

**96± ACRES**  
**JASPER COUNTY, MS**  
**\$190,550**



**SMALLTOWN**

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

OFFICE (769) 888-2522



# THE JASPER 96

## PROPERTY PROFILE

### LOCATION:

- County Rd 337  
Heidelberg, MS 39439
- Jasper County
- 16± Miles N of Laurel
- 45± Miles S of Meridian
- 47.6± Miles N of Hattiesburg

### COORDINATES:

- 31.8591, -89.0648

### PROPERTY USE:

- Hunting
- Recreational
- Potential Cabin Sites
- Investment

### PROPERTY INFORMATION:

- 96± Acres
- Clear-Cut
- 10-12 Year-Old Regrowth
- Utilities Available
- Established Food Plots
- Road System Throughout
- Shoot House
- Pipeline and Powerline

### TAX INFORMATION:

2024

- Parcel - 1491-02-000-003.00  
\$530.63
- Parcel - 0149-11-000-001.00  
\$132.66
- Parcel - 0149-11-000-008.00  
\$59.18



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**DEWAYNE ATKINSON**

LAND SPECIALIST

C: 601-832-3075

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dewayne@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



# WELCOME TO THE JASPER 96

**IF YOU ARE IN THE MARKET FOR A PRIME OPPORTUNITY FOR HUNTING, RECREATION, AND FUTURE DEVELOPMENT, THE JASPER 96 IS WORTH CONSIDERING!** Of the total 96± acres, nearly half is clear-cut, while the remaining portion consists of 10-12-year-old strong regrowth. This combination creates a balanced mix of open land and established cover. A gas line runs through the Jasper County property, providing a strategic hunting advantage with a shoot house already in place. Several food plots are scattered throughout, drawing in the plentiful deer and turkeys that call this area home.

At the front of the property, a powerline runs across, providing convenient access to utilities and adding flexibility for future development. Toward the back, the current owner left select hardwoods in the cutover to create ideal wildlife habitat. A swamp slough provides natural cover, while the neighboring land serves as a bedding area that supports healthy game populations.



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# MORE ABOUT THE JASPER 96

With utilities available and a designated camp/cabin site ready to go, the Jasper 96 is well-suited for a hunting retreat or weekend getaway. There's also potential for a future lake, adding even more recreational possibilities.

Located just 20 minutes from downtown Laurel, this property offers both accessibility and the space to enjoy the outdoors without interruption. Whether you're looking for a hunting tract, a private escape, or land to build on, this property has plenty to offer.

**Contact Dewayne Atkinson today to learn  
more and schedule a private showing.**



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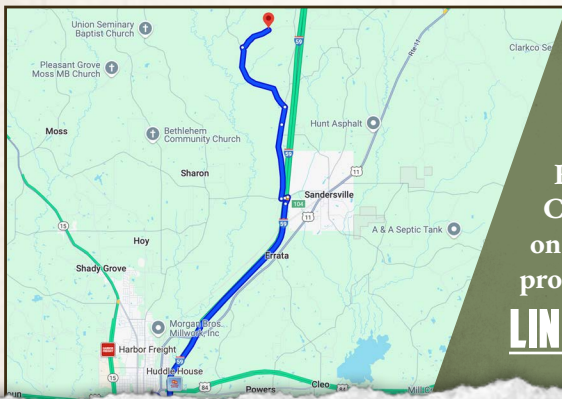
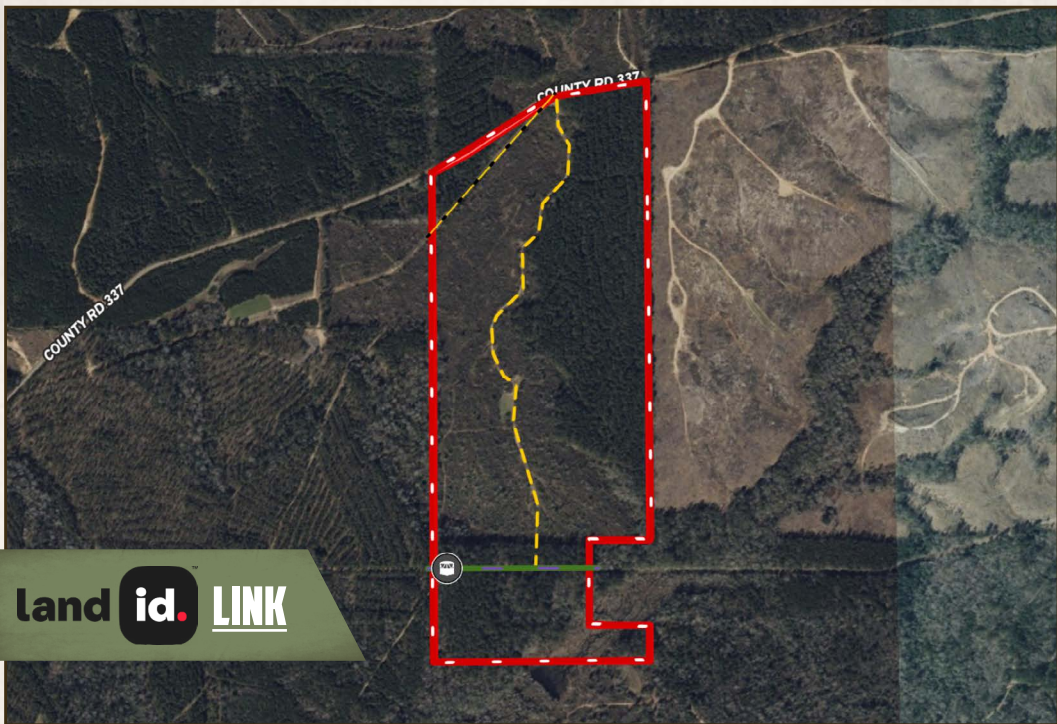
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**Directions From Laurel, MS:** Travel 9 miles north on I-59 to exit #104. Turn left on W Main Street and in 0.2 miles turn right on Claiborne Road. Proceed 3 miles and turn left on County Road 31. In 2.5 miles turn right on County Road 337. In 1.1 miles, the property will be on the right.

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



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