

SOLD



## McNair - Deer & Turkey

229.6 +/- Acres | Jefferson County, MS



### ADDRESS

0 Coonville Rd  
Fayette, MS 39069

### LOCATION

From HWY 33 between Roxie, MS and Fayette MS turn east onto McNair Rd. Go 0.8 miles then turn right onto Coonville Rd. The property starts on the right 250 yards and goes 1.2 miles down Coonville Rd on the right.

### PROPERTY SUMMARY

Coonville - 229 acres has had great deer hunting and turkey hunting for many decades. It has the perfect mix of middle aged pines recently thinned to provide excellent cover and browse. The large hardwood bottoms are excellent for acorns and a scenic hunt. The estimated value of the mature hardwoods is \$2,000/acre, \$229,000. There is a small creek branch on the north side running east to west and a pond in the middle of the property to provide year round water. There are plenty of possible camp site or home site locations along side Coonville Rd. Electricity and water is available via a deeded ROW. It has 5 food plots established with room to create more and/or enlarge. Three box stands are in place and several ladder stands that are negotiable with present lessees. If you are looking for an economical piece of ground with excellent deer and turkey hunting then give us a call for a private showing.

[nationalland.com/listing/mcnair-deer-turkey](https://nationalland.com/listing/mcnair-deer-turkey)



**National Land Realty**  
9 N. Conception St.  
Mobile, AL 36602  
[NationalLand.com](https://NationalLand.com)

**Jimmy Riley**  
Office: 601-707-6394  
Cell: 601-431-2002  
Fax: 864-331-1610  
[Jriley@nationalland.com](mailto:Jriley@nationalland.com)

**Rusty Jackson**  
Office: 601-800-6264  
Cell: 601-807-8990  
Fax: 864-331-1610

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