

12.3± Acres in Wayne County, MS

\$75,000



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

Office 769-888-2522

Property Profile

Reservoir Road Lot # 1

Location:

- Wayne County, MS
- 4± Miles West of Waynesboro
- 28± Miles East of Laurel`

Coordinates:

- 31.668077, -88.704830

Property Information:

- 12.3± Acres
- Pine Timber
- Hardwood Timber

Property Use:

- Great Camping/Home Place
- Timber Investment
- Hunting

Tax Information:

- Parcel 106-09-00001200: \$33.95 for 2022



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

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

Welcome to this 12.3+/- acre property located approximately four miles west of Waynesboro in Wayne County, MS. This tract offers paved frontage on Reservoir Road, and convenient access to the 450-acre Maynor Creek Water Park, which is just one-half mile away with unlimited fishing and outdoor recreation.



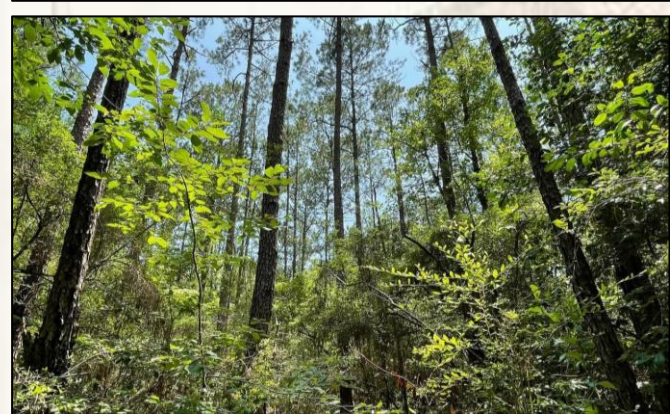
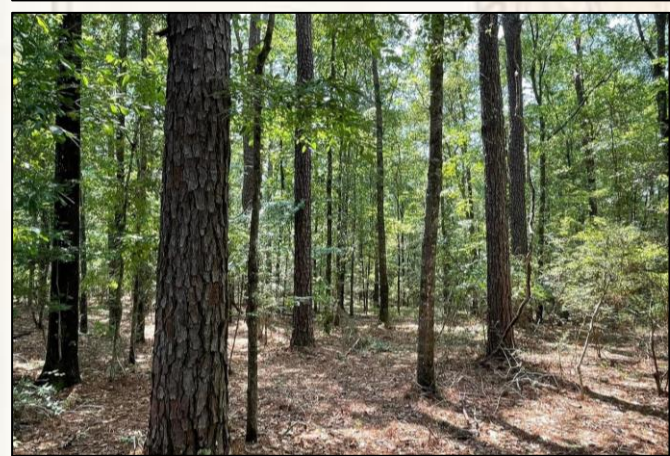
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The majority of the property is covered in pine timber, interspersed with scattered hardwoods, enabling an immediate return. If building a home or camp is on your mind, the location is ideal being roughly 28 miles to Laurel and within minutes to Waynesboro. To schedule a private showing, call Treston Cochran or Dennis West today!



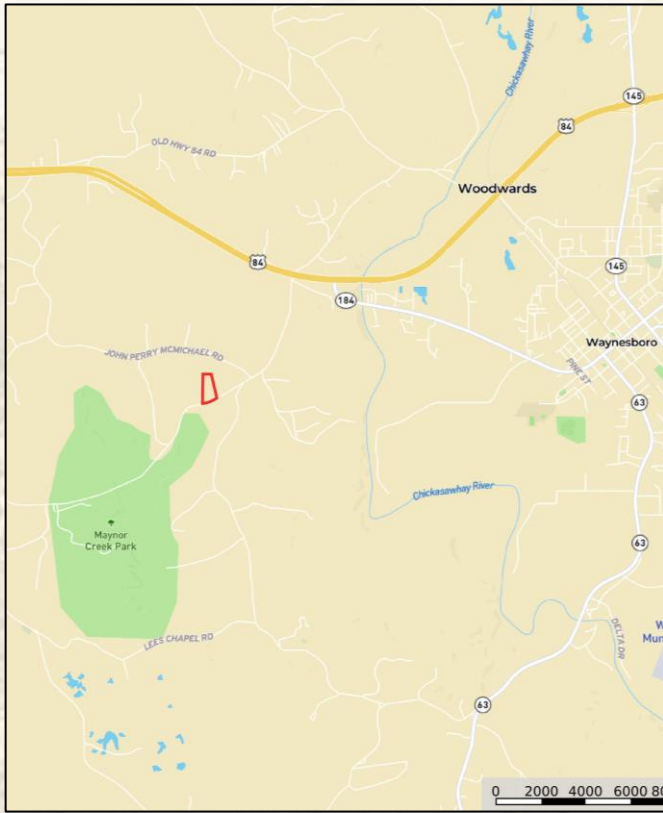
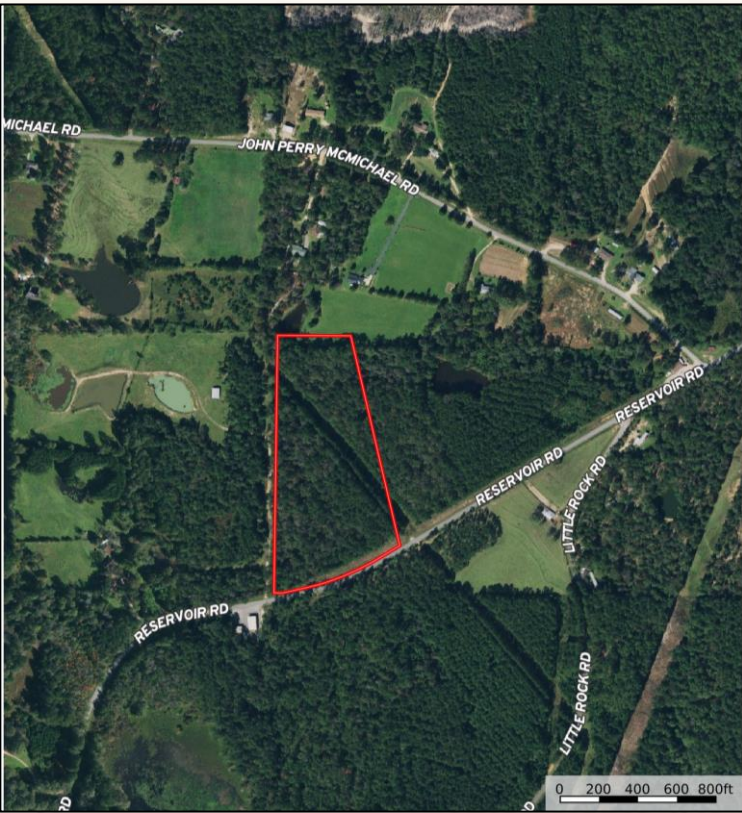
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[MapRight Link](#)

[Google Map Link](#)



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