



# Wiggins Unzoned Timberland or Development Investment

98 +/- Acres | Stone County, MS | \$739,900



## ADDRESS

004 Woodland Drive - TRACT D  
Wiggins, MS 39577

## LOCATION

From intersection of Hwys 49 & 26, travel S for 1.5 miles. R onto Woodland Dr. 1.5mi to the intersection of Woodland Dr & Cobb Rd. Property located on the west side of Woodland Dr and north of Cobb Rd. Refer to map for estimated boundaries. GPS Coordinates: 30.8231, -89.1516

## PROPERTY SUMMARY

Don't miss out on this outstanding developable timberland tract just outside the city limits of Wiggins, MS. Situated conveniently nearby to US Highway 49 providing access to the MS Gulf Coast, Hattiesburg, and the I-10 corridor, this property is well suited for development into single-family residential or division into larger homesite acreages (2 - 10 + acres). The property is composed predominantly of un-thinned upland mixed pine (longleaf/loblolly) and mixed pine/hardwoods in the limited drainages that occur on the property. Access is available from Woodland Drive to the east and Cobb Road to the south allowing for multiple access points. Existing residential development is directly to the east of the property allowing for access to utilities. Bring your builder and establish a spacious homesite just minutes from the amenities of Wiggins, MS. Property is divisible.

[nationalland.com/listing/wiggins-unzoned-timberland-or-development-investment](https://nationalland.com/listing/wiggins-unzoned-timberland-or-development-investment)



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