

70± ACRES
WALTHALL COUNTY, MS
\$294,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE WALTHALL 70

PROPERTY PROFILE

LOCATION:

- Enon-Sartinville Road
Jayess, MS 39641
- Walthall County
- Deeded Access
- 19± Miles N of Tylertown
- 60± Miles W of Hattiesburg
- 74± Miles NE of Hammond, LA
- 128± Miles N of New Orleans, LA

PROPERTY USE:

- Hunting
- Recreation
- Timber Investment
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 70± Total Acres
- Mature Pine Timber
- Power & Water Available

TAX INFORMATION:

- 2024 Taxes – \$228.21
- Parcel #: 047-14-000-02.00
- Parcel #: 048-11-000-12.03
- Parcel #: 048-11-000-12.04

COORDINATES:

- 31.32963, -90.1675



LEE WHITE | LAND SPECIALIST
C: 601-600-1395 | lee@smalltownproperties.com

ALINDA CRUISE WHITE | LAND & RESIDENTIAL SPECIALIST
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Information is believed to be accurate but not guaranteed.

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WELCOME TO THE WALTHALL 70

WELCOME TO THE WALTHALL 70! Discover the perfect blend of investment potential and outdoor enjoyment with this 70± acre surveyed tract in Walthall County, Mississippi, conveniently located off Enon-Sartinville Road in Jayess with deeded access.

The Walthall 70 features mature pine timberland, making it an excellent timber investment while also offering opportunities for hunting and recreation. Utilities are available with Magnolia EPA and Magee's Creek Water Association.

Whether you're looking to manage timber, enjoy the outdoors, or create a private retreat, this tract checks all the boxes.

If you have been searching for acreage in Walthall County, call Lee or Alinda White today to schedule your private showing and experience #TheSmallTownWay!



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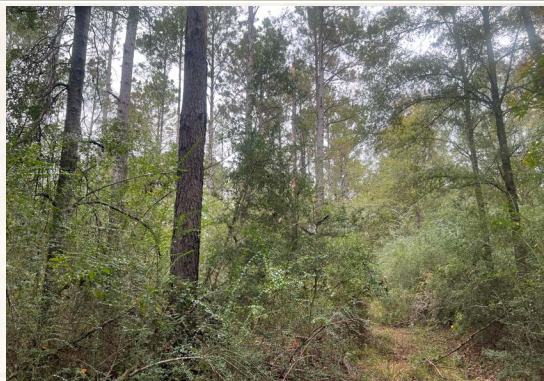


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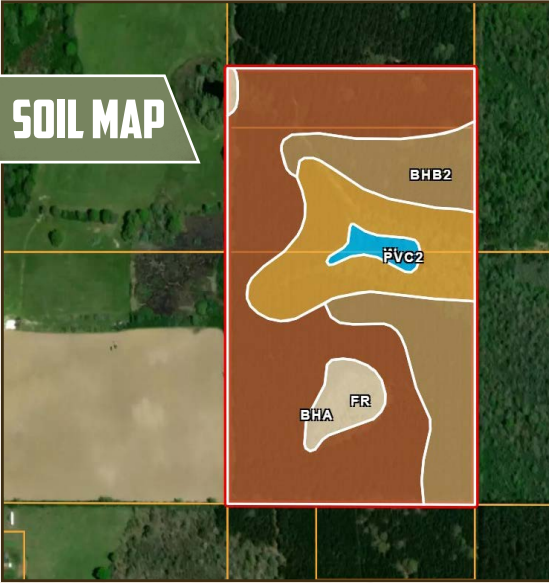
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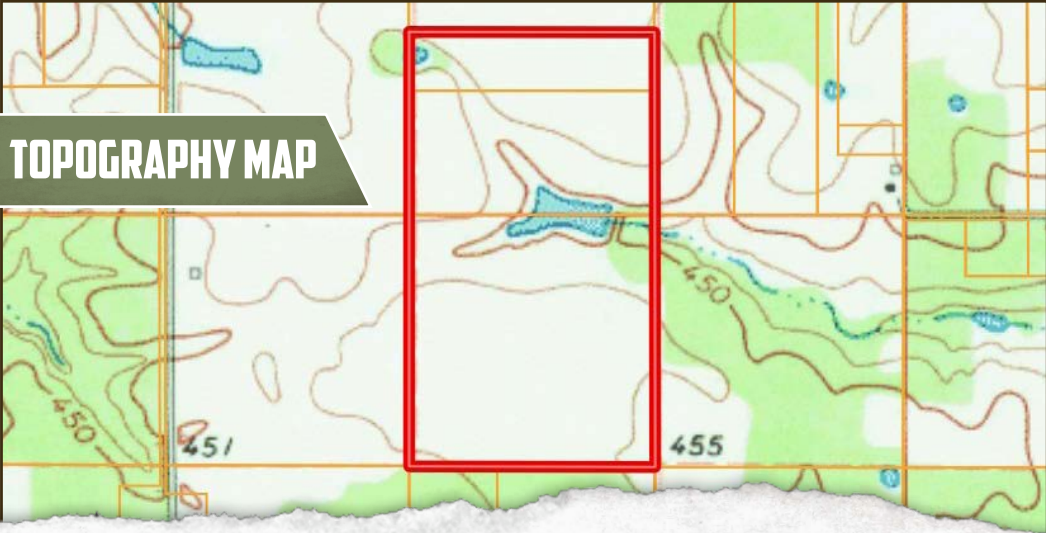
SOIL MAP



Boundary: 70.00 ac

Code	Description	Acres	%	CPI	NCCPI	CAP
BhA	Brookhaven silt loam, 0 to 2 percent slopes (grenada)	36.81	52.59%	-	63	2e
BhB2	Brookhaven silt loam, 2 to 5 percent slopes, eroded (grenada)	15.98	22.83%	-	48	2e
Pvc2	Providence silt loam, 5 to 8 percent slopes, eroded	12.67	18.1%	-	28	3e
Fr	Frost silt loam	3.14	4.49%	-	65	4w
W	Water	1.40	2%	-	-	-
Totals 70.00 ac				0 CPI Average	52.07 NCCPI Average	2.28 Cap. Average

TOPOGRAPHY MAP



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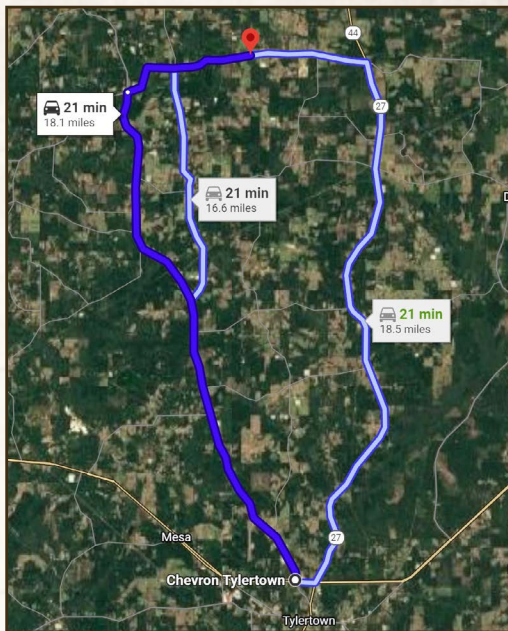
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land id. LINK



Directions from Tylertown, MS:
Travel on MS-27 N/Union Road
for 15.5 miles. Turn left onto Enon
Sartinville Road and continue for
3.1 miles. The destination will be
on the left.

[LINK TO GOOGLE
MAP DIRECTIONS](#)



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