

398± ACRES
NOXUBEE COUNTY, MS
\$1,353,200



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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THE NOXUBEE 398

PROPERTY PROFILE

LOCATION:

- Carr Road Macon, MS 39341
- Noxubee County
- 11.5± Miles W of Macon
- 21.1± Miles E of Louisville
- 37.2± Miles NE of Philadelphia
- 46.6± Miles S of Starkville

COORDINATES:

- 33.07453, -88.72123

PROPERTY USE:

- Timber Investment
- Recreational
- Hunting & Fishing

PROPERTY INFORMATION:

- 398± Total Acres
- 2± Acre Pond
- Gravel Road Frontage
- Hardwood Timber
- Hashaugua Creek Frontage
- Various-Age Pine Plantation
- Intensely-Managed Timber
- Excellent Deer/Turkey History
- Hardwood Creek Bottom
- Multiple Food Plots

TAX INFORMATION:

- 2024 - \$1,714.01



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
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DECK FAIR | ASSOCIATE BROKER
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Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

WELCOME TO THE NOXUBEE 398

WELCOME TO A PREMIER RECREATIONAL AND INVESTMENT OPPORTUNITY IN NOXUBEE COUNTY, MS! This 398± acre tract, located on Carr Road, has been under strict timber management (Canale Forest Management Company) for more than 30 years, creating an outstanding balance of income potential and outdoor enjoyment. The property features well-managed plantation pine stands of varying ages, intermixed with hardwood creek bottoms that enhance both wildlife habitat and diversity.

The gently rolling terrain sets the stage for exceptional deer and turkey hunting, while Hashaugua Creek winds its way across the tract, providing both beauty and a year-round water source for the local wildlife. You will find multiple established food plots and a great internal trail system to help navigate throughout.



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MORE ABOUT THE NOXUBEE 398

A 2± acre pond, near the entrance, adds fishing opportunities and creates a perfect spot for relaxing weekends with family and friends. Several locations across the property would make ideal sites for a home, lodge, or hunting camp.

Whether you're seeking a recreational getaway, a long-term timber investment, or both, this tract delivers. Conveniently located less than 12 miles west of Macon and barely over 21 miles east of Louisville, you'll find yourself in the heart of Mississippi's wildlife-rich landscape with easy access to town.

