



Greenwood Parks

2,313 Acres – Claiborne County, MS

Price: \$4,280 / acre

Total: \$9,900,000

Greenwood Parks is a 2,313-acre hardwood timberland tract positioned along Rodney Road in western Claiborne County, just 5 miles southwest of Port Gibson and one mile from the gates of Canemount WMA. This is historic Anderson-Tully ground—managed for hardwood production for more than a century and intensively managed for quality deer and turkey for the past 35 years. The camp was originally carved out as one of the old “Button Clubs” for Anderson-Tully employees, and for the last 15 years has been leased to private hunters who continued a trophy-focused program.

The property shares boundaries with like-minded neighbors and benefits from its proximity to Canemount WMA—home to some of the highest-scoring whitetails ever taken in Mississippi.

The timber resource is a classic mixed-hardwood stand with an overstory of hickory, oak, pecan, and sycamore. The understory carries a strong component of younger oaks transitioning into merchantable classes, providing both current and future value and is currently excellent habitat for cover and bedding.

Topography is typical for this part of the bluffs—rolling ridges and deep hardwood bottoms. Along Bayou Pierre, the tract includes roughly 250 acres of river-bottom hardwoods and more than two miles of frontage. On the south side of the property, the topography also creates a natural opportunity for an approximately 80-acre lake, giving the next owner a rare chance to build a large, premier water feature.

Fishing is another strong feature. The spring catfishing is excellent when the river is up, and from the property, it's an eight-mile run to the mouth of Bayou Pierre—opening access to all the fishing and boating opportunities the Mississippi River provides.

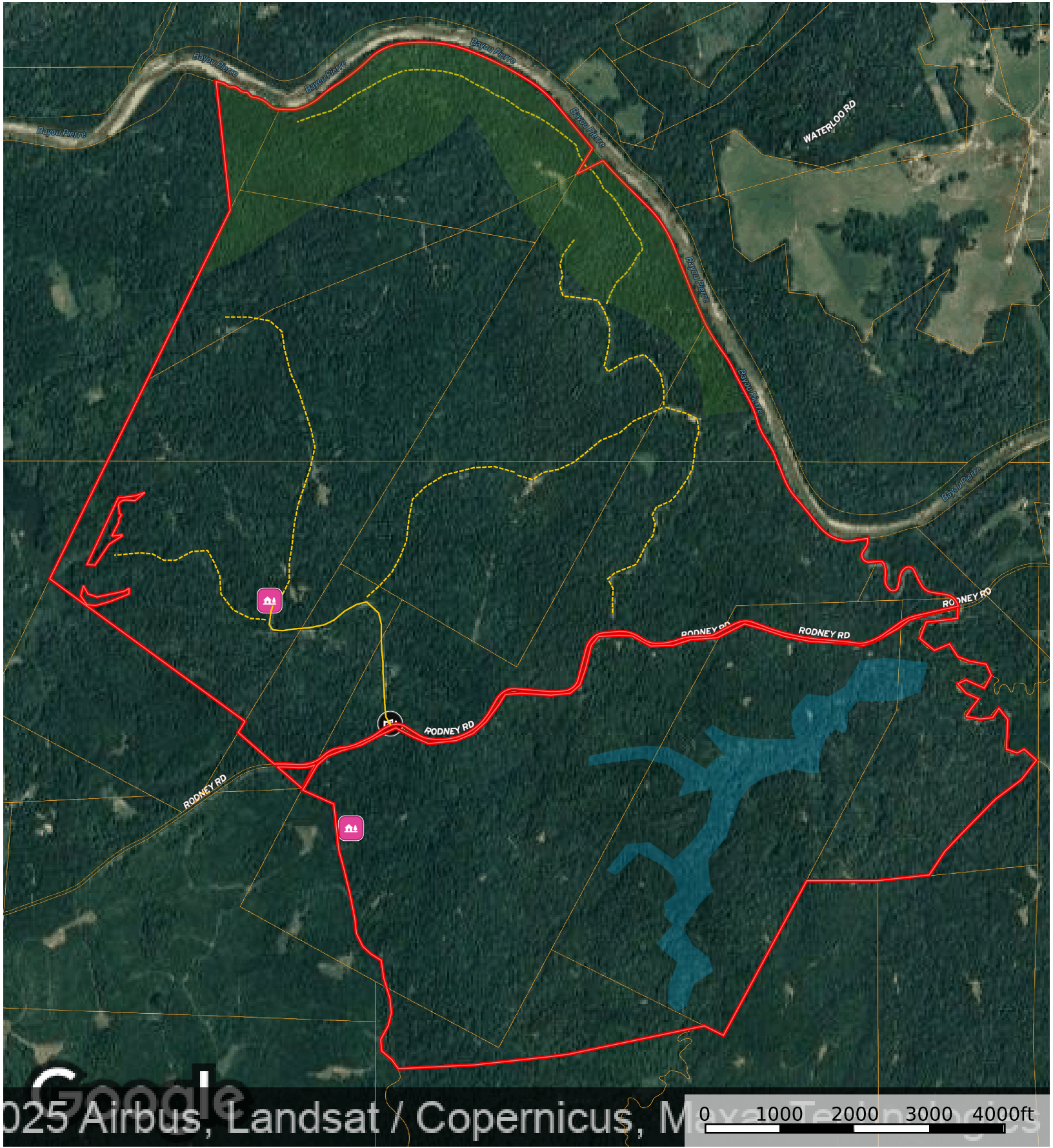
Power and water are available at the existing camp location.

