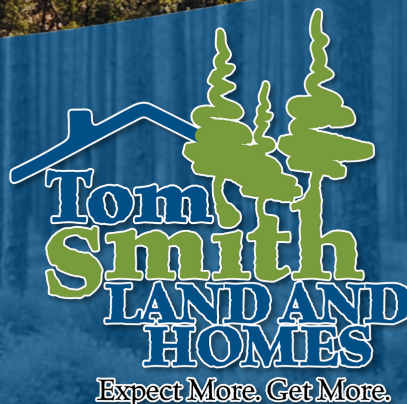


**984± Acres**

**Hunting / Recreation / Investment**

**Claiborne County, MS**

**\$3,725,000**



**TomSmithLandandHomes.com**

**Office: 601.898.2772**



# Property Information

## Location:

- 5 miles South East of Port Gibson off of HWY 547

## Coordinates:

- 31.91038, -90.90663

## Property Use:

- Premier hunting, recreation, and investment tract

# Property Highlights

- 984± acres
- 2 story cabin with 2 bunk rooms, kitchen, and storage
- 405.57± acres enrolled in CRP with annual payments of \$25,570 through 2030 with remaining acreage in mature hardwoods
- 7.4± miles of well maintained internal roads
- 5± acre stocked pond
- 40x40 metal equipment shed
- 13 established food plots with multiple locations for lock on and ladder stands
- 2.3± miles (12,150± ft) of Little Bayou Pierre frontage
- 1.25± miles of paved frontage on Hwy 547



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You Can Trust!**





# The Property

984± acres

Welcome to this once in a lifetime legacy property that is a 984± acre tract located in the heart of Claiborne County, MS. With over 2.3 miles (12,150± feet) of river frontage along the Little Bayou Pierre and 1.25 miles of paved road frontage on Highway 547, this tract stands out as one of the most unique offerings in Southwest Mississippi.

A well-developed and maintained 7.4± miles of internal trail system provides easy access throughout the property to the 13 established food plots as well as multiple locations for tree stands to bow hunt.

The land also features 405.57 acres enrolled in CRP with annual payments of \$25,570 through 2030, providing steady income and exceptional wildlife habitat, with the remaining acreage in mature hardwood timber offering an additional food source for habitat as well as additional investment value. There also is a two-story cabin, complete with two bunk rooms and ample storage, making it perfect for weekend long hunting trips or a place to escape the heat during the summer months. A 40'x40' metal equipment shed provides covered storage for tractors, ATVs, and other equipment as well as additional storage on the first floor of the cabin.

Recreational opportunities are abundant — hunt trophy whitetail deer, wild turkeys, or fish in the 5± acre stocked pond. The Little Bayou Pierre that borders the Northern end of the property provides a year round water supply for wildlife.

Whether you're seeking a private retreat, an income-producing recreational property, or a long-term timber investment, this Claiborne County tract delivers it all. Call Brady to schedule your exclusive showing today!



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# The Property

984± acres



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# Hunting Photos



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# Hunting Photos



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# The Property



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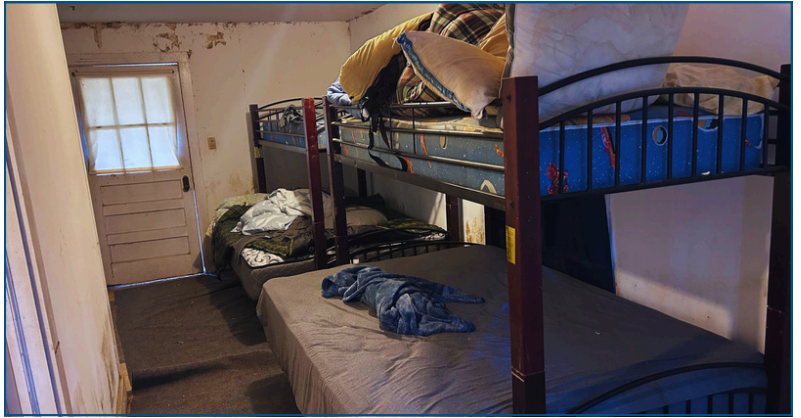
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# The Cabin



