

**175± ACRES
AMITE COUNTY, MS
\$744,500**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

OFFICE (769) 760-0005 | WWW.SMALLTOWNPROPERTIES.COM

THE AMITE 175

PROPERTY PROFILE

LOCATION:

- Airport Lane Road
- Crosby, MS 39633
- Amite County
- 10± Miles N of Gloster
- 65± Miles N of Baton Rouge

COORDINATES:

- 31.2881944, -91.0570963

PROPERTY USE:

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

PROPERTY INFORMATION:

- 175± Acres
- Mixed Age Pine & Hardwoods
- Established Food Plots
- Interior Roads & Trails
- Road Frontage
- Rolling Terrain
- Creek Frontage
- Electricity Available

TAX INFORMATION:

- 2024 - \$1018.34
- Parcel - 42-400-22-0000300
- Parcel - 42-900-33-0000200
- Parcel - 42-900-33-0001300
- Parcel - 42-900-33-0001320
- Parcel - 42-900-33-0000900



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

DEWAYNE ATKINSON | LAND SPECIALIST
C: 601-832-3075 | dewayne@smalltownproperties.com

WELCOME TO THE AMITE 175

BIG-TIME HUNTERS AND INVESTORS, THIS PLACE IS FOR YOU!!! The Amite 175, situated just minutes from the town of Crosby, MS, is a prime opportunity for deer and turkey enthusiasts. The 175± acre Amite County property features a mix of pine timber of varying ages and pockets of hardwoods with creek frontage, providing excellent wildlife habitat. Well-maintained trails and established food plots with stands are already in place, making it a turnkey hunting destination.

With road frontage on Airport Lane and electricity available, the land offers a convenient cabin site for extended stays. The rolling hills add to the scenic beauty, and being roughly 80 minutes from Baton Rouge makes it a perfect recreational retreat or investment opportunity.

To explore all this place has to offer, call Dewayne Atkinson or Dennis West today, and experience #TheSmallTownWay.



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A composite image featuring two men and a dog. On the left, Dennis West is shown from the chest up, wearing a dark long-sleeved shirt and a baseball cap with a small logo. In the center, the Smalltown Hunting Properties & Real Estate logo is displayed, consisting of a stylized 'CH' monogram with a map of the United States integrated into the design, with the company name 'SMALLTOWN' in bold letters below it. On the right, Dewayne Atkinson is shown from the chest up, wearing a dark long-sleeved shirt and a baseball cap, standing next to a black and white dog.

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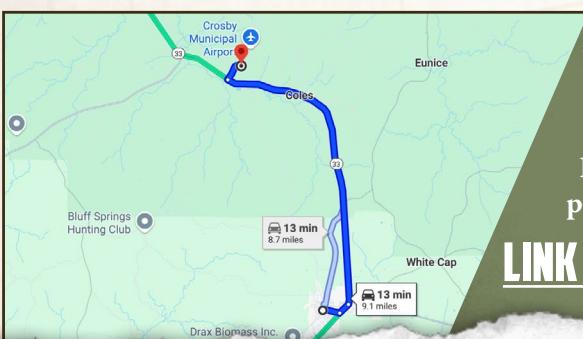
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land id. **LINK**



Directions From Gloster, MS:
Travel 7.6 miles north on Hwy 33.
In Crosby, turn right on Airport
Lane and continue 0.6 miles to the
property on the right.

LINK TO GOOGLE MAP DIRECTIONS



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