

6243 Lake Mary Road

0.3± ACRE LOT

Woodville/Wilkinson/Mississippi



\$34,875



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Office: 601.898.2772

Property Information

Location:

- 6243 Lake Mary Road
Woodville, MS 39669

Coordinates:

- 31.2165, -91.516

Property Use:

- Camp
- Home
- Fishing
- Duck Hunting

Property Highlights

- 0.3± Acre Lot at the North End of Lake Mary Road
- Lot sits on the Homochitto River
- Power on site
- Public Water on site
- Septic on site
- Concrete slab on site if you want to build a camp
- Paired with the concrete slab is a metal pole shed for parking a camper on site
- Lake Mary is known for its fabulous duck hunting, with some portions of the lake being as close to half a mile from the MS River providing access to migrating ducks who are looking to rest during their migration
- Public Boat Launch
- Access to 433± acre public lake to hunt or fish all year long
- Fishing is premier as well, especially crappie fishing

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Build-ready waterfront lot offering approximately 0.3± acres on Lake Mary in Woodville, MS. Situated in Wilkinson County along the Homochitto River, this property includes existing utilities with power, water, and septic already in place. Improvements feature a concrete slab from a previous camp and a metal pole shed suitable for covered camper or equipment storage. The location provides direct access to outdoor recreation, including a nearby 433± acre public lake for fishing and offers great opportunities for duck hunting. A true, pull up and hunt opportunity awaits someone looking for a weekend retreat or future homesite with key infrastructure already established.



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The Property



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The Property



- Access to Public Boat Launch at Lake Mary Landing
- Duck hunting can be special on good migration days

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Aerial Photos



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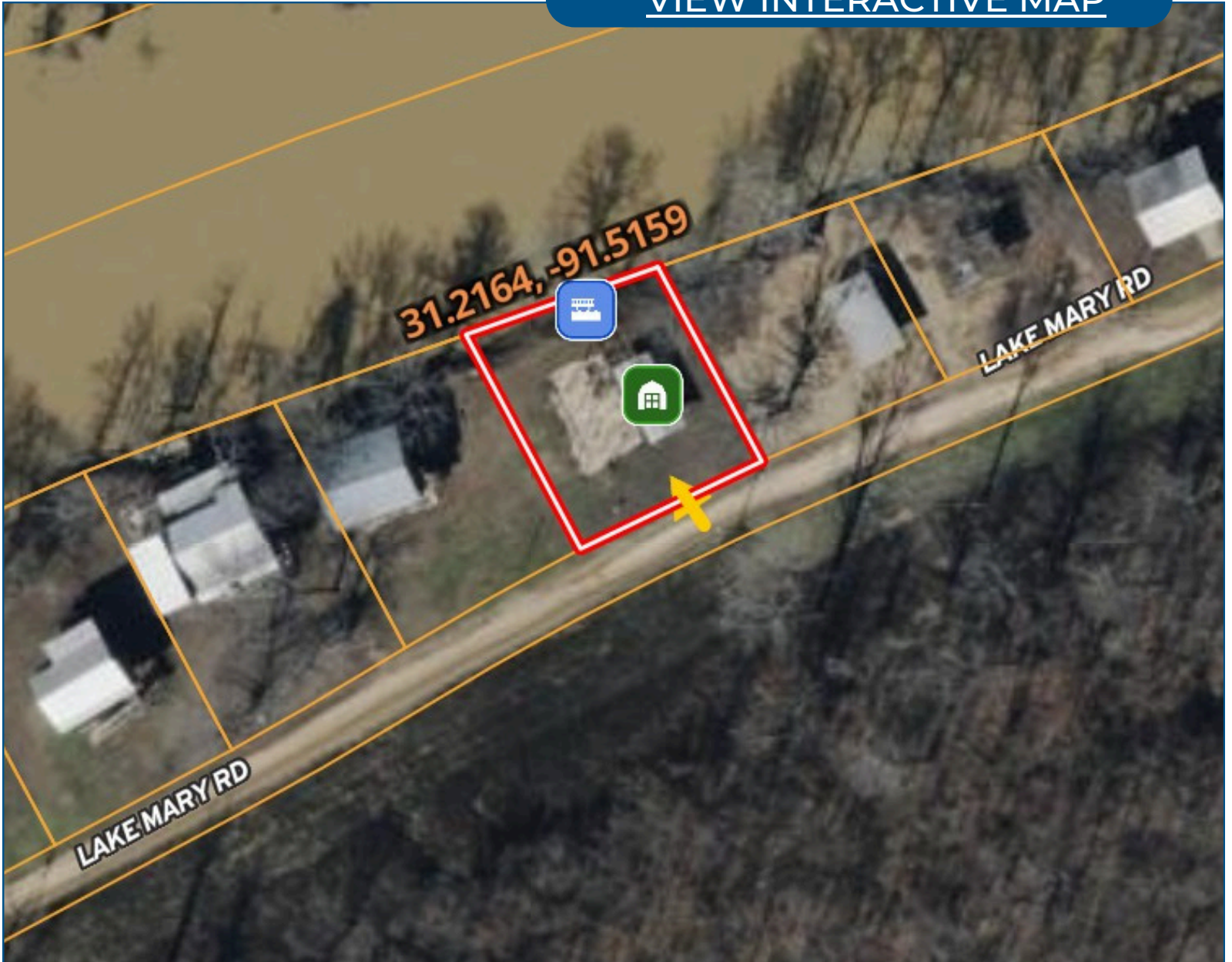
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Aerial Map