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# The Property



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# Aerial Photos



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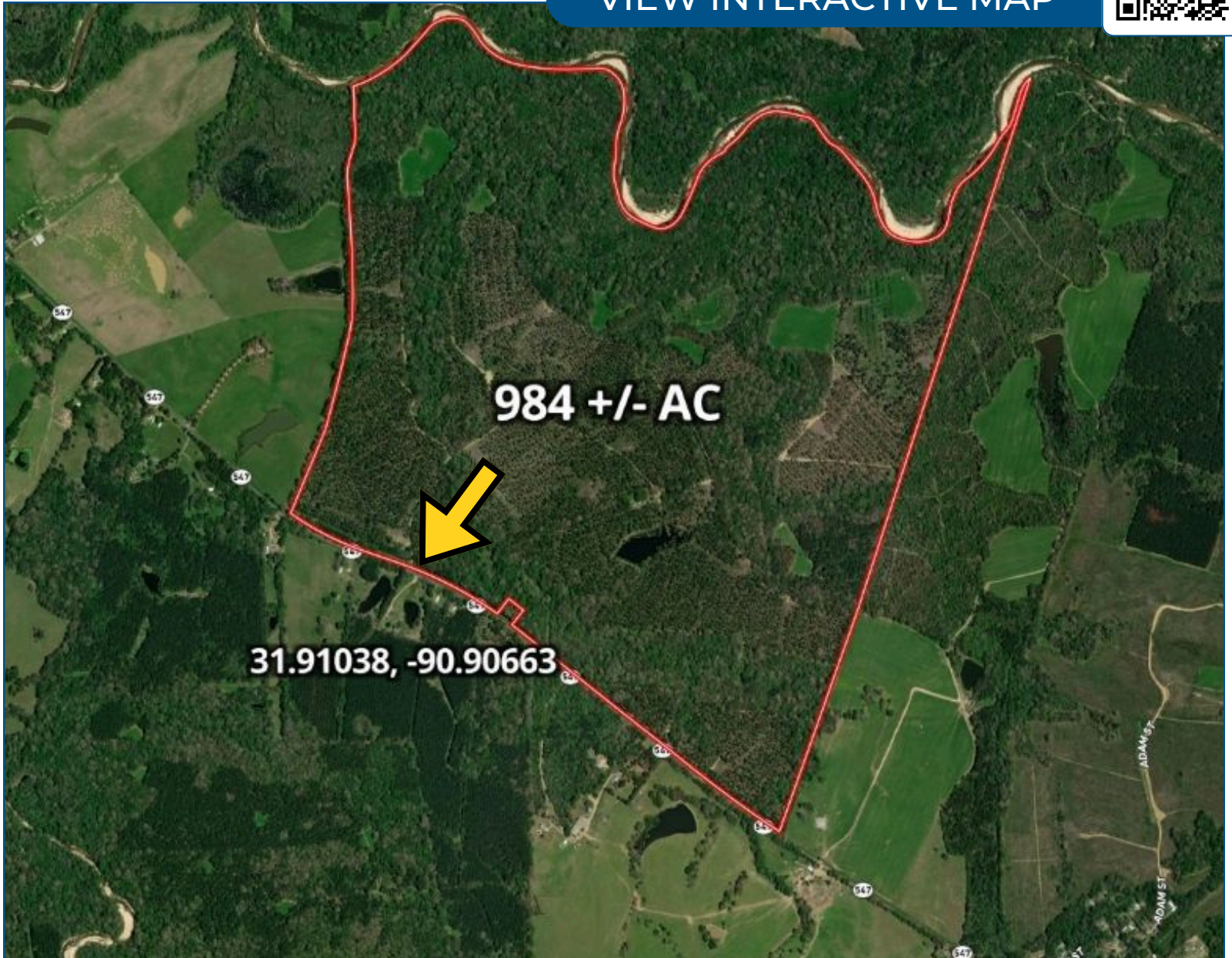




