

SOLD



Natchez Trace Timber & Hunting

76 +/- Acres | Chickasaw County, MS



ADDRESS

0 County Road 80
Woodland, MS 39776

LOCATION

From Hwy 8 in downtown Houston, MS, take Hwy 389 and go south 9.5 miles to Sparta; turn right onto CR 419; go 1.5 miles to CR 80 on the right; go 1.25 miles on CR 80 to the property on the left.

PROPERTY SUMMARY

This 76 +/- acre timber and hunting tract is adjacent to the Natchez Trace Parkway and easily accessible from Hwy 389 and Hwy 15. This is one of those "right property, right place, right price" scenarios with all the work already done!

This may be one of the most diverse, reasonably priced 76 +/- acre tracts on the market! It has a good mix of young pine and hardwood timber, bedding areas, food plots, and an 8.5 +/- acre "slough" that could host the occasional duck hunt in winter or potentially be converted into a lake. A powerline ROW provides room for more food plots and wildlife viewing. The adjacent agricultural fields and tree lines add to the diversity and offer strategic deer stand locations. The tract has plenty of frontage on CR 80 and lots of internal access roads. Utilities are available. Also included in the sale is a Sportsman Condo shooting house. This area is also located in close proximity to the Tombigbee National Forest for expanded hunting opportunities.

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