The tract is fully huntable today, but its setting, neighbors, and management history give it clear upside. With the right stewardship and improvements—including the potential lake site—Greenwood Parks has the bones to become one of the top recreational and timber investment properties in Mississippi.

Map Link: [Greenwood Parks](#)

For Additional Information Contact:

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 Gate

 Cabin

 Road / Trail

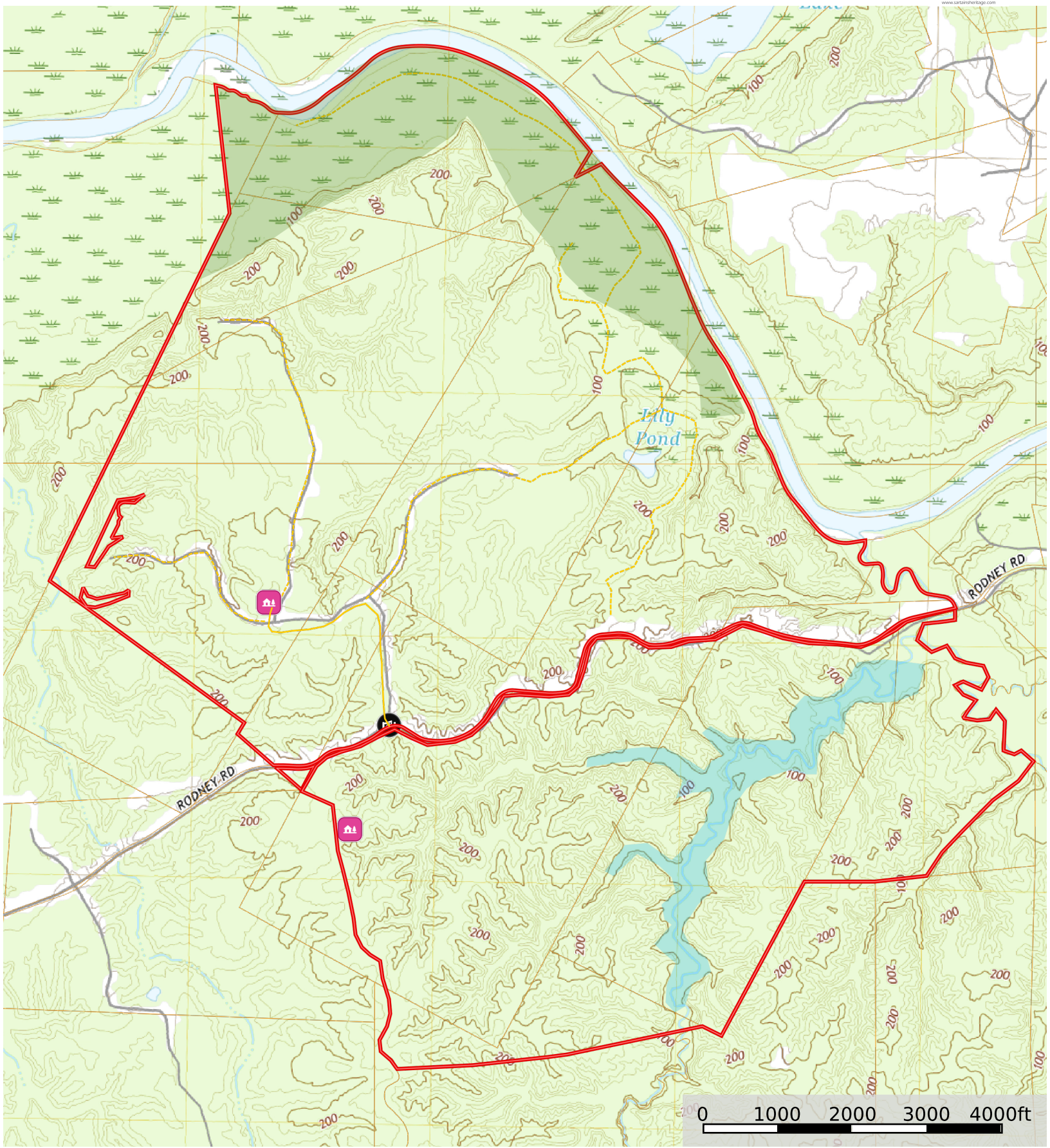
 Primary Road

 Potential Lake

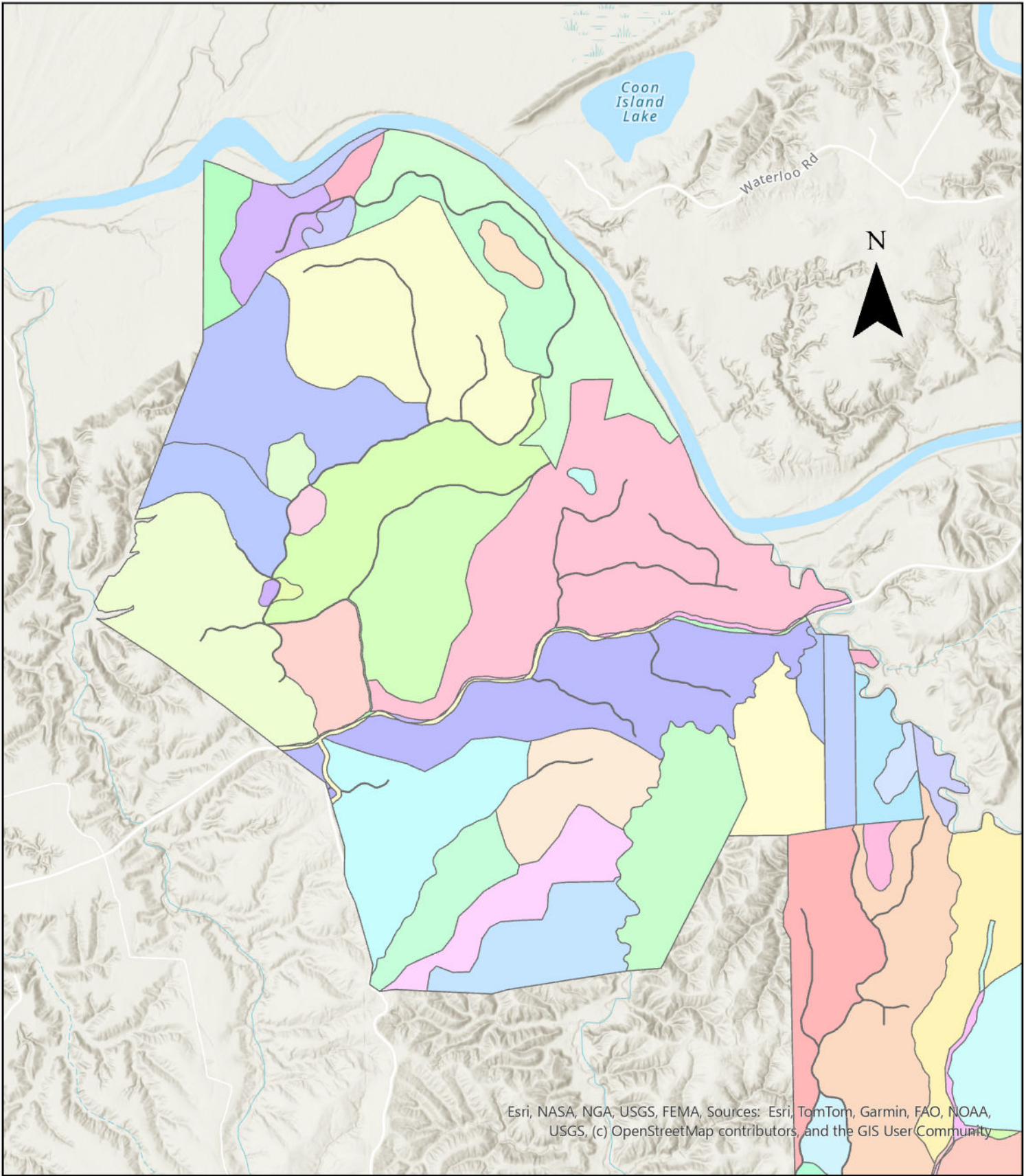
 River Bottom

 Boundary

Greenwood Parks_RodneyRd
