



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 769-888-2522

815± Acres in Lawrence County, MS

\$1,874,500

Property Profile

The Lawrence 815

Location:

- Lawrence County, MS
- Fronts Highway 27, Duckworth Road, and Bob Boone Lane
- 52± Miles South of Jackson
- 33± Miles East of Brookhaven
- 130± Miles North of New Orleans
- 150± Miles Northeast of Baton Rouge

Coordinates:

- 31.704674, -90.157462

Property Information:

- 815± Acres
- Internal Trail System
- Food Plots
- Bahala Creek Frontage
- Pine, Hardwood and Natural Regeneration

Improvements:

- Rustic Camp with 4 Bedrooms and 4 Bathrooms
- 40' x 60' Enclosed Metal Shop
- Large Shooting Houses
- Wildlife Feeders

Property Use:

- Hunting
- Year-Round Enjoyment
- Investment
- Weekend Getaway



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ADAM HESTER, ALC

ASSOCIATE BROKER

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4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



If you are searching for your own bottomland hunting and recreational retreat, look no further than the Lawrence 815. Located near Sontag, MS in northwest Lawrence County, this 815± acre tract offers frontage on Bahala Creek, a rustic camp and a diverse make-up including mature pines, various aged hardwood stands, and natural regeneration. There is ample road frontage along Highway 27 and Duckworth Road, as well as an additional entrance from Bob Boone Lane. Perfect for recreational enjoyment, this 815± acre diverse tract caters to the avid outdoorsman.



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Upon arrival, you will be greeted with that “off the grid” feel. The four bedroom, four bath camp offers power, water and plenty of open space for shared enjoyment. Adjacent to the camp is a 40' x60' enclosed metal shop on a slab with a roll up door. It is perfect for keeping your tractor, ATVs, and UTVs out of the elements, as well as for processing your game.



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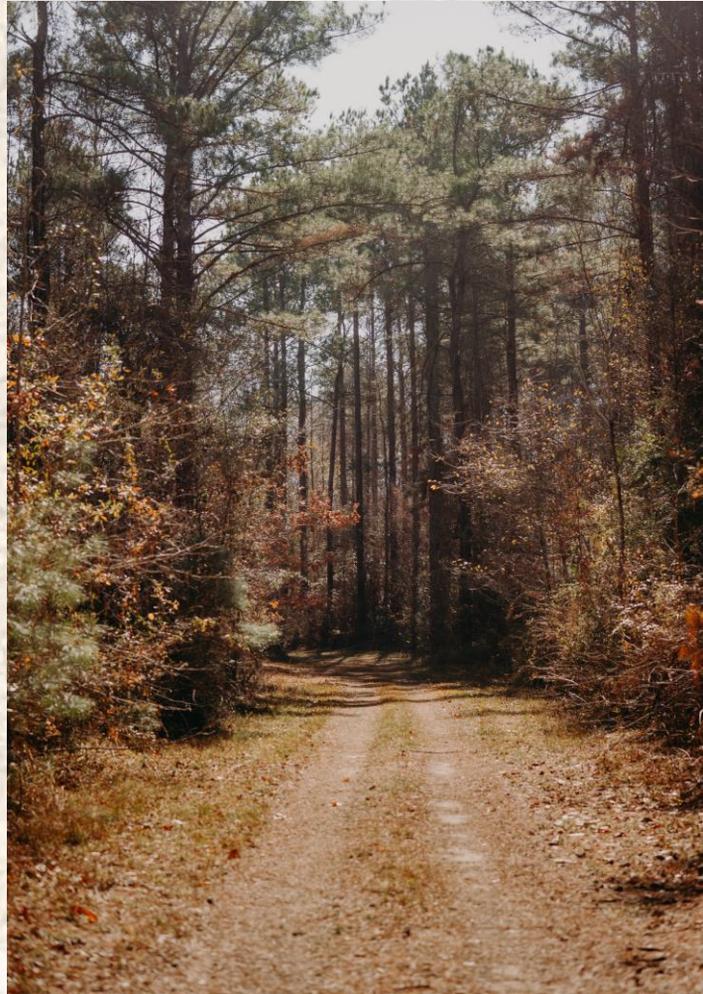
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One of the standout features of this contiguous tract is the frontage on the clear water, gravel bottomed Bahala Creek which provides year-round enjoyment. Additionally, it serves as a water source for wildlife. As you navigate the internal trails, you will see a diverse landscape offering mature pine plantation, open hardwood bottoms with big white oaks, and regenerating timber stands ranging from approximately 10-20 years old. Small food plots are scattered throughout, complete with feeders and large shooting houses. Bow hunters will enjoy hunting the transition lines between the white oak flats and regeneration stands, while rifle hunters will appreciate the pipeline that spans an impressive 3,500 feet across the heart of the property. With the diversity, the Lawrence 815 also caters well to turkey. When riding through, it is easy to picture a springtime longbeard strutting through the woods! Furthermore, you have the opportunity to chase after hogs, squirrels and rabbits.



