



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

WELCOME TO

The Leaf

510± ACRES WITH A BARNDOMINIUM
GREENE COUNTY, MS
\$2,000,000

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

LOCATION:

- 1954 Jerico Loop
McLain, MS 39456
- Greene County
- 40± Miles SE of Hattiesburg, MS
- 65± Miles NW of Mobile, AL
- 100± Miles NE of Slidell, LA

COORDINATES:

- 31.03185, -88.78267

PROPERTY USE:

- Hunting/Fishing
- Recreational
- Residential
- Timberland
- Investment

TAX INFORMATION:

- 2024 - \$2,131

PROPERTY INFORMATION:

- 510± Total Acres
- 304± Acres of Mature Hardwoods
- 150± Acres of Plantation Pines
- 1± Mile of Frontage on the Leaf River
- 1± Mile of Frontage on McMillan Creek
- 3,600± SqFt Barndominium
 - 4 Bedrooms/2 Baths
 - Large Outdoor Kitchen
 - Covered Parking for Vehicles & Equipment
 - Covered Skinning Rack with Hot Water
- Diverse Landscape
- Sandbar
- Fully Stocked Pond
- Deer, Turkey, Ducks & Small Game
- Wildlife Plots with Stands & Feeders in Place



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BRADEN SMITH

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4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE LEAF

LEAN IN AND LEARN ABOUT THIS NEWLY LISTED 510± ACRE TRACT OFFERING PRIME RECREATIONAL GROUND WITH RIVER FRONTAGE AND A WELL-APPOINTED BARNDOMINIUM, ALL IN AN UNBEATABLE LOCATION. Tucked away yet easily accessible, this Greene County, MS property makes you feel like you are miles deep in the Leaf River bottoms but with the convenience of being a short drive from McLain. Whether you're looking for a family retreat, an established hunting camp, or a long-term investment, this treasure delivers on every front.

The land itself is as diverse as it is beautiful. With approximately one mile of frontage on the Leaf River, you'll find a mix of mature hardwood timber, plantation pines, cutover and swampy bottoms, providing ideal habitat for deer, turkey, small game, and even the occasional wild hog. Wildlife plots and deer stands are already in place, and annual prescribed burns for increased turkey habitat. A well-maintained internal road system makes navigating the property a breeze. A great addition is that the southern border of this tract is non-hunting government land, essentially creating a 1000± acre low-pressure sanctuary where deer can mature.

[CLICK HERE](#) OR SCAN THE CODE
TO WATCH A VIDEO



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MORE ABOUT THE LEAF

Near the front of this property on the western side, just off Jerico Loop Road, you will find an impressive 3,600± square foot barndominium, which provides comfort, functionality, and an outdoor lifestyle. Featuring four bedrooms and two full baths, the custom-built home was designed for everyday living and weekend getaways. Enjoy entertaining or relaxing in the awesome outdoor kitchen, complete with plenty of space to gather with friends and family. Around front you will find covered parking for equipment and vehicles, making it ideal for the outdoorsman or landowner. A combined skinning rack with two electric hoists and a hot water setup makes game processing quick and easy.

This place is more than just a home; it's a lifestyle built for those who love the land. This is truly a year-round recreational playground! Merchantable timber, great deer and turkey hunting, with a sandbar to boot—no corners were cut during the development of this place! All the hard work is complete, so just load up the family and come enjoy. The property is located 40± miles SE of Hattiesburg, 65± miles NW of Mobile, AL, and 100± miles NE of Slidell, LA.

To learn more and schedule a personal tour, call Braden Smith today!