# Aerial Map



[VIEW INTERACTIVE MAP](#)



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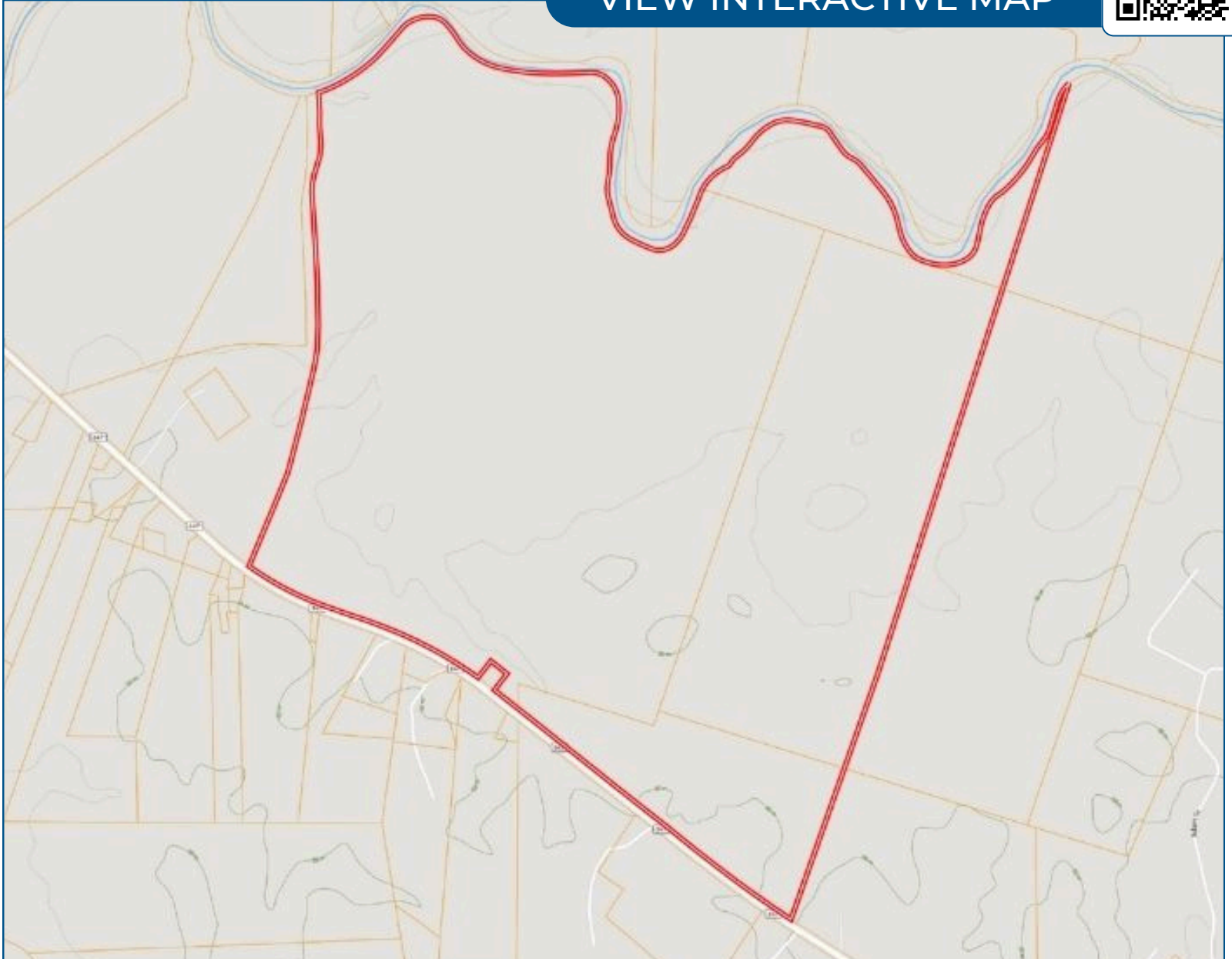