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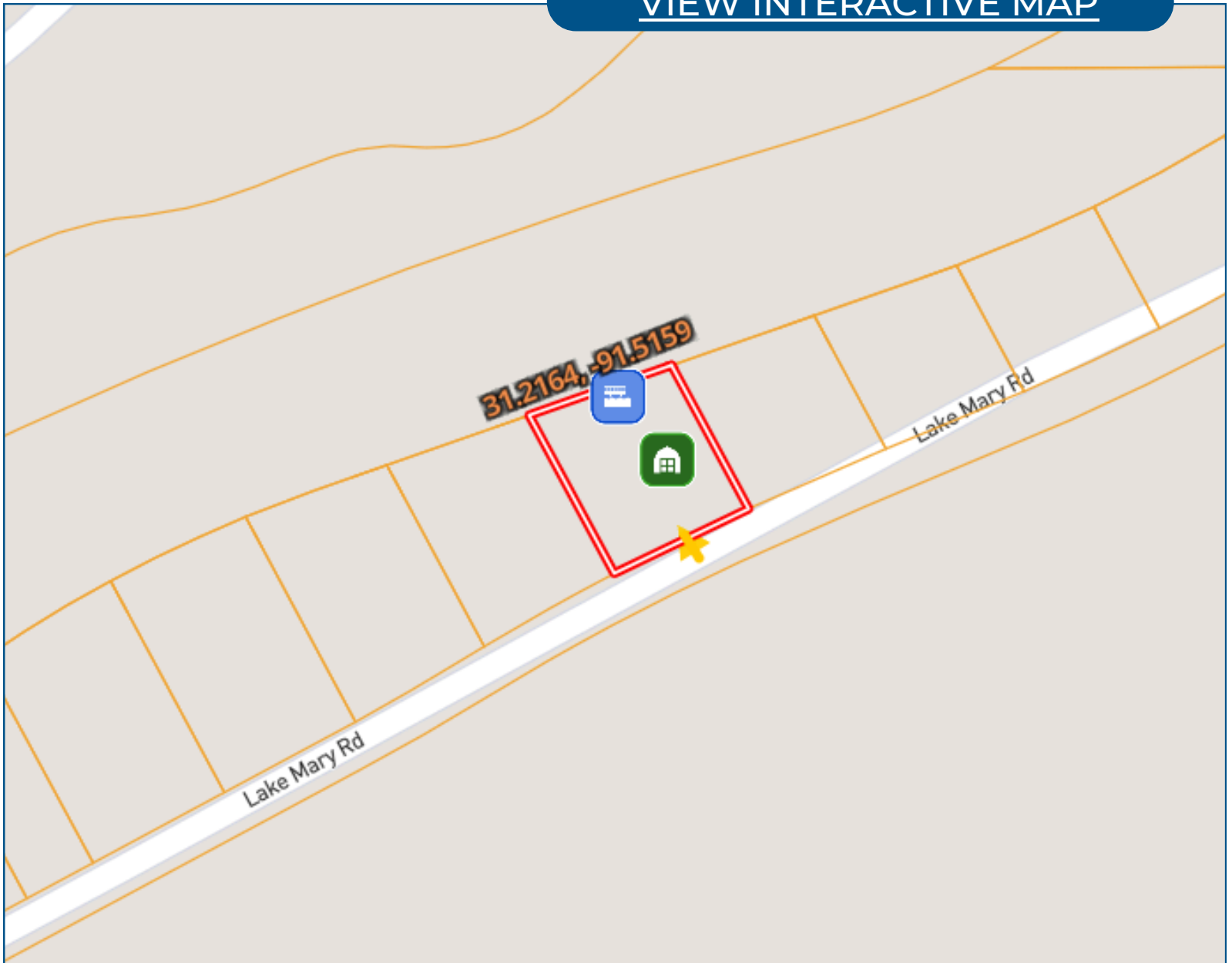
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Ownership Map

