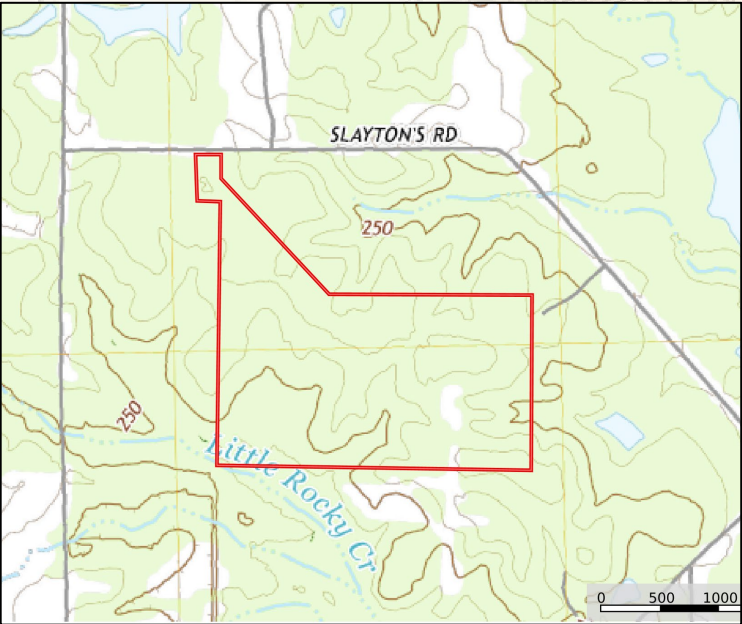
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## Google Map Link



## MapRight Link



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