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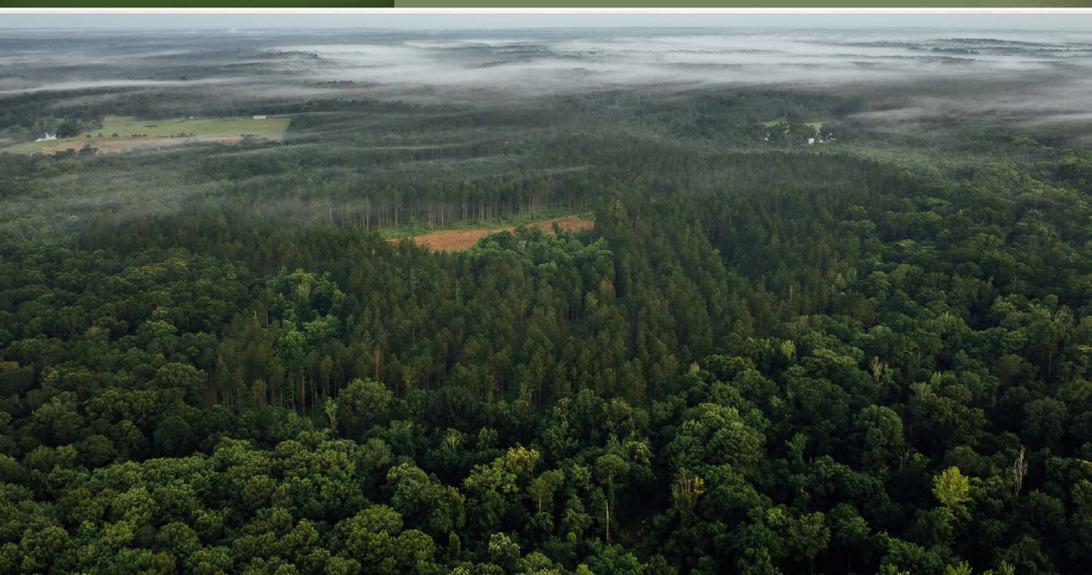
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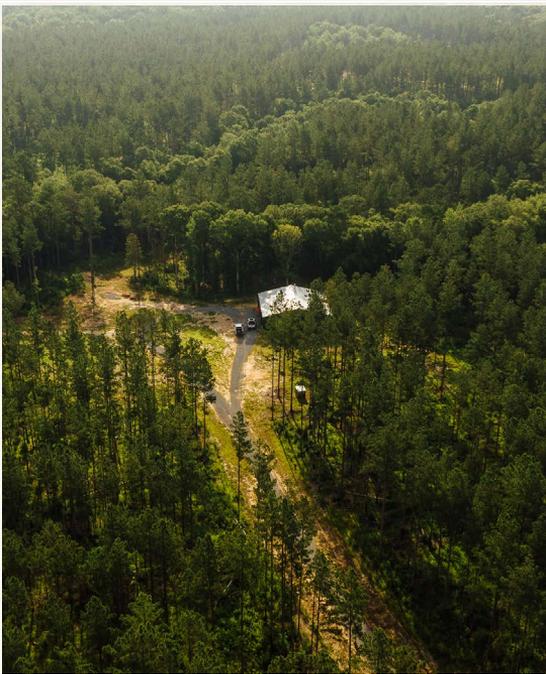
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TIMBER STANDS REPORT

TRACT: *Leaf Tract*

Forested

| Stand | Stand Description | Stand | Est. Year | Sum of Acres |
|---|-------------------------|-------|-----------|--------------|
| 10 | Natural - Pine/Hardwood | NPH | | 2.08 |
| 20 | Pine Plantation | PP-01 | 2001 | 95.56 |
| 21 | Pine Plantation | PP-07 | 2007 | 47.47 |
| 70 | Natural - Hardwood | NH | | 308.54 |
| 73 | Slough | SL | | 44.85 |
| Summary for 'Stand_FNF' = Forested (5 detail records) | | | | Sum: 498.49 |

Non-Forested

| Stand | Stand Description | Stand | Est. Year | Sum of Acres |
|---|--------------------|-------|-----------|--------------------|
| 85 | Pond | PND | | 1.57 |
| 86 | Creek | CR | | 3.53 |
| 90 | Wildlife Food Plot | FP | | 1.46 |
| 92 | River Bank Sandbar | SB | | 1.22 |
| 98 | Road | RD | | 3.90 |
| Summary for 'Stand_FNF' = Non-Forested (5 detail records) | | | | Sum: 11.68 |
| Summary for 'TRACT' = Leaf (10 detail records) | | | | Sum: 510.17 |