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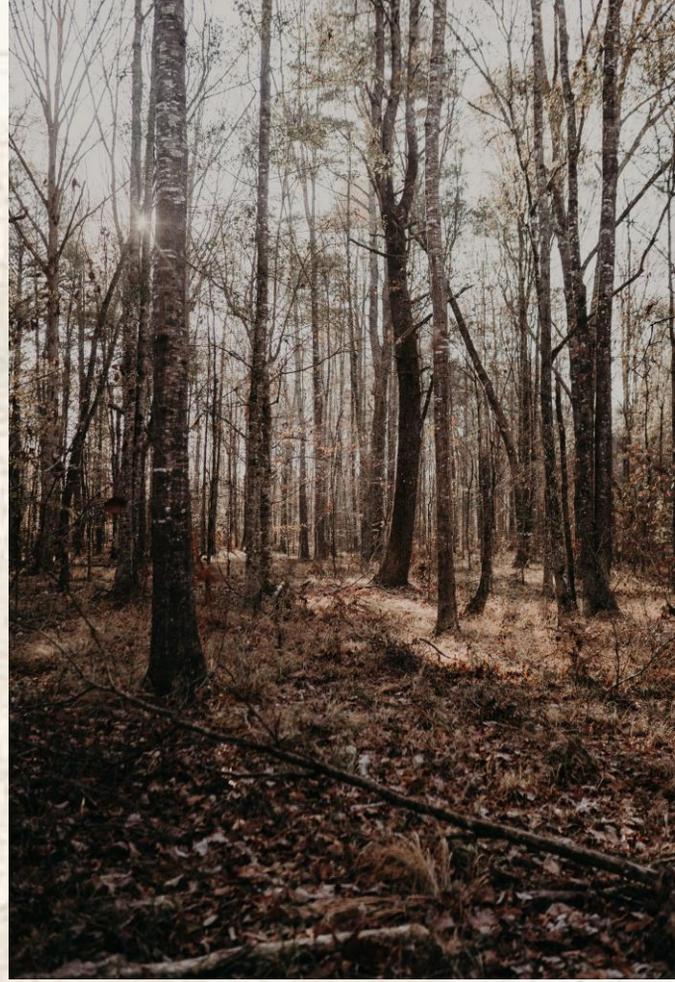
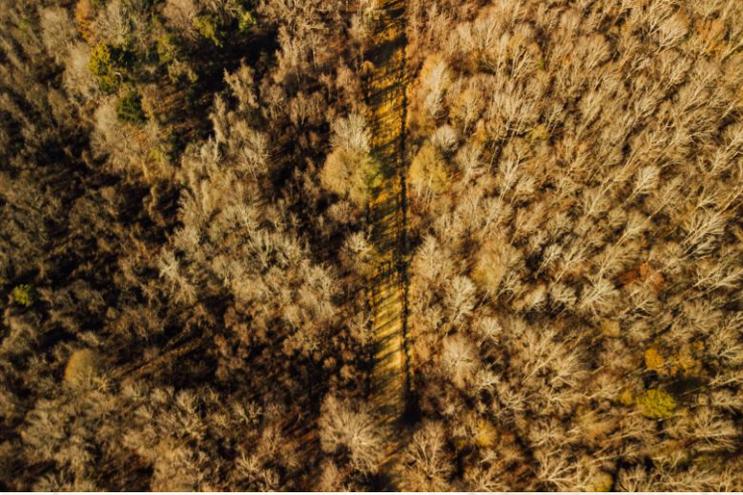
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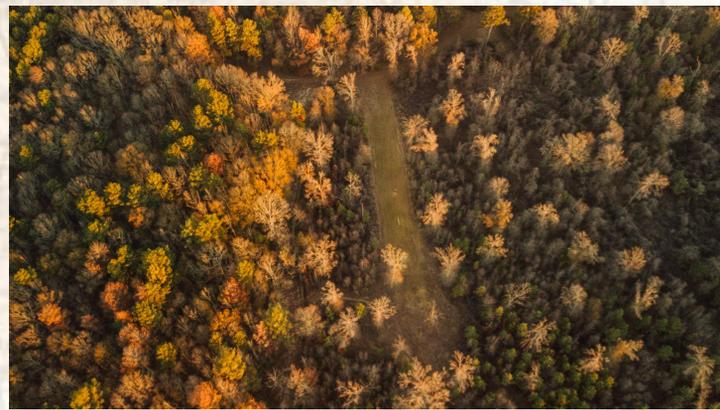
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The Lawrence 815 is a well-rounded diverse tract offering a ton of possibilities. Depending on your land ownership goals, this is one that should check the boxes. Location-wise, you are approximately 2.5 hours north of Baton Rouge and New Orleans, and an hour south of the Jackson, MS area, making it perfect for a weekend getaway. Take advantage of this opportunity to own a larger piece of land! Contact Adam Hester today for more details and to schedule a viewing.



