



95± ACRES
WAYNE COUNTY, MS
\$237,500



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 760-0005

THE WAYNE 95

PROPERTY PROFILE

LOCATION:

- Wayne County, MS
- Fronts Hwy 84 and Woodard Switch Road
- 1± Miles North of Waynesboro

COORDINATES:

- 31.691493, -88.665970

PROPERTY USE:

- Recreation
- Timberland

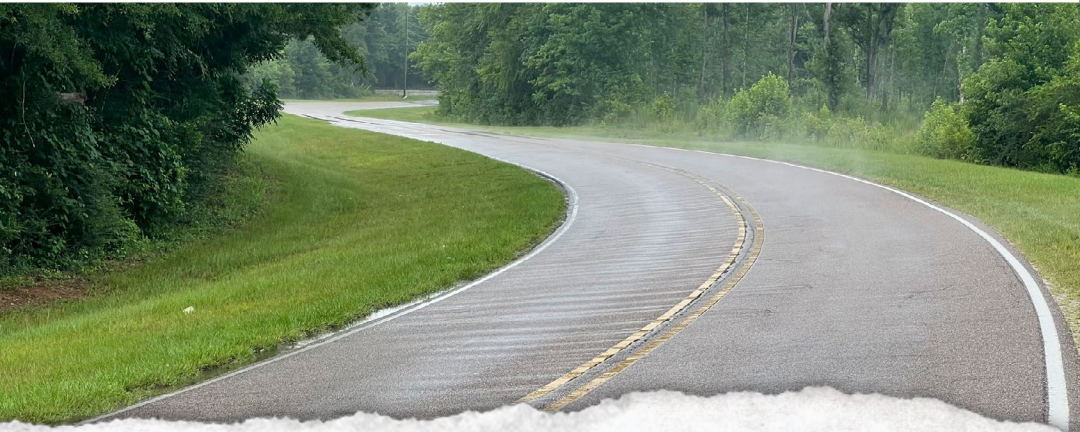
PROPERTY INFORMATION:

- 95± Acres
- Mix of Cutover and Hardwood Timber
- Chickasawhay River Frontage
- Railroad Frontage
- Utilities Available

TAX INFORMATION:

2023 - \$266.36

- Parcel 105-02-00001000



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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

WELCOME TO THE WAYNE 95

DISCOVER THE PERFECT BLEND OF RECREATION AND INVESTMENT WITH THIS 95± ACRE WAYNE COUNTY, MS PROPERTY SITUATED NEAR THE CHARMING TOWN OF WAYNESBORO. This versatile land offers numerous possibilities, making it an excellent opportunity for those looking to enjoy nature while maximizing their investment potential. The property boasts extensive frontage on both sides of the four-lane Highway 84, providing multiple access points for easy entry and exit. With frontage on Woodard Switch Road, along the railroad, and the scenic Chickasawhay River, this land offers diverse access and picturesque views.

The terrain is predominantly flat, ensuring ease of use. While much of the land is cutover, there are patches of pine timber and mature hardwoods along the river, adding both beauty and value. The property is ideal for replanting trees for future timber harvests, ATV riding, and fishing along the serene riverbanks. Whether you envision this land as a private recreational retreat, a future timber investment, or both, its unique features and prime location offer endless possibilities. Take advantage of the opportunity to own a piece of versatile and valuable land close to town.

Call Dennis West today to schedule a visit to explore all that this exceptional property has to offer.



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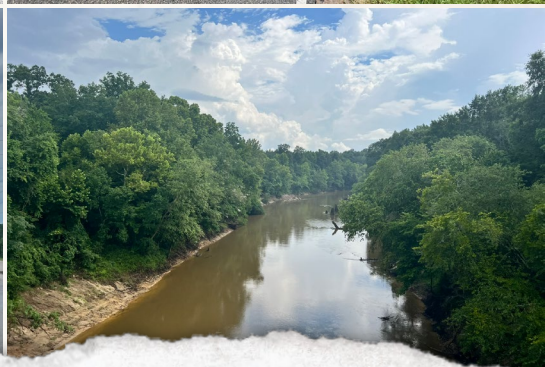
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Information is believed to be accurate but not guaranteed.

