

**108± ACRES**  
**GREENE COUNTY, MS**  
**\$399,600**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

OFFICE (769) 888-2522 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE GREENE 108

# PROPERTY PROFILE

## LOCATION:

- Highway 42  
State Line, MS 39362
- Greene County
- 8.6± Miles W of State Line
- 25.3± Miles S of Waynesboro
- 45± Miles E of Hattiesburg

## PROPERTY USE:

- Recreational
- Hunting & Fishing
- Potential Home Site

## TAX INFORMATION:

- 2024 Taxes: \$463.62
- Parcel #1: 091-00-005.01-08
- Parcel #2: 106-00-010.00-09
- Parcel #3: 091-00-005.03-08
- Parcel#4: 106-00-010.03-09
- Parcel#5: 106-00-010.04-09

## COORDINATES:

- 31.4104, -88.6077

## PROPERTY INFORMATION:

- 108± Acres
- Gently Rolling Hills
- Well-Established Internal Trails
- Mature Timber
- Highway Frontage
- Stocked Pond
- Creek
- Direct Access to  
Surrounding Public Land
- Whitetail, Turkey,  
and Small Game
- Power and Water Available  
On-Site



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

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

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

# WELCOME TO THE GREENE 108

WELCOME TO THE GREENE 108, LOCATED OFF HIGHWAY 42 BETWEEN SAND HILL AND STATE LINE, MISSISSIPPI, OFFERING A RARE COMBINATION OF HIGHWAY FRONTAGE, MATURE TIMBER, WATER FEATURES, AND DIRECT ACCESS TO SURROUNDING PUBLIC LAND. The Greene County property lays out across gently rolling hills with a well-established internal trail system that reaches every corner of the acreage. Power and water are already available on-site, giving you a strong head start for a homesite, camp, or future development.

The land carries a healthy stand of 18–20-year-old pines along with roughly twenty-five percent hardwoods, creating a balanced mix of timber value and wildlife habitat. A creek winds through the property, feeding natural travel corridors for game and adding character to the landscape. On the backside of the tract sits a beautiful stocked pond that gives the property a true centerpiece and year-round recreational value. The combination of pine ridges, hardwood bottoms, water, and elevation changes makes the acreage feel even larger than its footprint.



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

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

Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

# MORE ABOUT THE GREENE 108

This area of Greene County is known for strong deer and turkey numbers, and the Greene 108 shows it. The hardwood sections hold squirrels and small game, while the pine ridges and creek crossings show consistent whitetail traffic. Being surrounded by national forest and government land adds a major advantage: long-term privacy, protected borders, and thousands of additional acres of huntable ground right at your back door. The national forest system in this region is part of Mississippi's larger network of public lands, which spans over a million acres statewide and provides extensive hunting, recreation, and trail access across the region. That setting gives this tract a sense of seclusion while still being easily accessible from Highway 42.

With its mix of timber, water, wildlife, and established utilities, this property is well-suited for a hunting retreat, family getaway, timber investment, or future homesite. The highway frontage adds flexibility for access or development, and the surrounding public land ensures the area will remain quiet and protected for years to come.

**To schedule a private tour and to learn more,  
call Michael Oswalt or Dewayne Atkinson today!**

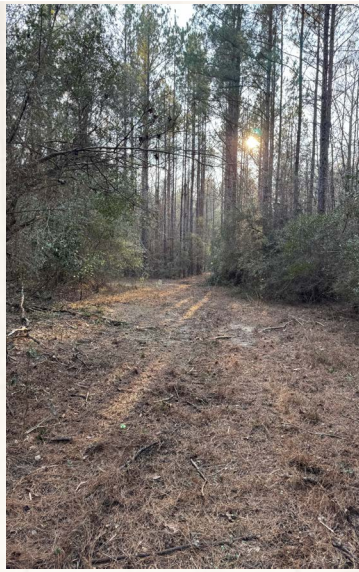


**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

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

Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

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

*Information is believed to be accurate but not guaranteed.*

108± ACRES

GREENE COUNTY, MISSISSIPPI



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

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

*Information is believed to be accurate but not guaranteed.*

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

108± ACRES

GREENE COUNTY, MISSISSIPPI



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

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

Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

108± ACRES

GREENE COUNTY, MISSISSIPPI



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

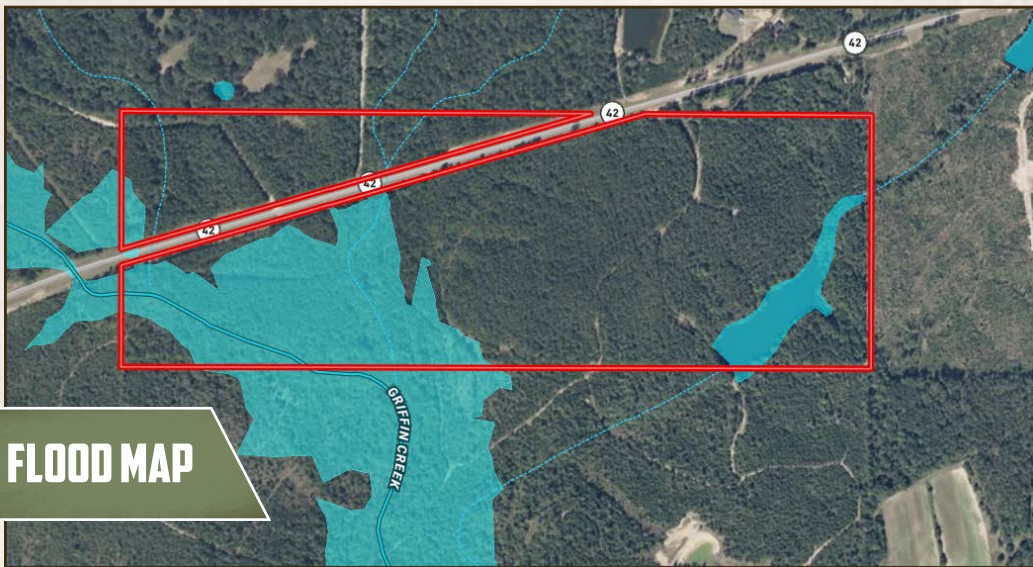
**DEWAYNE ATKINSON** | LAND SPECIALIST  
C: 601-832-3075 | dewayne@smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*

