



### **Boley Creek Tract – 832± Acres | Pearl River County, Mississippi**

Less than 1 Hour from New Orleans | Adjoins Bogue Chitto National Wildlife Refuge

Escape the city and experience one of South Mississippi's finest recreational tracts. The 832-acre Boley Creek Tract offers hardwood and pine timber, scenic lakes, and direct access to the Bogue Chitto National Wildlife Refuge—all less than an hour from New Orleans and minutes from the Mississippi Gulf Coast.

#### **Description**

The Boley Creek Tract is a rare 832-acre opportunity in Pearl River County, Mississippi, offering the perfect balance of recreation, investment, and convenience. Located just under an hour from New Orleans and a short drive from the Gulf Coast, this property provides an unmatched retreat for outdoor enthusiasts seeking a true escape close to home.

The property's southern boundary directly adjoins the 36,500-acre Bogue Chitto National Wildlife Refuge, expanding its habitat and enhancing hunting potential for deer, turkey, and small game. With thousands of acres of protected bottomland hardwood forest next door, the Boley Creek Tract offers a setting that few recreational properties can match.

An established internal road system provides excellent year-round access for hunting, trail riding, or simply exploring the property. Whether you're looking for a private hunting retreat, a family getaway, or a long-term timber investment, the Boley Creek Tract delivers unmatched value and location.

#### **Property Highlights**

- 832± acres in Pearl River County, Mississippi
- Less than 1 hour from New Orleans and minutes from the Mississippi Gulf Coast
- Borders the 36,500-acre Bogue Chitto National Wildlife Refuge
- Mix of mature hardwood and 5-year-old pine timber
- Scenic lakes and streams offering fishing and kayaking opportunities
- Hobolochitto Creek frontage with natural wildlife corridors
- Well-developed internal road system for year-round access
- Conservation easement in place on part of the tract

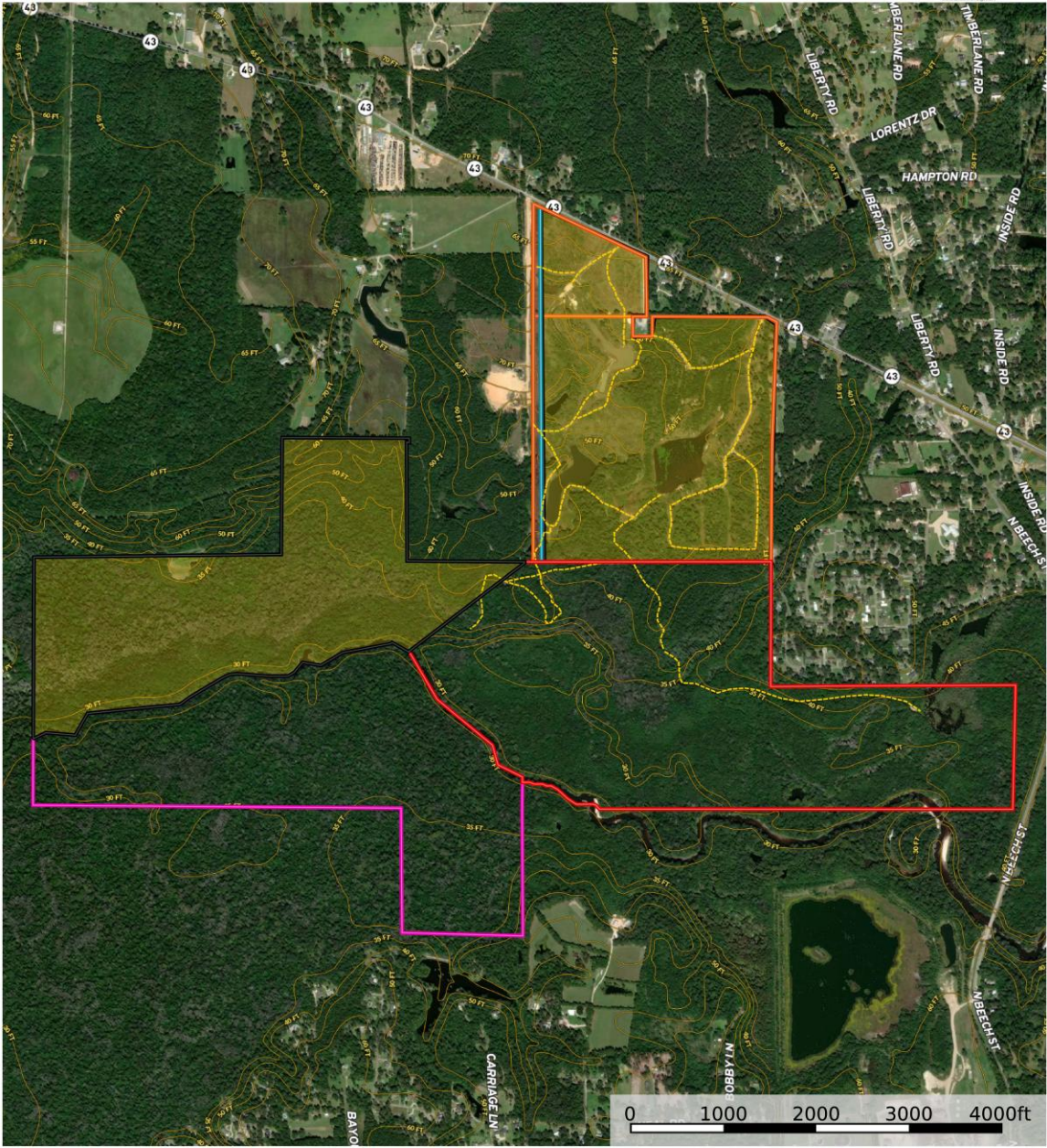
Price: \$2,450 per surveyed acre

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**Boley Creek**

Pearl River County, Mississippi, 832 AC +/-



- Road / Trail
- 60' Utility ROW
- Hardwood Sands
- Conservation Easement
- BackWater Bluff
- Pearl Ridge
- Sycamore Sands

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[Boley Creek Tract Map](#)

All information contained herein is considered reliable but is not guaranteed by Sartains Heritage Properties, LLC