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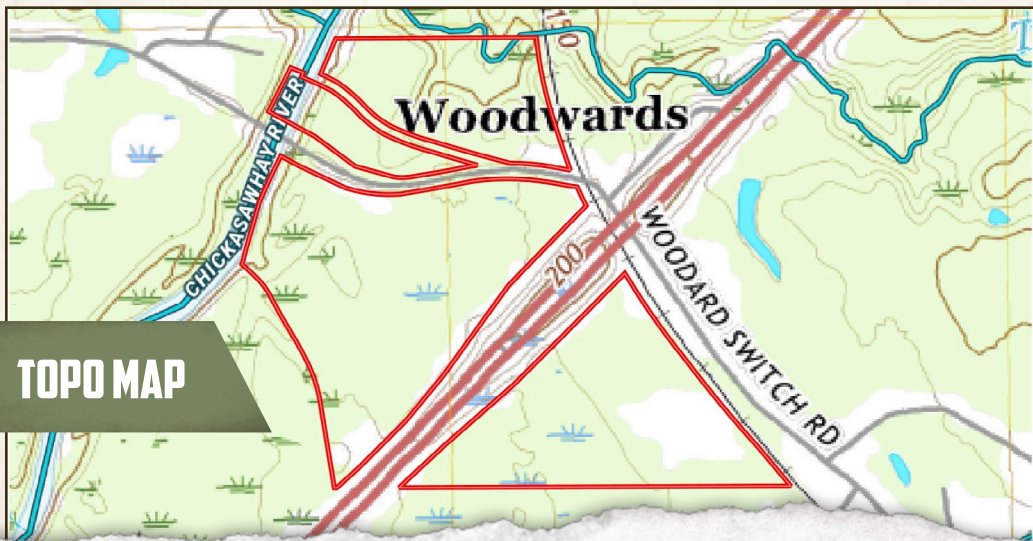
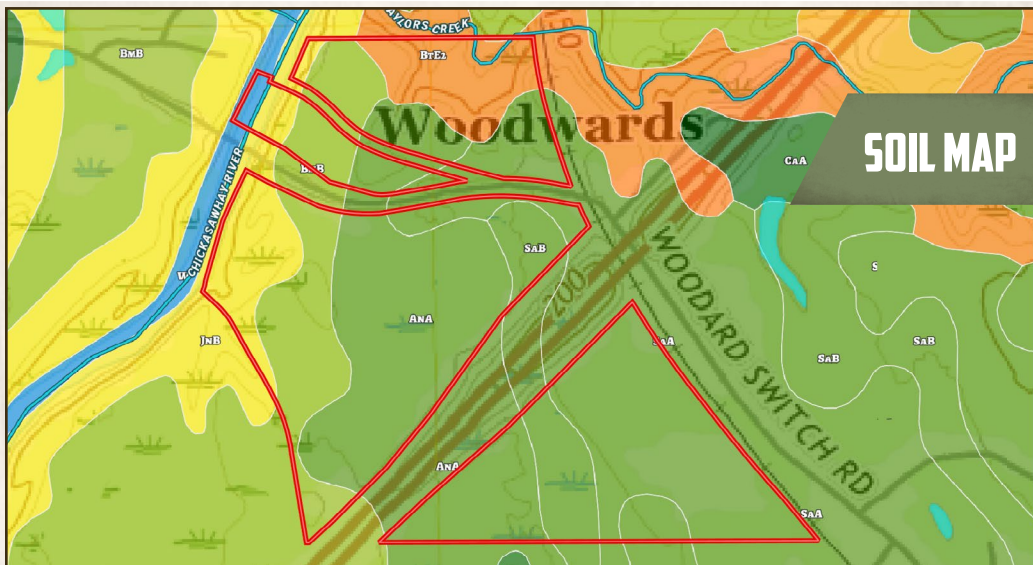
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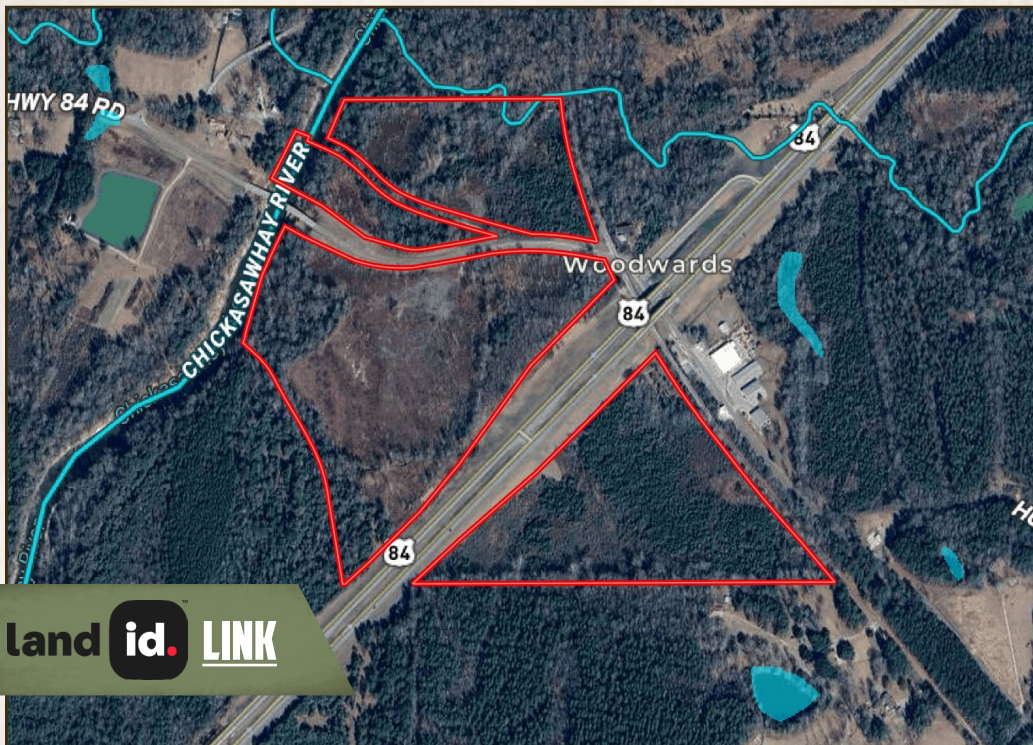
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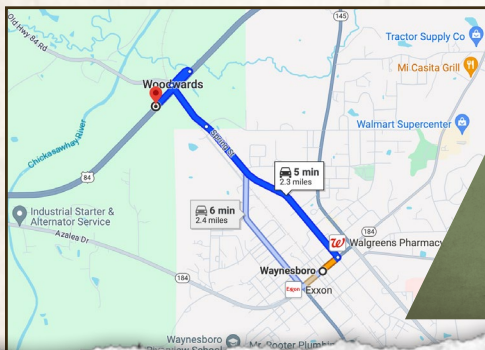
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land **id.** [LINK](#)



Directions from the Courthouse in Waynesboro, MS: Travel north on Spring Street to Woodard Switch Road. Travel on Woodard Switch Road to Hwy 84. The property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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