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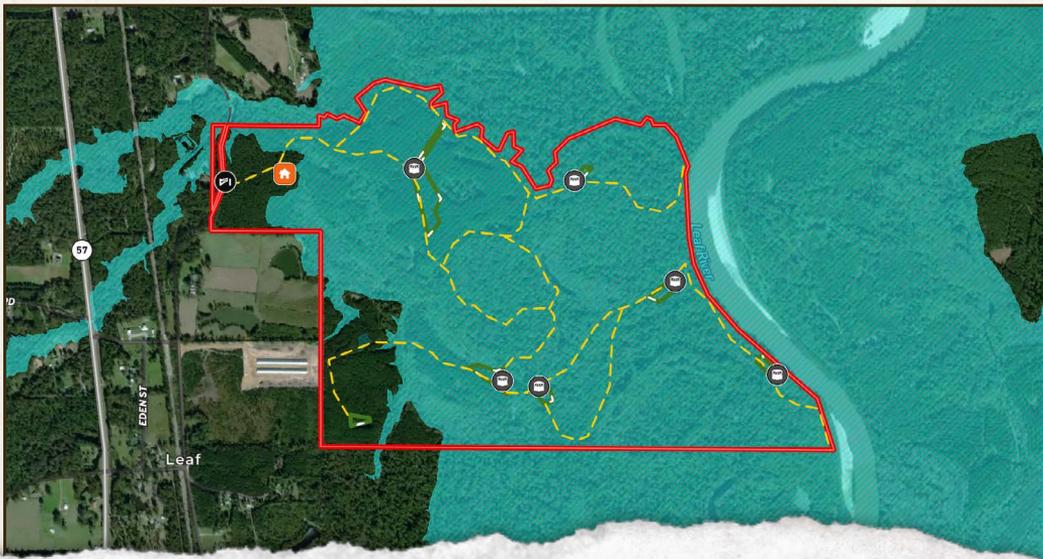
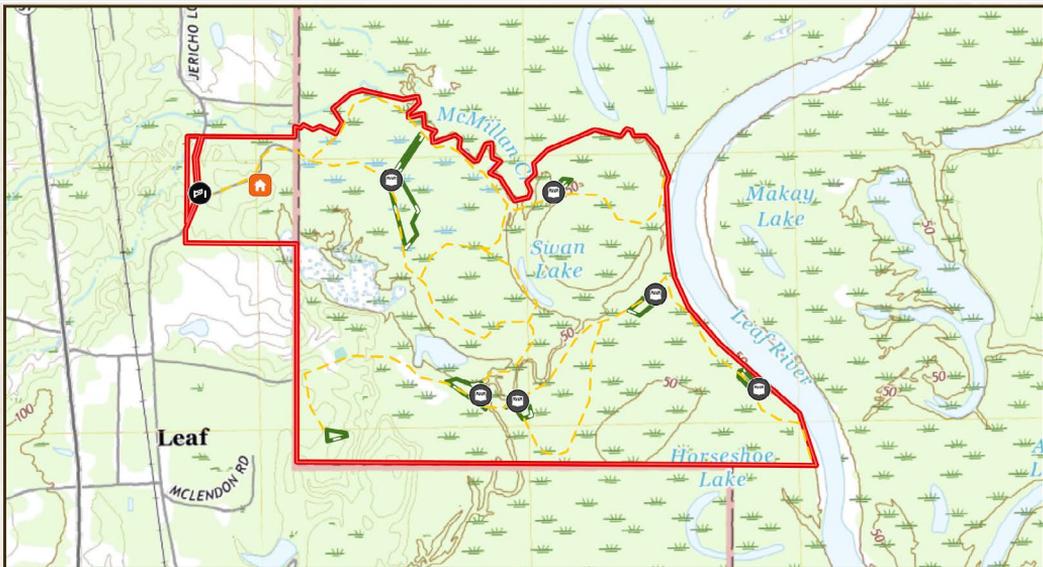
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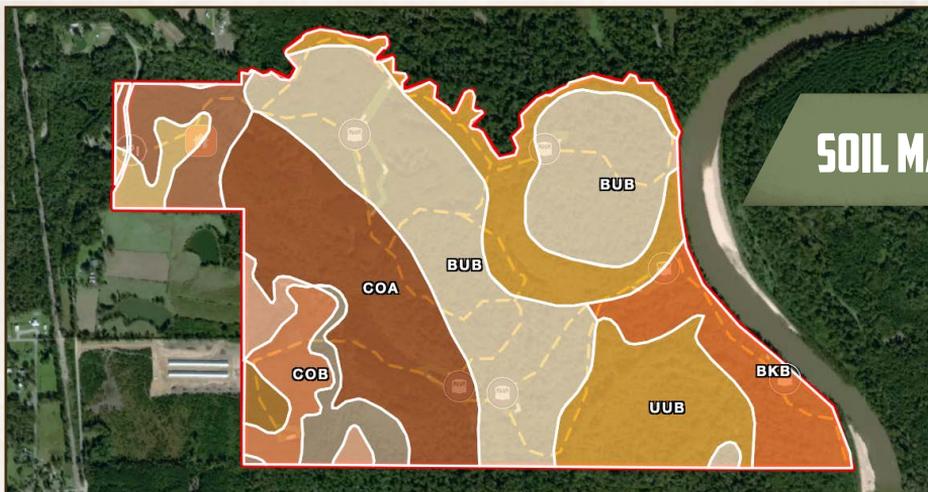
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SOIL MAP