Claiborne County, Mississippi, 2313 AC +/-

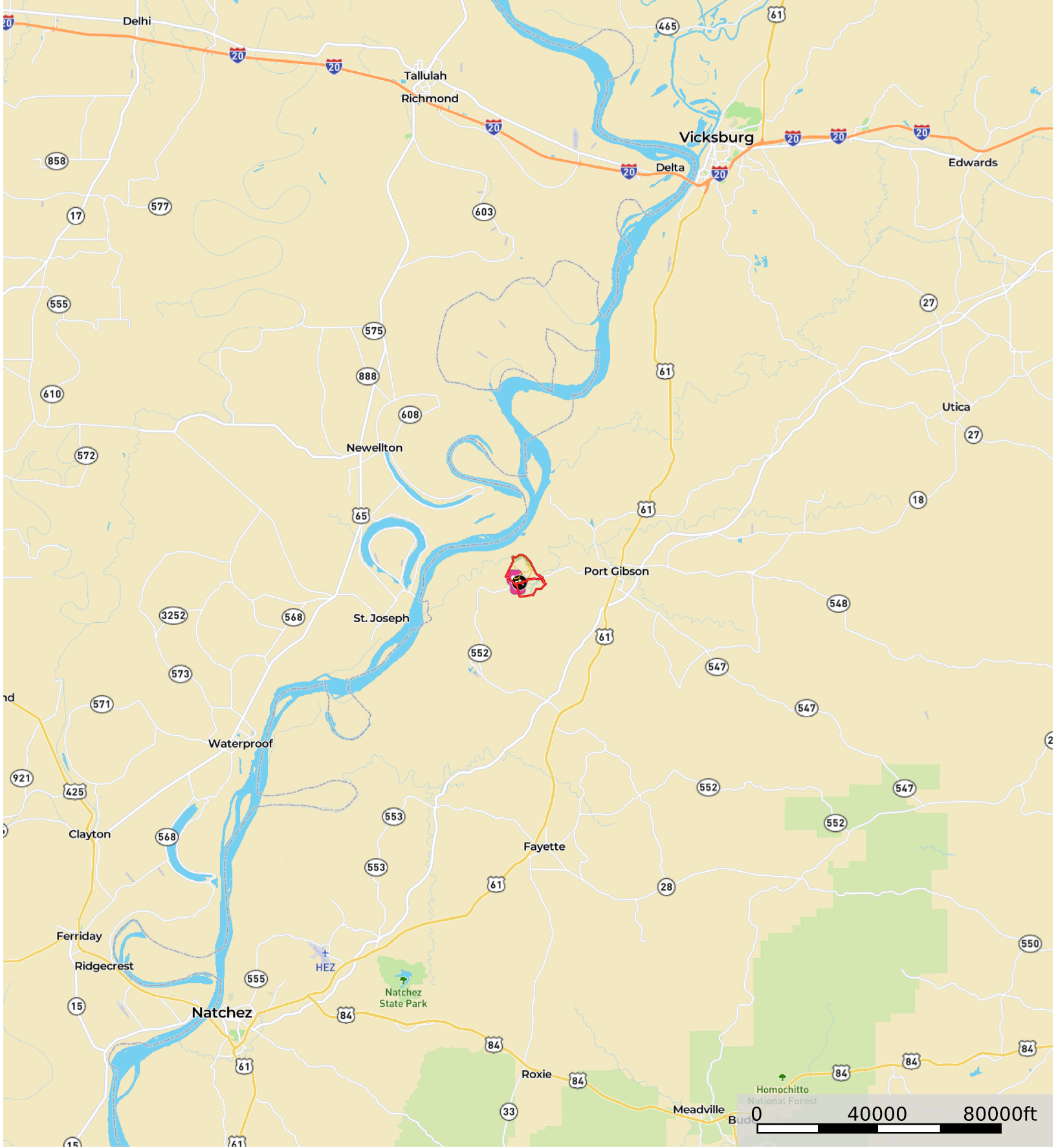


- Gate
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Greenwood Parks Stand Map

Greenwood Parks_RodneyRd
Claiborne County, Mississippi, 2313 AC +/-



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