# Ownership Map



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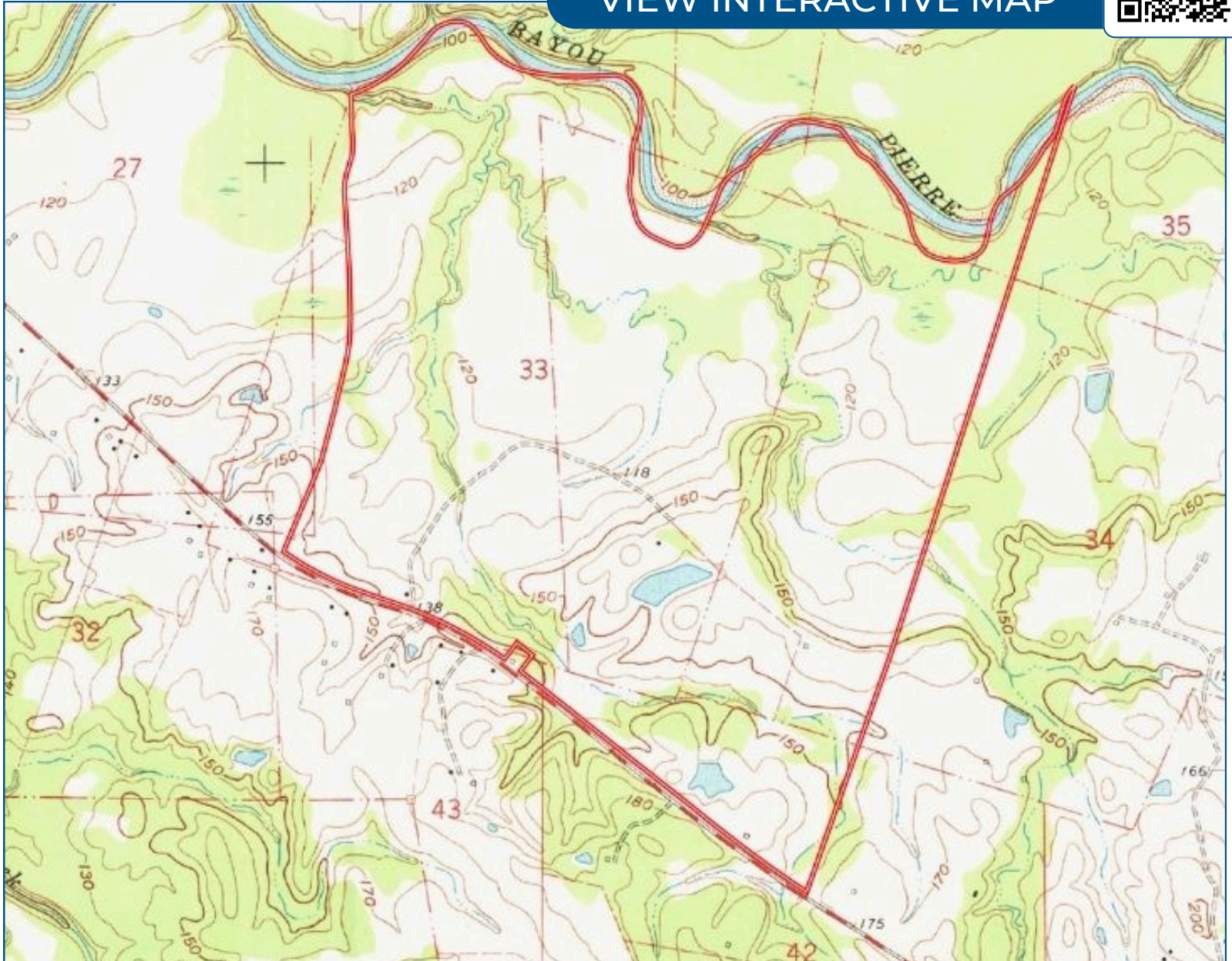