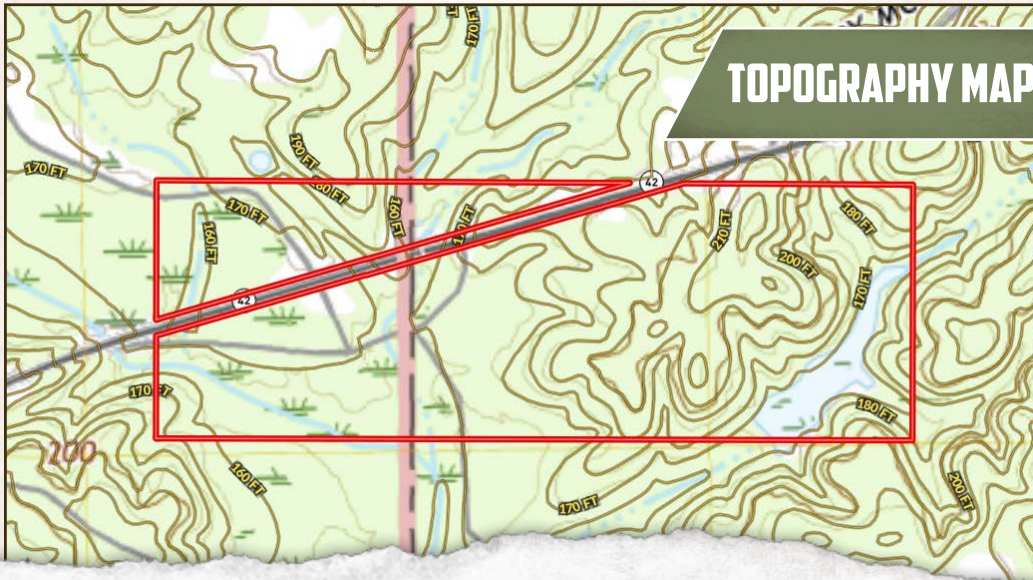
4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

108± ACRES

GREENE COUNTY, MISSISSIPPI



## FLOOD MAP



## TOPOGRAPHY MAP



**SMALLTOWN**  
 HUNTING PROPERTIES  
 & REAL ESTATE™



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
 C: 662-719-3967 | michael@smalltownproperties.com

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

Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

## SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SmD	Smithdale fine sandy loam, 5 to 15 percent slopes	38.86	33.07	0	47	4e
BiA	Bibb-luka complex, 0 to 2 percent slopes, frequently flooded	21.62	18.4	0	52	5w
MaB	Malbis fine sandy loam, 2 to 5 percent slopes	15.47	13.17	0	59	2e
StA	Stough fine sandy loam, 0 to 2 percent slopes, occasionally flooded	13.86	11.8	0	46	3w
LrD	Lorman-Petal complex, 5 to 15 percent slopes	11.99	10.2	0	56	4e
StB	Stough fine sandy loam, 2 to 5 percent slopes, occasionally flooded	9.53	8.11	0	45	3e
BJK	Bibb, Johnston and Kinston soils, 0 to 1 percent slopes, frequently flooded	3.47	2.95	0	19	5w
W	Water	2.69	2.29	0	-	-
TOTALS		117.4 9(*)	100%	-	48.23	3.75



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

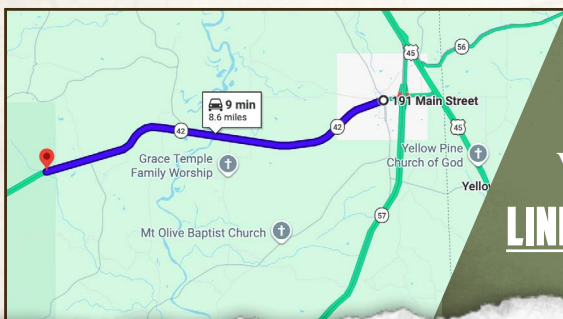
**DEWAYNE ATKINSON** | LAND SPECIALIST  
C: 601-832-3075 | dewayne@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

108± ACRES

GREENE COUNTY, MISSISSIPPI

land id. LINK



Directions From Main Street in State Line, MS: Travel 8.6 miles west on Main Street/St Peter Street/MS-42 W to the property on the left.

[\*\*LINK TO GOOGLE MAP DIRECTIONS\*\*](#)



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

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

*Information is believed to be accurate but not guaranteed.*

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com