

80± Acres in Walthall County, MS

\$251,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE SM
Office 769-760-0005

Property Profile

The Walthall 80

Location:

- Walthall County, MS
- Fronts Claude Smith Rd
- 5.7± Miles Southwest of Tylertown

Coordinates:

- 31.087845, -90.208546

Property Information:

- 80± Acres
- County Road Access
- Established Trail System
- Rolling Terrain
- Outstanding Wildlife Habitat
- Loblolly Pine Plantation
- Foodplots

Property Use:

- Deer
- Turkey
- Timber Investment

Tax Information:

- Parcel #: 027-04-000-04.00 Taxes: Estimated \$350



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DENNIS WEST

EAST MISSISSIPPI MANAGING BROKER
ALABAMA QUALIFYING BROKER
LOUISIANA ASSOCIATE BROKER

C: 601-248-4396 | O: 769-760-0005
dennis@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301

smalltownproperties.com

Have you been looking for a small hunting and timberland investment? Consider taking a tour of this 80± acre tract situated in south central Walthall County, MS approximately five miles from Tylertown. The property is stocked with nine year old loblolly pine which offers great cover and bedding for deer. Surrounding large acreage landowners practice similar management of the wildlife population to provide for a great hunting experience.



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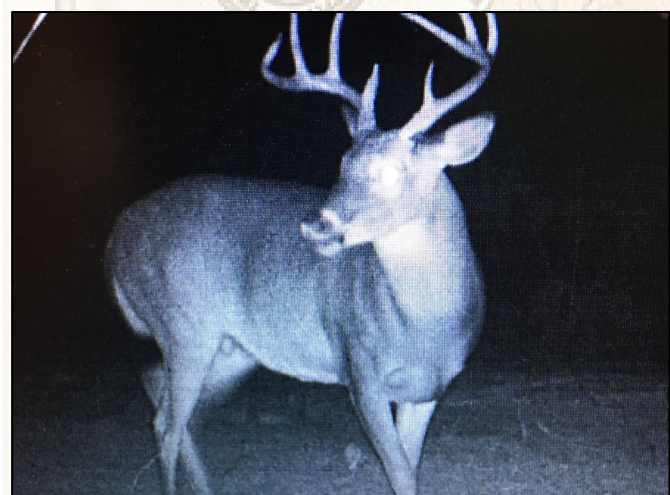
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Scattered hardwood and older pine create the property boundaries. Accessing the rolling terrain is made easy by the established trails along the perimeter and to food plots. A fifty foot right-of-way provides access from Claude Smith Road and gives room for electric power to be run to the property. Additional acreage is available. Call Dennis West today to schedule a showing of the Walthall 80.



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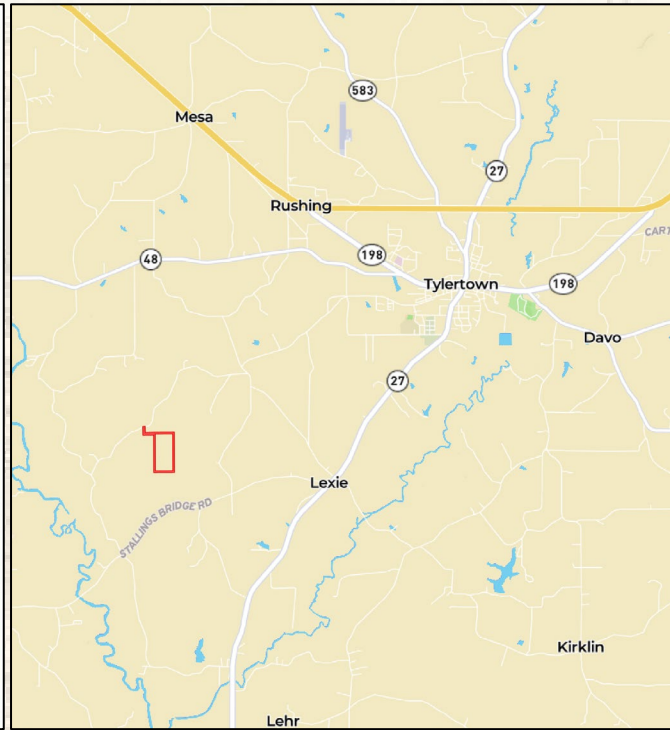
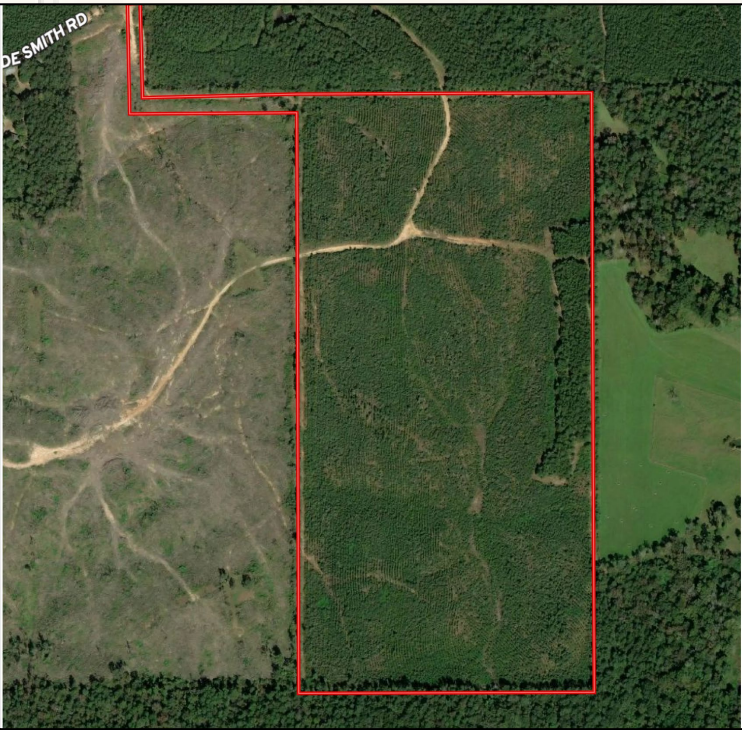
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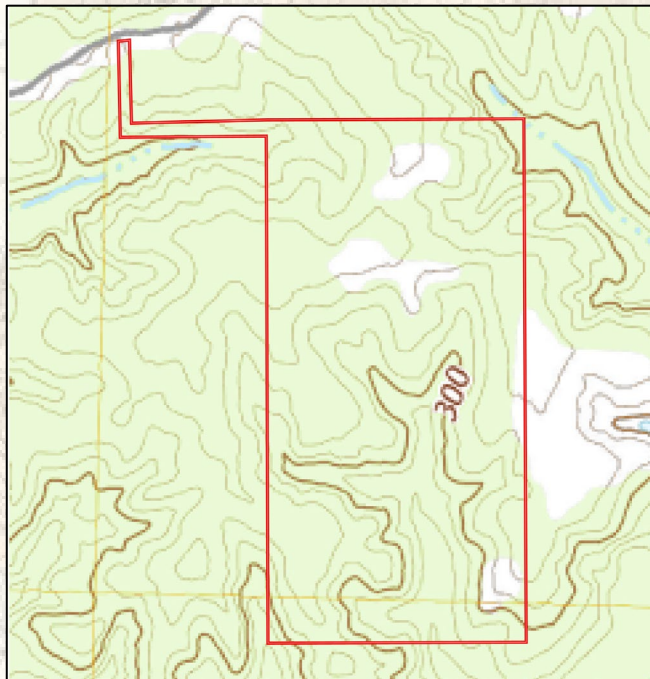
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Google Map Link



MapRight Link



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