# Topo Map



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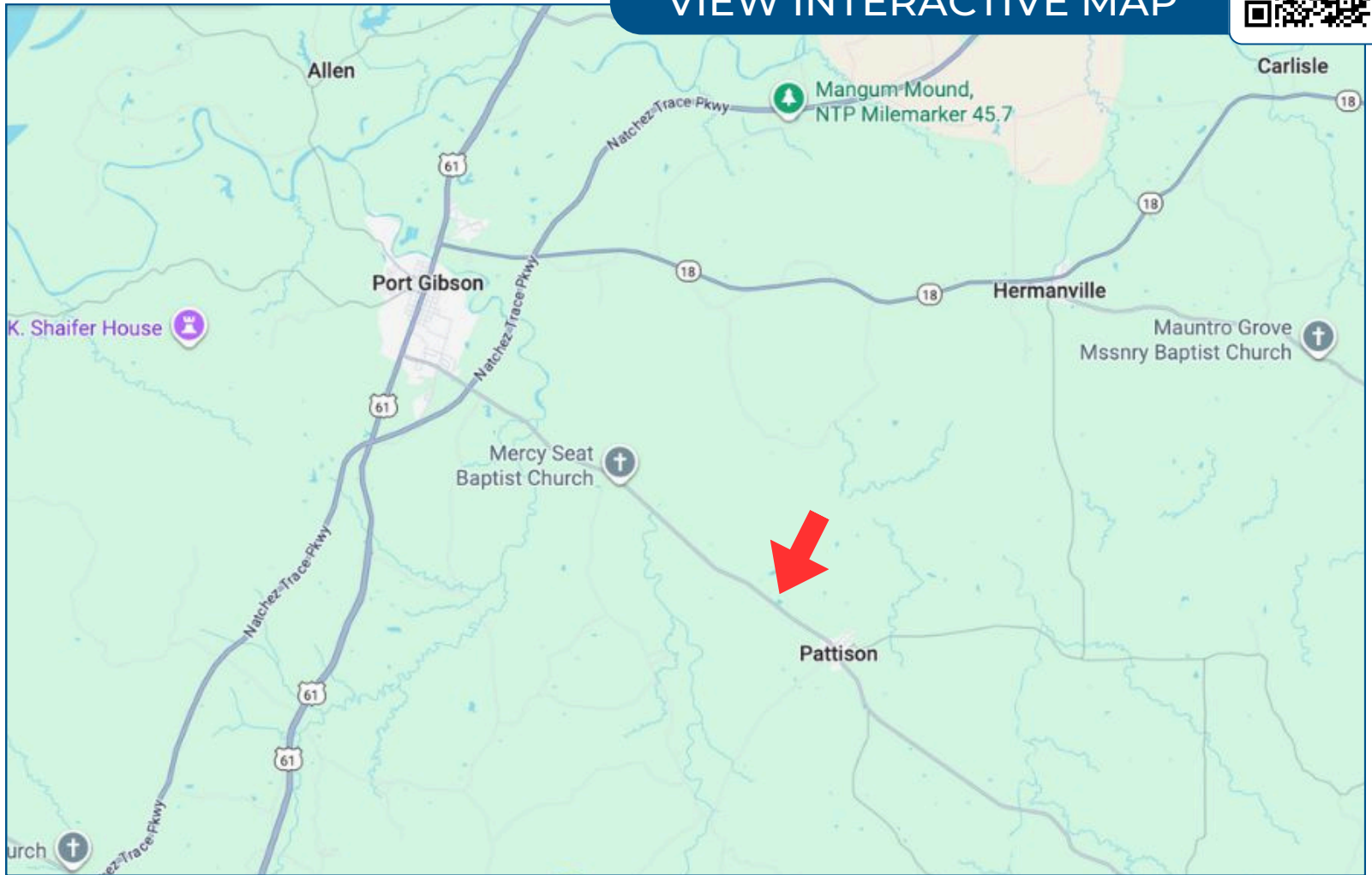
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# Directional Map



[VIEW INTERACTIVE MAP](#)



**Directions from the intersection of HWY 61 and HWY 547 in Port Gibson, MS:** Head East on HWY 547 for 5.7 miles and the property will be on your left.

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