

40± ACRES
WAYNE COUNTY, MS
\$60,000



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 760-0005

THE WAYNE 40

PROPERTY PROFILE

LOCATION:

- Wayne County, MS
- 29± Miles Southeast of Laurel

COORDINATES:

- 31.564268, -88.854693

PROPERTY USE:

- Hunting
- Investment

PROPERTY INFORMATION:

- 40± Acres
- Flat Terrain
- Cutover
- De Soto National Forest Frontage

TAX INFORMATION:

- 2023 - \$158.23
- Parcel: 203-14-00000200



DENNIS WEST | MANAGING BROKER
C: 601-248-4396 | dennis@smalltownproperties.com

HUNTER WADLEY | LAND SPECIALIST
C: 601-410-1992 | hunter.wadley@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | smalltownproperties.com Information is believed to be accurate but not guaranteed.

WELCOME TO THE WAYNE 40

ARE YOU LOOKING FOR A SMALL HUNTING TRACT IN THE HEART OF THE DESOTO NATIONAL FOREST WITH FLAT TERRAIN, CUTOVER, AND READY TO REPLANT IN TREES FOR AN INVESTMENT? This 40± acre Wayne County, MS, property is accessed through the national forest along an old logging road, as there is no public road frontage, utilities, or legal access. Develop this blank slate into your private hunting tract, timber investment, or off-grid living. Bordering the forest gives you access to thousands of acres of public hunting land and unlimited recreation potential. Public fishing is less than a half mile away on Thompson Creek, and Laurel is approximately 29 miles northwest.

**Contact Dennis West or Hunter Wadley
today to schedule a private showing.**



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WAYNE COUNTY, MISSISSIPPI



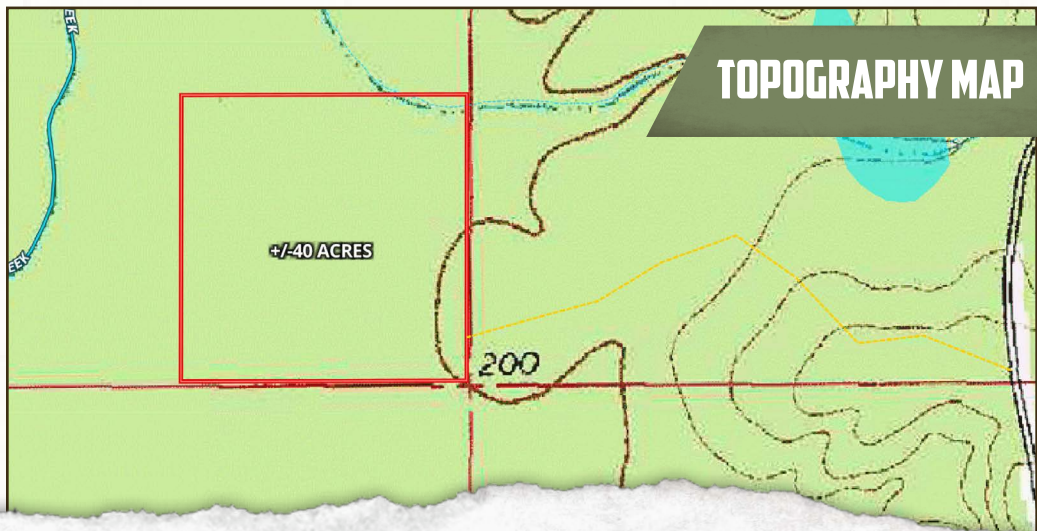
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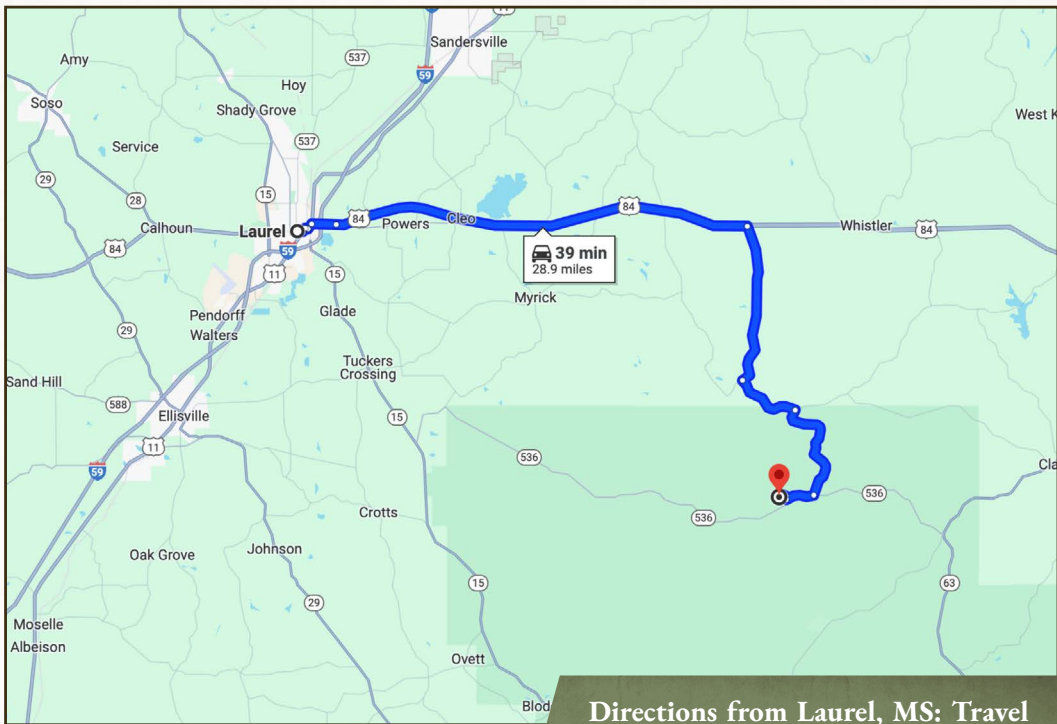
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40± ACRES**WAYNE COUNTY, MISSISSIPPI**

Directions from Laurel, MS: Travel east on Hwy 84 to Stengthford Cooley Road and turn right to continue on Strengthford Cooley Road. Turn right on Betty Sanderson Road and continue to Strickland Road on the right. Travel approximately 3 miles and turn left onto William Cooley Road. Travel approximately .25 miles to the logging road on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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