



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

**A HOME ON 39.17± ACRES
JASPER COUNTY, MS**

\$750,000

THE JASPER 39.17

PROPERTY PROFILE

LOCATION:

- 256 County Road 1816
Louin, MS 39338
- Jasper County
- 13.2± Miles NE of Bay Springs
- 38.9± Miles SW of Meridian
- 63.6± Miles NE of Hattiesburg
- 175± Miles NE of New Orleans

COORDINATES:

- 32.04415, -89.1218

PROPERTY USE:

- Residential
- Potential Bed & Breakfast
- Potential Wedding Venue
- Recreational
- Hunting

TAX INFORMATION:

- Parcel 0-79-01-000-015.05
- \$4,244.04 for 2025

PROPERTY INFORMATION:

- 39.17± Acres
- 6,084± SqFt Home
 - 2,000± SqFt Living Space
 - 4 Bedrooms/4.5 Baths
 - Former Schoolhouse
 - Primary Suite with a Patio Access
 - Oversized Bathtub
 - Spacious Walk-In Closet
 - Custom Kitchen
 - Granite Countertops
 - Two Islands
 - Breakfast Area
 - Generous Office Space
 - Wooden Stage Area
- Large Outdoor Living Space
- Deer/Turkey/Small Game
- Mixed Timber



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



DEREK EAVES | LAND SPECIALIST
C: 662-803-2001 | derek@smalltownproperties.com

WELCOME TO THE JASPER 39.17

INTRODUCING THE JASPER 39.17, TUCKED AWAY IN THE PEACEFUL COUNTRYSIDE OF JASPER COUNTY, MISSISSIPPI. This truly unique property at 256 County Road 1816 in Louin sits on 39.17± acres and offers a rare combination of history, space, and versatility. Conveniently located 13.2± miles northeast of Bay Springs, 38.9± miles southwest of Meridian, 63.6± miles northeast of Hattiesburg, and about 175± miles northeast of New Orleans, the property provides quiet rural living with reasonable access to nearby towns and cities.

The centerpiece of the property is a remarkable 6,084± square foot residence that began as a 100-year-old schoolhouse and has since been thoughtfully transformed into a one-of-a-kind home. While fully updated for modern living, it still maintains its original structure and historic charm, giving the property character you simply don't find in new construction. Inside, the home offers a well-designed four-bedroom, four-and-a-half-bath layout with generous living space throughout. At the heart of the home is an expansive 2,000± square foot central living and entertaining area, designed as a true gathering space with an open feel that connects the main living zones.



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



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™



DEREK EAVES | LAND SPECIALIST
C: 662-803-2001 | derek@smalltownproperties.com

MORE ABOUT THE JASPER 39.17

The kitchen is built for both function and entertaining, featuring granite countertops, two large islands, and plenty of prep and gathering space. Just off the kitchen is a comfortable breakfast area that works perfectly for everyday dining. A large office space provides flexibility for remote work, business use, or additional living needs.

The primary suite serves as a private sanctuary with direct access to an outdoor patio, along with an oversized soaking tub, walk-in closet, and well-appointed bath layout. Guest bedrooms are oversized, offering comfort, privacy, and flexibility for family or visitors.

One of the more unique interior features is a dedicated wooden stage area, offering a flexible space that could be used for entertainment, gatherings, performances, or even additional recreational use.



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



DEREK EAVES | LAND SPECIALIST
C: 662-803-2001 | derek@smalltownproperties.com

MORE ABOUT THE JASPER 39.17

The home also includes a large Southern-style outdoor living area highlighted by exposed wood beam accents, creating a warm and inviting space that works well for relaxing evenings or hosting larger gatherings. Outside, the 39.17± acres consist of a healthy mix of hardwood and pine timber, providing both natural beauty and privacy. The property supports abundant wildlife, including deer, turkey, and other small game, making it well-suited for hunting and recreational use.

With its combination of historic character, substantial square footage, acreage, and flexible layout, the Jasper 39.17 offers a wide range of possibilities. It would function equally well as a private residence, bed & breakfast, wedding or event venue, or a recreational retreat in the heart of the Mississippi countryside.

Contact Dennis West or Derek Eaves today to schedule a private showing and experience #TheSmallTownWay.



