



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

136± ACRES
WARREN COUNTY, MS
\$571,200



OFFICE (769) 760-0005 | WWW.SMALLTOWNPROPERTIES.COM

THE WARREN 136

PROPERTY PROFILE

LOCATION:

- Letourneau Road
Vicksburg, MS 39180
- Warren County
- 10± Miles S of Vicksburg
- 1.2± Miles from Public Boat Ramp

COORDINATES:

- 32.209594, -90.968597

PROPERTY USE:

- Recreational
- Great Hunting
- Timber Investment
- Potential Home/Camp Site

PROPERTY INFORMATION:

- 136± Acres
- Paved Road Frontage
- Power & Water Available
- Mature Hardwood Timber

TAX INFORMATION:

- Parcel 144-09-1320-0014-01
\$161.54 for 2023
- Parcel 144-09-1320-0014-00
\$525.25 for 2023



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

HUNTER WADLEY | LAND SPECIALIST
C: 601-410-1992 | hunter.wadley@smalltownproperties.com

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

WELCOME TO THE WARREN 136

WELCOME TO THE WARREN 136, AN OUTSTANDING RECREATIONAL TRACT WITH MATURE TIMBER JUST A STONE'S THROW AWAY FROM THE MISSISSIPPI RIVER. Located in Warren County, MS roughly 10 miles south of Vicksburg on Letourneau Road, this property would make an excellent place to build your forever home or a hunting/fishing camp. Power and water are available at the paved road frontage. The entire property is made up of giant hardwoods and is surrounded by big agriculture fields on all sides, providing plenty of food for the huge bucks this area is known for producing.

If you enjoy boating and fishing, a public boat ramp is approximately one mile from the property, allowing access to the Mississippi River. Tracts of this size are a rare find in this area!

Call Treston Cochran or Hunter Wadley today to schedule a private showing of the Warren 136.



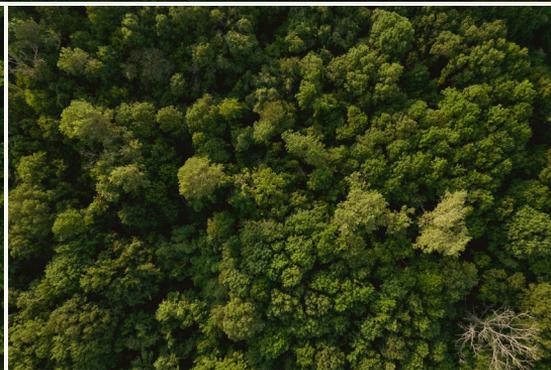
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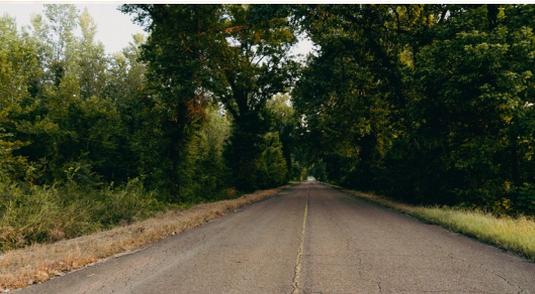
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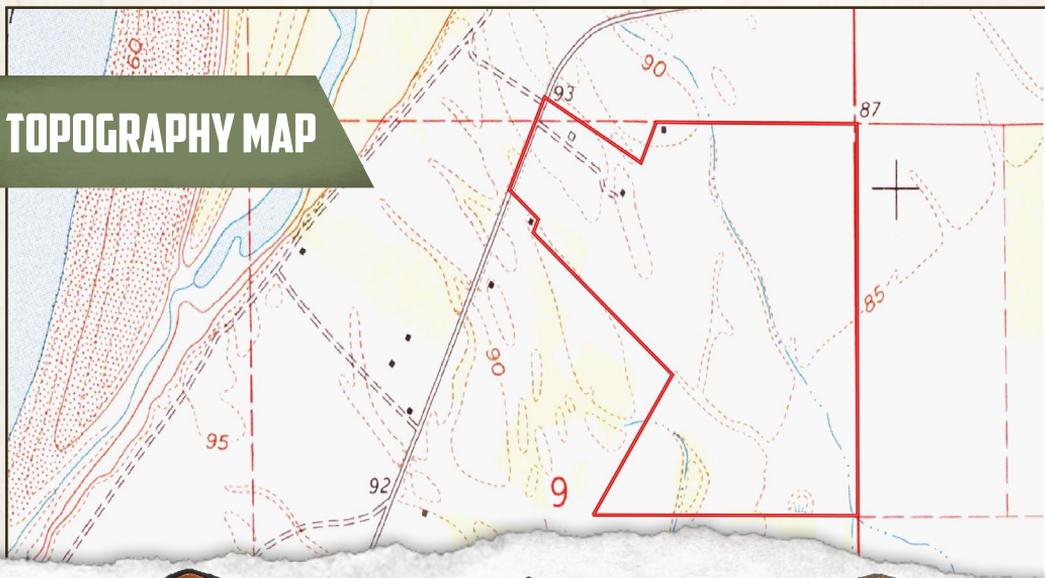
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land id. LINK



