

39.10± ACRES
WAYNE COUNTY, MS
\$49,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 760-0005

THE WAYNE 39.10

PROPERTY PROFILE

LOCATION:

- Wayne County, MS
- 10± Miles Northwest of Waynesboro

COORDINATES:

- 31.749300, -88.747334

PROPERTY USE:

- Recreation
- Timberland

PROPERTY INFORMATION:

- 39.10± Acres
- Mixed Young Timber
- Transmission Line Easement
- Oil Well Locations

TAX INFORMATION:

2023 - \$114.61

- Parcel 143-13-00000300



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DENNIS WEST

EAST MISSISSIPPI MANAGING BROKER

ALABAMA QUALIFYING BROKER

LOUISIANA ASSOCIATE BROKER

C: 601-248-4396 | O: 769-760-0005

dennis@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301

smalltownproperties.com

WELCOME TO THE WAYNE 39.10

LOCATED IN THE YELLOW CREEK OIL FIELD IN WAYNE COUNTY, MS, THIS 39.10± ACRE PROPERTY IS NEAR THE COMMUNITY OF WHISTLER. Accessed through the oil field roads, the land is suitable for recreation and timber production. A transmission line and small pipelines cross the property and are suitable for food plots. Two old oil location sites are on the property. The terrain is predominantly rolling hills. While much of the timber has been cut in years past, some mixed pine hardwood is still standing. This property is fitting for future timber harvests, ATV riding, and hunting.

To explore all that this property has to offer, contact Dennis West today.



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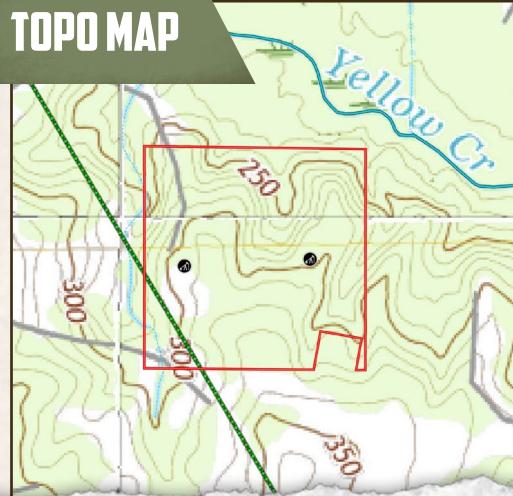
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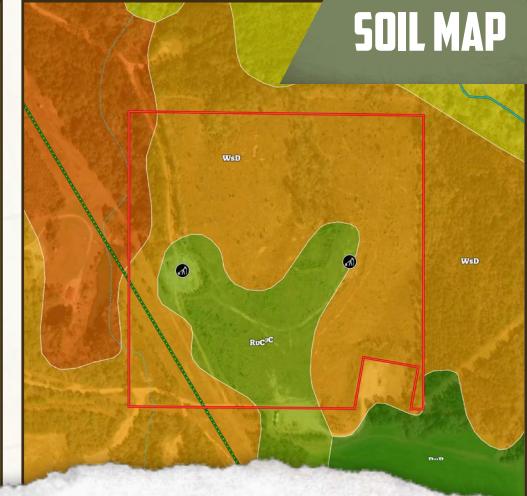
land id. **LINK**



TOPO MAP



SOIL MAP



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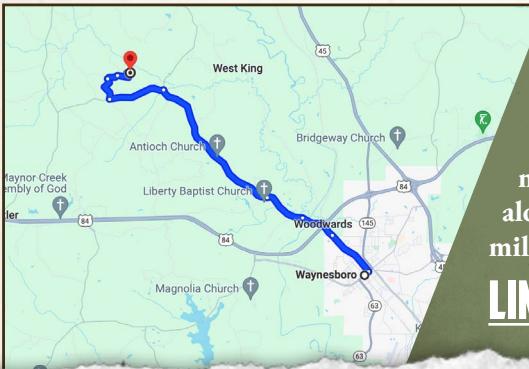
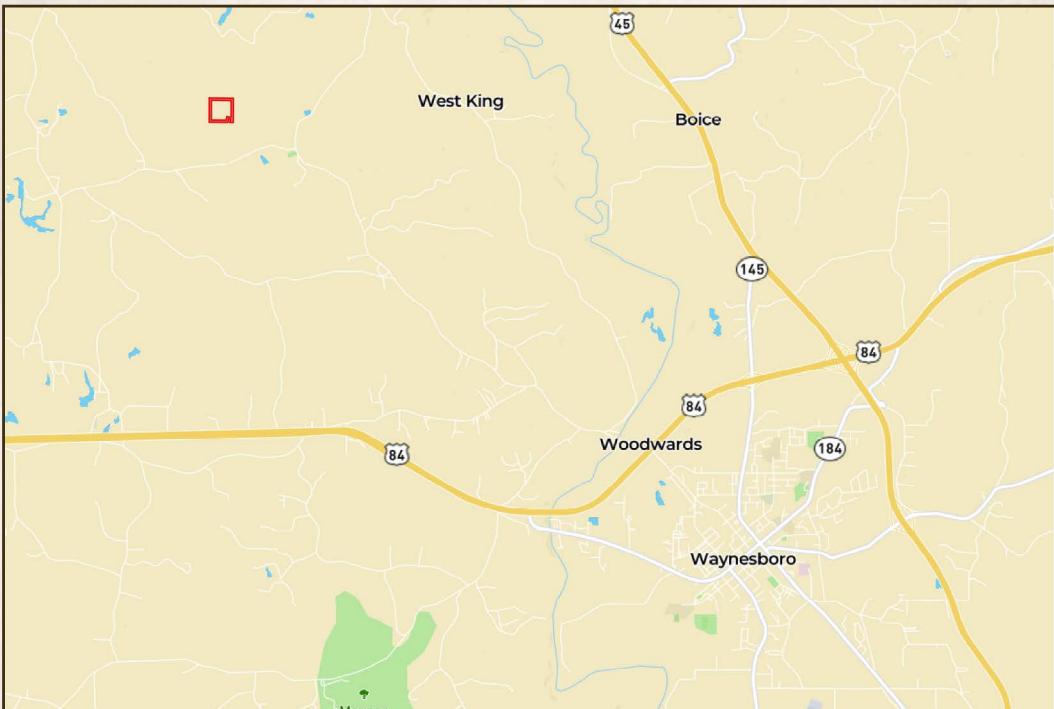
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Directions from Waynesboro, MS:
 Travel north on Waynesboro Shubuta Road to Fred West Road. Turn onto Fred West Road and travel approximately 1.5 miles to the gravel road on the right. Travel along the gravel road for approximately one mile to the property.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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