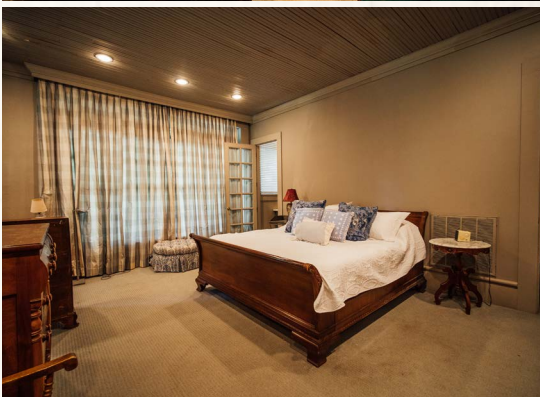
DENNIS WEST | MANAGING BROKER
C: 601-248-4396 | dennis@smalltownproperties.com



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™



DEREK EAVES | LAND SPECIALIST
C: 662-803-2001 | derek@smalltownproperties.com



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



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™



DEREK EAVES | LAND SPECIALIST
C: 662-803-2001 | derek@smalltownproperties.com



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



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™



DEREK EAVES | LAND SPECIALIST
C: 662-803-2001 | derek@smalltownproperties.com

A HOME ON 39.17± ACRES JASPER COUNTY, MISSISSIPPI



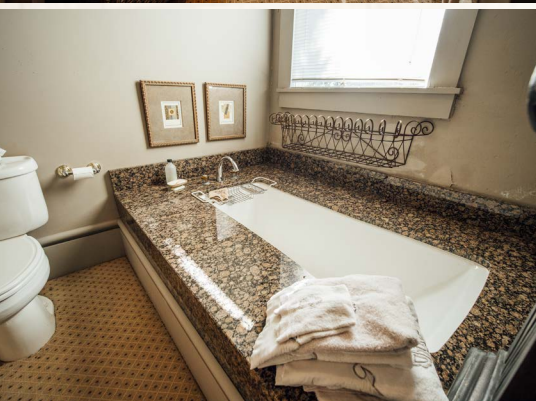
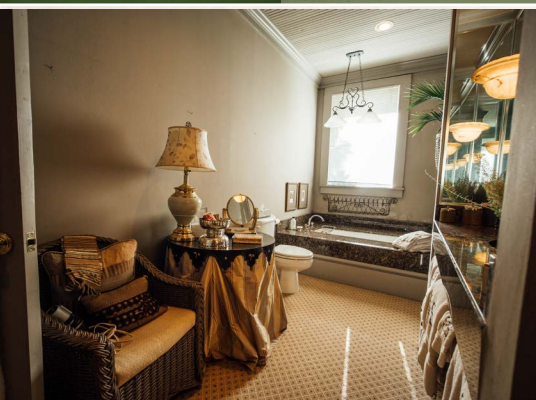
DENNIS WEST | MANAGING BROKER
C: 601-248-4396 | dennis@smalltownproperties.com

DEREK EAVES | LAND SPECIALIST
C: 662-803-2001 | derek@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.

A HOME ON 39.17 ± ACRES

JASPER COUNTY, MISSISSIPPI



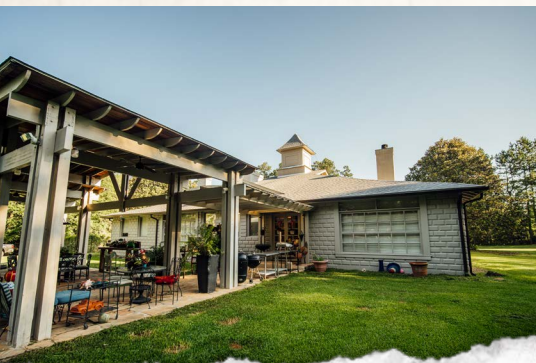
DENNIS WEST | MANAGING BROKER
C: 601-248-4396 | dennis@smalltownproperties.com