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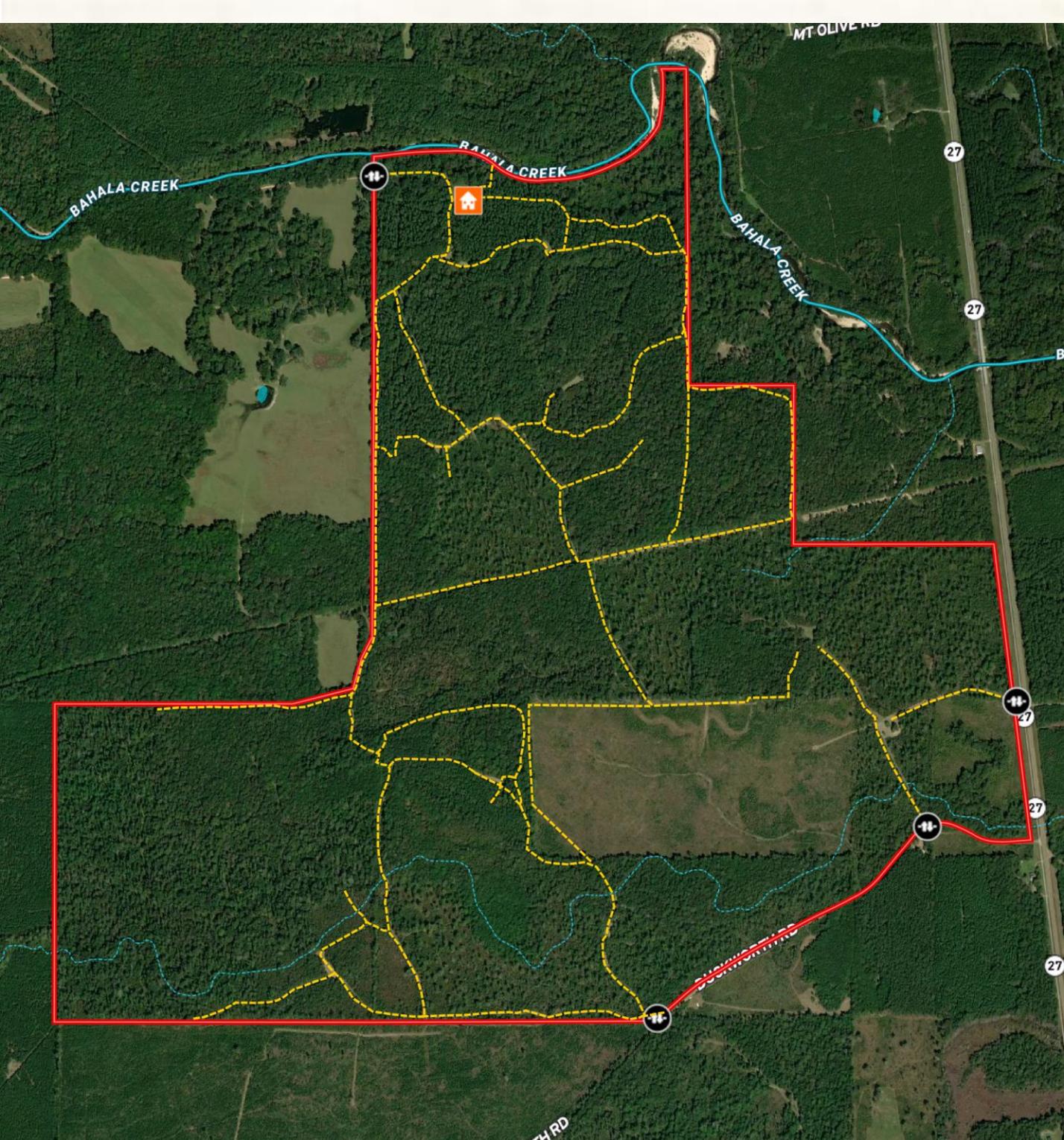
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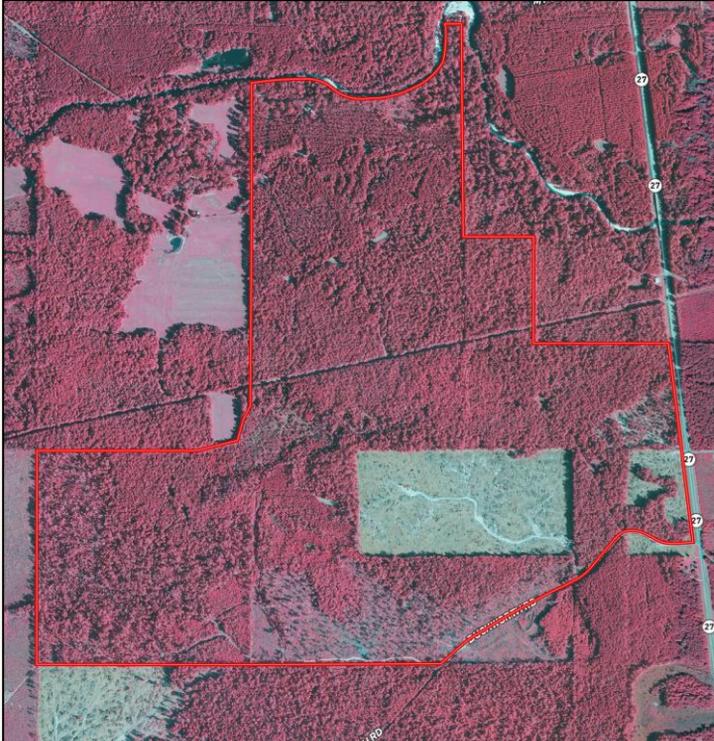
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