**Contact Deck Fair or Michael Oswalt today to schedule
a private showing of this outstanding property.**



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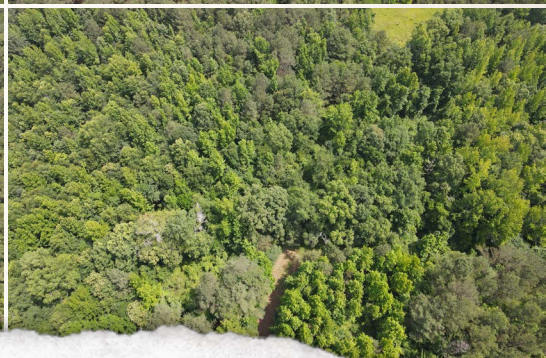
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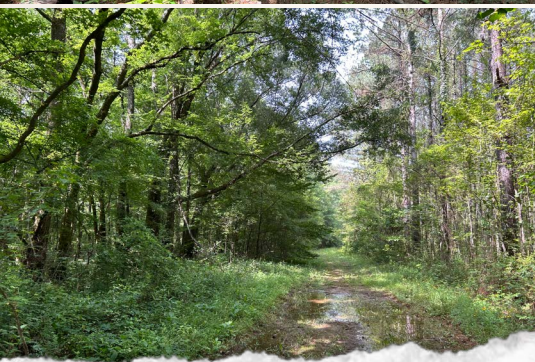
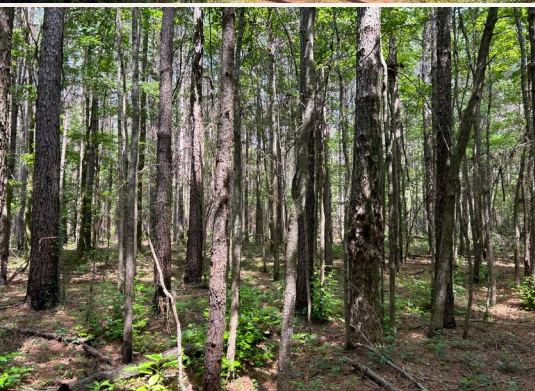
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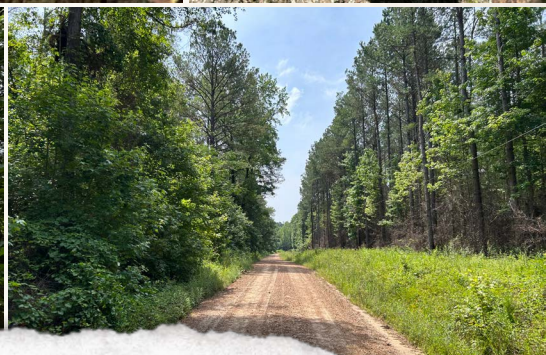
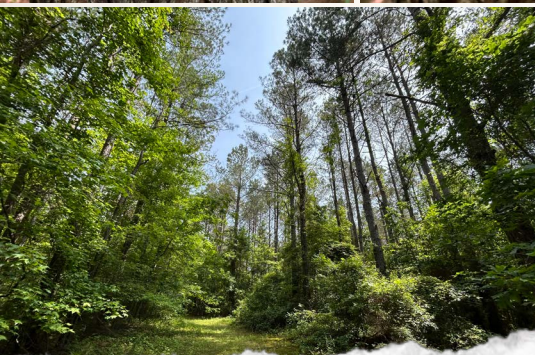
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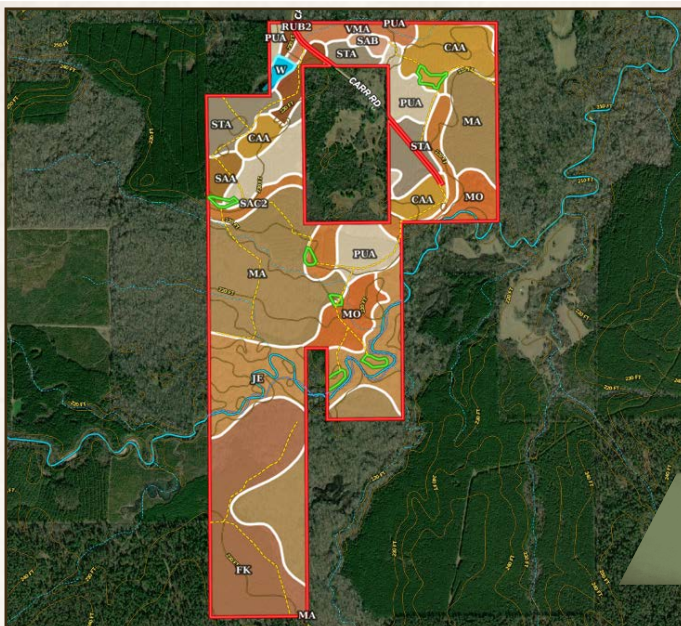


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SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ma	Mantachie loam, 0 to 2 percent slopes, occasionally flooded	111.19	28.24	0	78	2w
Fk	Falkner silt loam, level	62.04	15.76	0	77	2w
Je	Jena fine sandy loam, 0 to 2 percent slopes, occasionally flooded	52.02	13.21	0	68	3w
PuA	Prentiss fine sandy loam, 0 to 2 percent slopes	37.37	9.49	0	45	2w
CaA	Cahaba fine sandy loam, 0 to 2 percent slopes	32.29	8.2	0	53	1e
StA	Stough fine sandy loam, 0 to 2 percent slopes	28.0	7.11	0	31	2w
Mo	Mooreville loam, occasionally flooded	22.82	5.8	0	75	2w
SaC2	Savannah fine sandy loam, 5 to 8 percent slopes, moderately eroded	20.32	5.16	0	38	3e
VmA	Vimville loam, 0 to 2 percent slopes	9.48	2.41	0	71	3w
RuB2	Ruston fine sandy loam, 2 to 5 percent slopes, moderately eroded	8.24	2.09	0	57	2e
SaA	Savannah fine sandy loam, 0 to 2 percent slopes	5.47	1.39	0	49	2e
SaB	Savannah fine sandy loam, 2 to 5 percent slopes	2.54	0.65	0	54	2e
W	Water	1.95	0.5	0	-	-
TOTALS		393.73(*)	100%	-	64.2	2.13

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



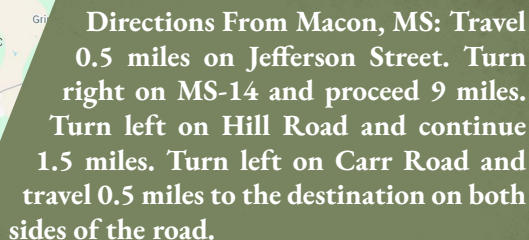
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LINK TO GOOGLE MAP DIRECTIONS



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