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™



DEREK EAVES | LAND SPECIALIST
C: 662-803-2001 | derek@smalltownproperties.com



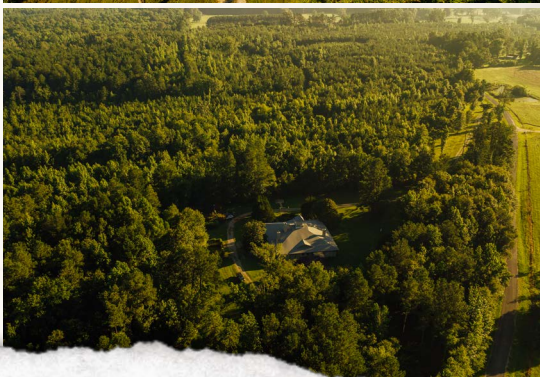
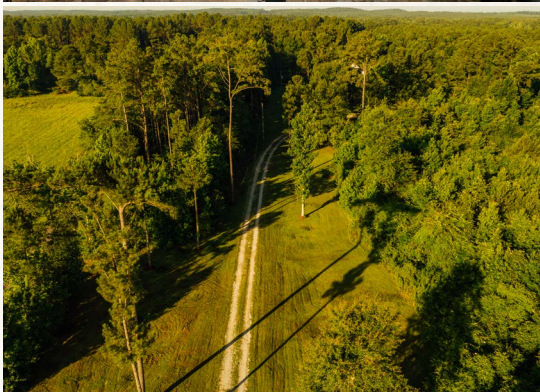
DENNIS WEST | MANAGING BROKER
C: 601-248-4396 | dennis@smalltownproperties.com



