

NEW



Vancleave Timber, Hunting, and Recreational Tract

20 +/- Acres | Jackson County, MS | \$97,750



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PROPERTY SUMMARY

You won't want to miss out on this exceptional hunting and recreational property; just a short drive from Vancleave, Ocean Springs, Lucedale, and Mobile. This tract offers tremendous value to those searching for a hunting/recreational tract with mature mixed pine/hardwood timber and 6 +/- acres of open powerline right of way. There is plenty of opportunity to develop this tract into an ideal recreational get-away. Located directly adjacent to Ward Bayou WMA, this tract could also be set-up as a base camp to explore the 13,000 plus acres located right next door, offering excellent deer, hog, squirrel, rabbit, and duck hunting opportunities in addition to fantastic fishing in Ward Bayou and the nearby Pascagoula River system.

ADDRESS

001 Gator Lane
Vancleave, MS 39565

LOCATION

From Interstate 10 exit 57 onto US-57 North. Follow US-57 North for 7 miles. Turn right onto Poticaw Bayou Rd. Travel for 0.5 miles. Turn left onto Old River Road and travel for 2.1 miles. Turn right onto Montcliff Dr. and follow for 0.5 miles. Turn right onto Gator Ln. Property does not have an entrance from Gator Ln.

ACREAGE BREAKDOWN

14 +/- acres of mixed species timberland (hardwood/pine) and 6 +/- acres of open powerline right of way.

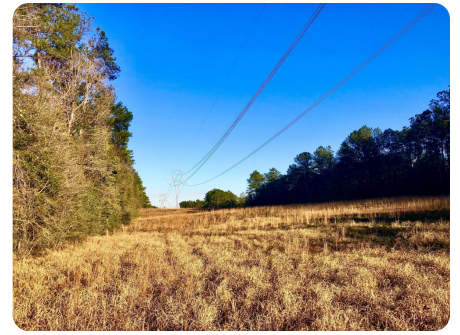
TAXES

\$46/year (2021)



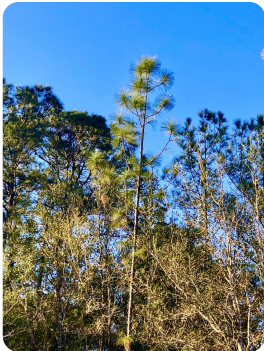
PROPERTY HIGHLIGHTS

- Exceptional value and location just a short drive from the MS Gulf Coast and Mobile, AL.
- Heavily timbered with mixed pine/hardwood stands
- Excellent food plot development opportunities on 6 +/- acres of powerline right of way
- Directly adjacent to the 13,000 acres of public hunting and fishing opportunities on Ward Bayou WMA
- Additional hunting and fishing opportunities abound on the 42,000 +/- acre Pascagoula River WMA to the north
- Diverse rolling terrain
- Excellent recreational development potential
- Conveniently located near the amenities of the MS Gulf Coast and Mobile, AL
- Flourishing wildlife populations
- Variety of recreational opportunities (ATV riding, distance shooting, hiking, camping, etc.) abound



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