

PRICE REDUCED



## Deer and Turkey Hotspot!

320 +/- Acres | Jefferson County, MS | \$1,199,000



### ADDRESS

0 MS Hwy 33  
Fayette, MS 39069

### LOCATION

from Fayette MS take old hwy 28 east for approx. 2 miles and turn south on Gravel Hill Rd. the driveway to the property will be approx. 2 miles on your right. (property also has direct frontage and an entrance on MS HWY 33.

### PROPERTY SUMMARY

Very well planned out hunting property just a few mins off Hwy 61 in Fayette MS. Only a 30 min drive north of Natchez, and having 4 different gated access points, this is one of the best family hunting tracts available. The current and previous owners have this 320 acres set up just how you'd like it. The terrain is gentle hills, all of the roads are easily traveled, the food plots are situated where you'll have plenty of options to hunt no matter the wind conditions, and the habitat is only getting better. 1/3 of the property is 20+ year old pines that were thinned 3 or so years ago and control burned last year to enhance browse and cover in the coming years, 1/3 of it is VERY solid older growth hardwood timber that has not been cut for a long time, and the remaining 1/3 is hardwood that was recently select cut which also will enhance the thick bedding area that will continue to hold large numbers of deer. And if you think the deer hunting is good...TURKEYS ARE EVERYWHERE!

[nationalland.com/listing/jefferson-county-deer-and-turkeys](https://nationalland.com/listing/jefferson-county-deer-and-turkeys)



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