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

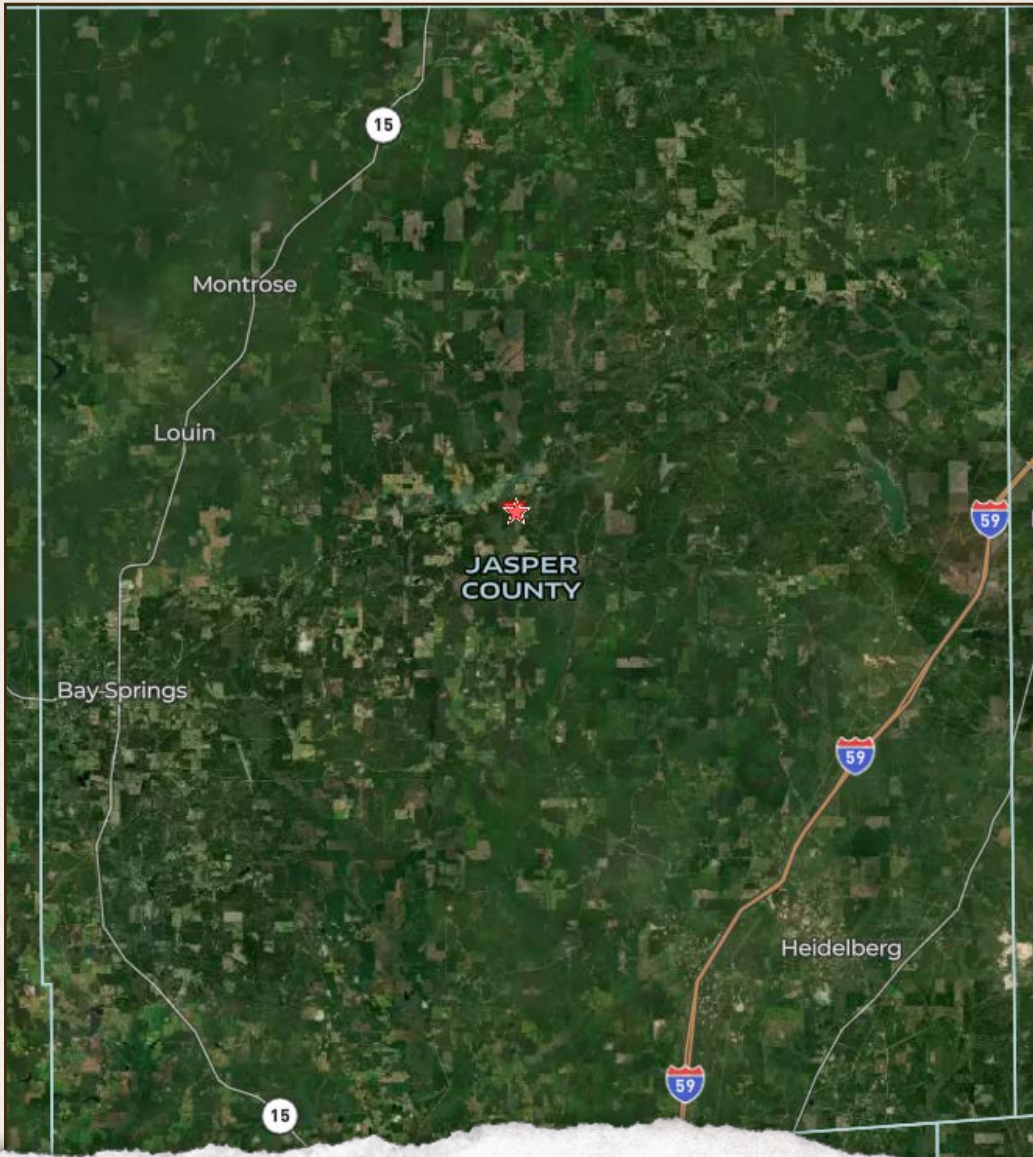


DEREK EAVES | LAND SPECIALIST
C: 662-803-2001 | derek@smalltownproperties.com



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

DEREK EAVES | LAND SPECIALIST
C: 662-803-2001 | derek@smalltownproperties.com



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



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

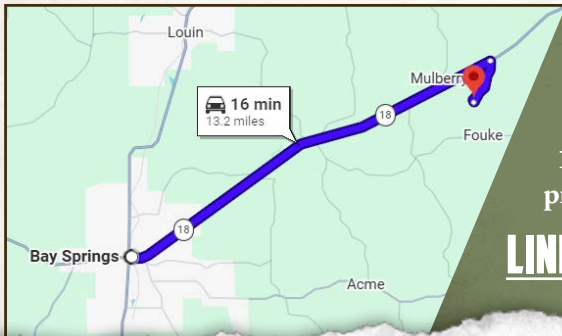
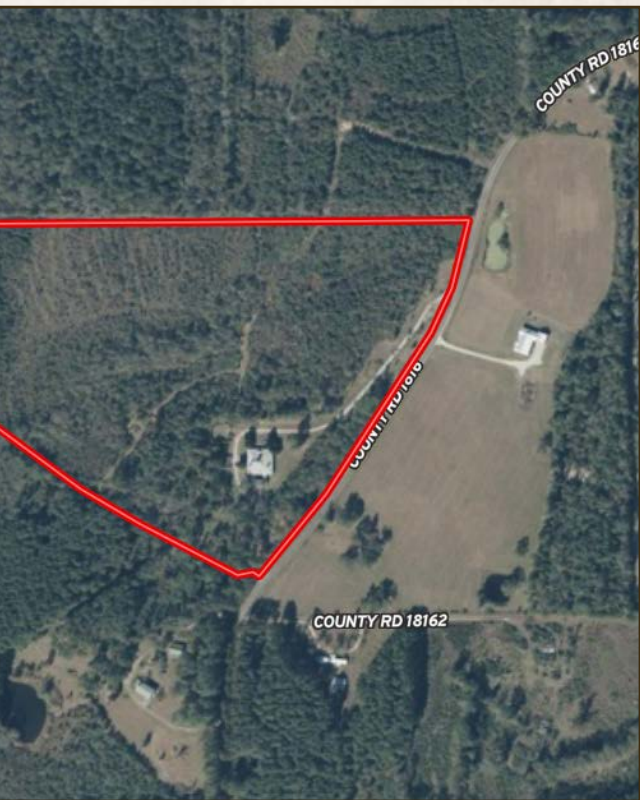


DEREK EAVES | LAND SPECIALIST
C: 662-803-2001 | derek@smalltownproperties.com

A HOME ON 39.17± ACRES

JASPER COUNTY, MISSISSIPPI

land id. LINK



Directions From Bay Springs, MS:
Travel for 11.8 miles on Highway 18 East. Turn right onto County Road 1816 and continue for 1.3 miles to the property and sign on your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™



DEREK EAVES | LAND SPECIALIST
C: 662-803-2001 | derek@smalltownproperties.com