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|---|---------------|-------|-----|-------|------|
| BuB | Buckatunna-Mooreville complex, gently undulating, rarely flooded | 171.3 1 | 33.88 | 0 | 72 | 4w |
| UuB | Urbo-Mooreville-Una complex, 0 to 3 percent slopes, frequently flooded | 104.3 9 | 20.65 | 0 | 64 | 5w |
| CoA | Columbus fine sandy loam, 0 to 2 percent slopes, rarely flooded | 98.63 | 19.51 | 0 | 82 | 2w |
| BkB | Bigbee loamy sand, 0 to 5 percent slopes, occasionally flooded | 42.76 | 8.46 | 0 | 54 | 3s |
| LoD | Lorman fine sandy loam, 5 to 15 percent slopes | 25.59 | 5.06 | 0 | 60 | 4e |
| CoB | Columbus fine sandy loam, 2 to 5 percent slopes, rarely flooded | 20.77 | 4.11 | 0 | 82 | 3e |
| BgD | Benndale-Rutan complex, 8 to 15 percent slopes | 16.34 | 3.23 | 0 | 59 | 4e |
| BeC | Benndale fine sandy loam, 5 to 8 percent slopes | 10.26 | 2.03 | 0 | 53 | 3e |
| McB | McLaurin fine sandy loam, 2 to 5 percent slopes | 9.92 | 1.96 | 0 | 47 | 2e |
| CiA | Chicora fine sandy loam, 0 to 2 percent slopes | 5.47 | 1.08 | 0 | 85 | 2w |
| BJK | Bibb, Johnston and Kinston soils, 0 to 1 percent slopes, frequently flooded | 0.15 | 0.03 | 0 | 19 | 5w |
| TOTALS | | 505.5 9(*) | 100% | - | 69.41 | 3.61 |

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



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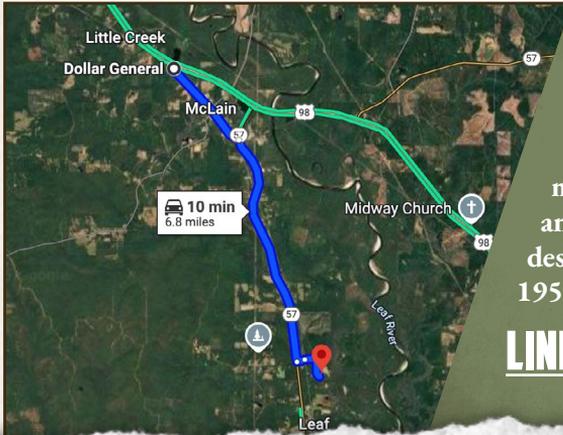
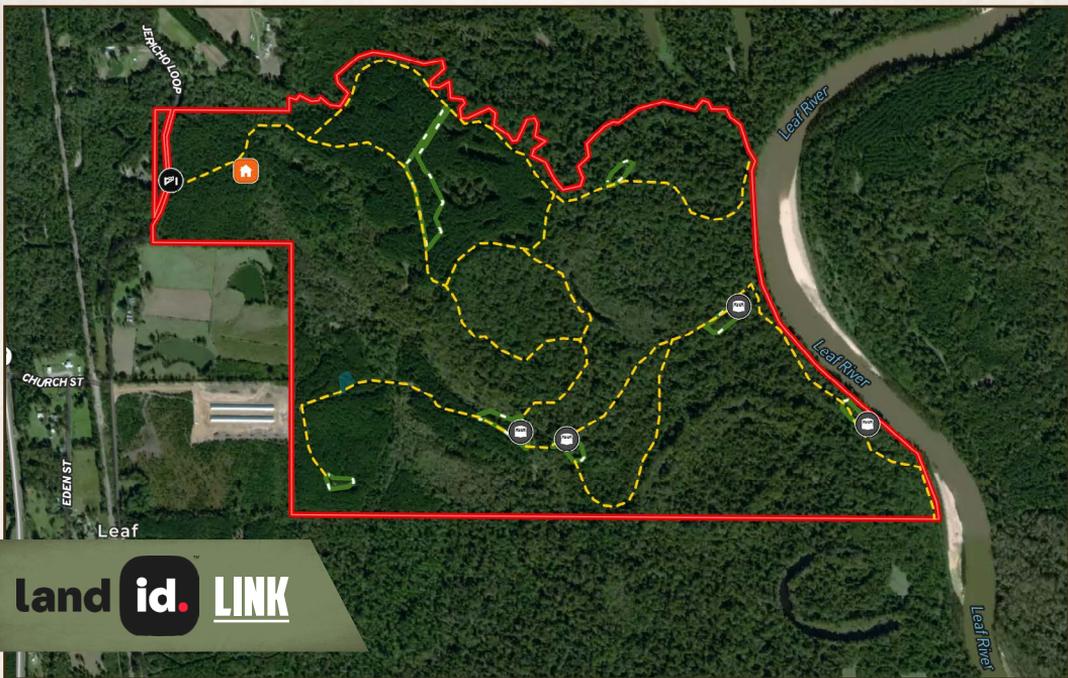
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Directions From the Dollar General in McLain, Mississippi: Turn right on W. Main Street and proceed 1.7 miles. Turn right onto US 57 and travel 4.3 miles south. Turn left onto Jerico Loop and continue straight for 0.5 miles to the destination on the left. Physical address: 1954 Jerico Loop, McLain, MS

LINK TO GOOGLE MAP DIRECTIONS



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