



**5± ACRES**  
**WAYNE COUNTY, MS**  
**\$22,500**



**SMALLTOWN**

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

OFFICE (769) 760-0005



# THE WAYNE 5

## PROPERTY PROFILE

### LOCATION:

- Wayne County, MS
- Pine Grove Road Frontage
- 20± Miles South of Waynesboro
- DeSoto National Forest Frontage

### COORDINATES:

- 31.559469, -88.848181

### PROPERTY USE:

- Hunting
- Residential

### PROPERTY INFORMATION:

- 5± Acres
- County Road Frontage
- Gently Rolling Terrain
- Young Natural Mixed Timber
- Power and Water Nearby
- Cabin/Home Site

### TAX INFORMATION:

2023 - \$50 Estimated

- Part of 203-24-00000200



**DENNIS WEST** | MANAGING BROKER  
C: 601-248-4396 | [dennis@smalltownproperties.com](mailto:dennis@smalltownproperties.com)

**HUNTER WADLEY** | LAND SPECIALIST  
C: 601-410-1992 | [hunter.wadley@smalltownproperties.com](mailto:hunter.wadley@smalltownproperties.com)

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | [smalltownproperties.com](http://smalltownproperties.com) Information is believed to be accurate but not guaranteed.



# WELCOME TO THE WAYNE 5

HAVE YOU BEEN SEARCHING FOR A SMALL ACREAGE TRACT, IN THE HEART OF THE DESOTO NATIONAL FOREST, TO BUILD A HOME, START A MINI FARM OR GET AWAY FROM THE BIG CITY? This 5± acre property is nestled in Wayne County, MS approximately 20 miles south of Waynesboro and offers frontage on Pine Grove Road and cabin/home sites! The property make-up consists of gently rolling terrain with some scattered trees. Bordering the National Forest gives you access to thousands of acres of public hunting and unlimited recreation potential. Public fishing is less than a half mile away on Thompson Creek. Utilities are available at the road. A survey is required. Conveniently located near Laurel and Hattiesburg, this property is worth considering! Additional acreage is available.

**Contact Dennis West or Hunter Wadley  
today to schedule a private showing.**



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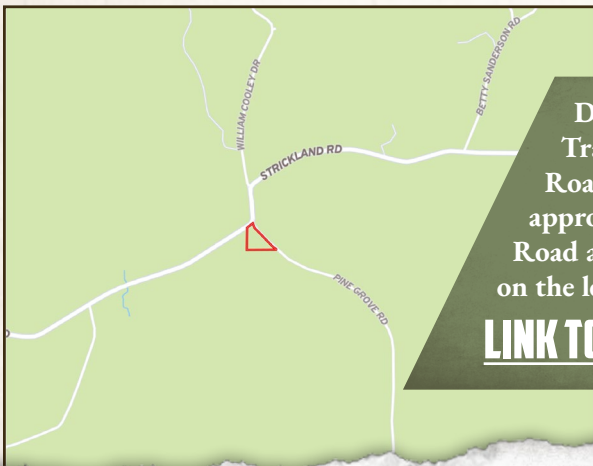
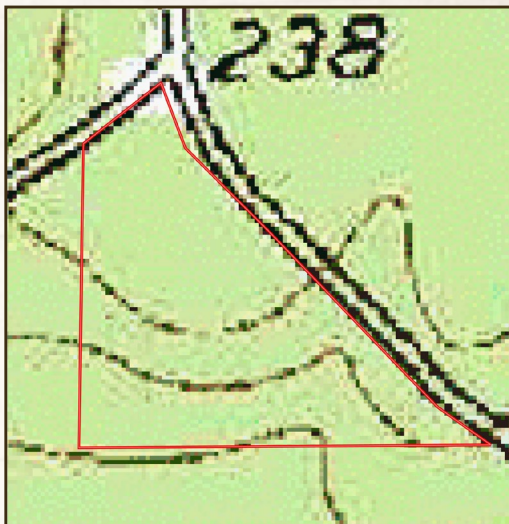


5 ± ACRES

WAYNE COUNTY, MISSISSIPPI

land id. **LINK**

**TOPOGRAPHY MAP**



Directions from Waynesboro, MS:  
Travel south on Hwy 63 to Strickland Road and turn right. Continue for approximately 6.5 miles to Pine Grove Road and turn left. The property will be on the left.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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