

NEW



Monticello Deer, Turkey & Camp

40 +/- Acres | Lawrence County, MS | \$170,000



ADDRESS

2286 Old HWY 27 N
Monticello, MS 39654

LOCATION

Head south on HWY 27 from Oma, MS. Turn left onto Old HWY 27 for 2.5 miles. The property is on the left.

PROPERTY SUMMARY

This one has deer, turkeys, camp and barn. Located 30 minutes east of Brookhaven, MS and 2.5 hours from Baton Rouge and New Orleans. If you're looking for an economical "sweet spot" for deer hunting and turkey hunting, then this is the place. The camp has black top frontage and municipal water. The property also has a 12 acre rabbit pen where they used to have field trials with rabbit dogs. The rabbits are still there. The neighbor to the west is a large row crop farm that usually has corn or soybeans. This will add to the health of the deer in the area. The north neighbor is a pasture for grazing where they plant rye grass in the fall. The other two sides have nothing but timberland with good deer and turkey habitat. This property is the perfect weekend get away spot or homesite. This tract is 40 acres for \$170,000 contingent on the buyer purchasing an adjoining 5 acres for \$15,000.

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