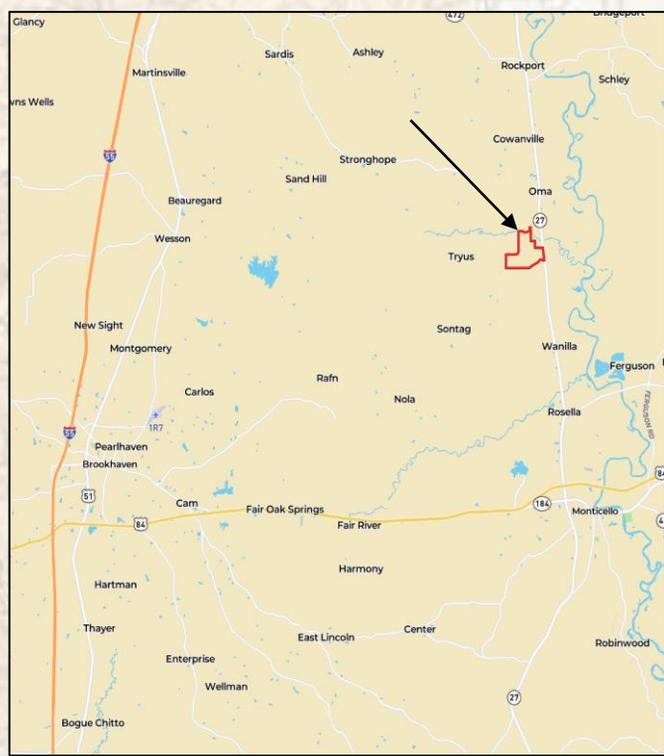
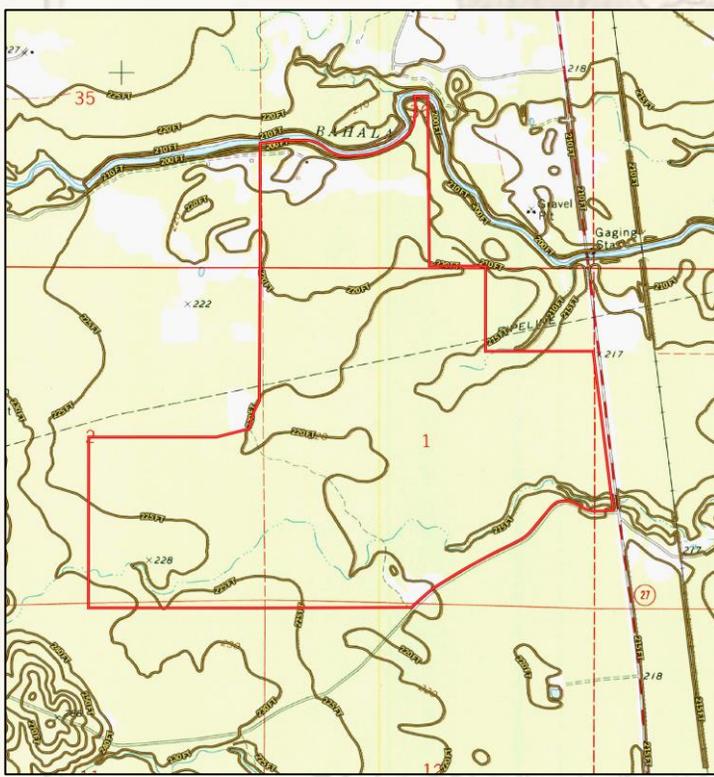
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- Boundary Consists of 815± Acres
- Bahala Creek Frontage
- Diverse Property Make-up
- Rustic Camp
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- 33± Miles East of Brookhaven
- 130± Miles North of New Orleans
- 150± Miles Northeast of Baton Rouge

[Land id Link](#)

[Google Map Link](#)



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