TOPOGRAPHY MAP



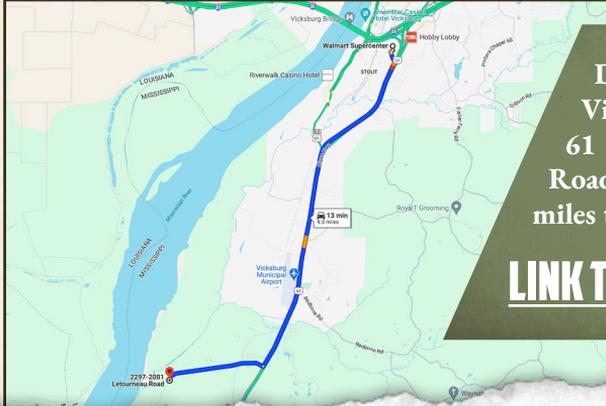
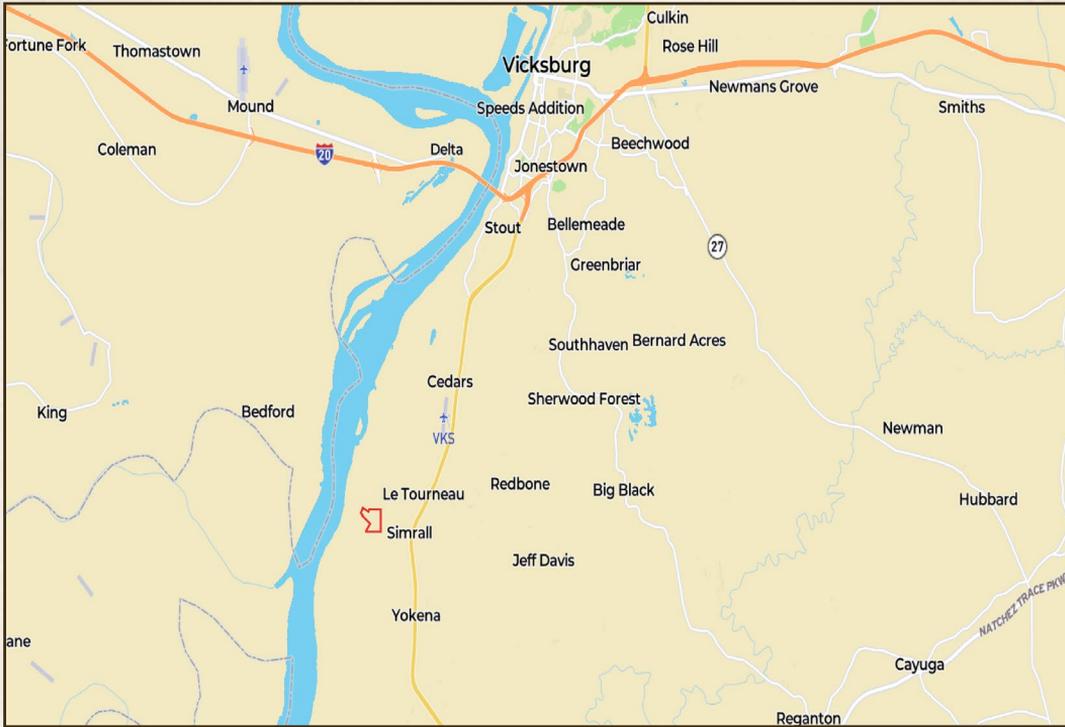
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Directions from the Walmart in Vicksburg, MS: Travel 7 miles on Hwy 61 South, turn right onto Letourneau Road. Continue for approximately 2 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



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