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Topo Map

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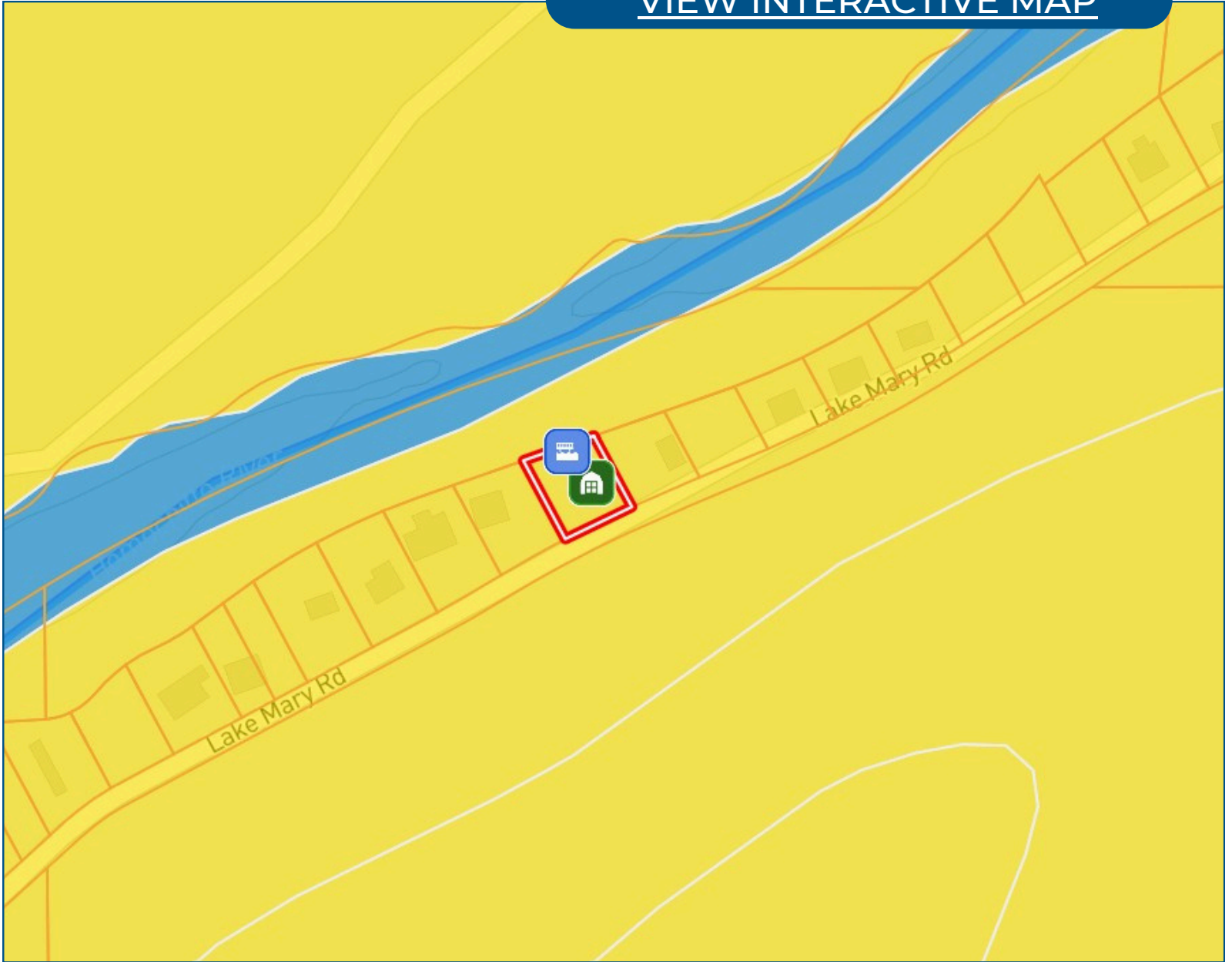
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Soil Map

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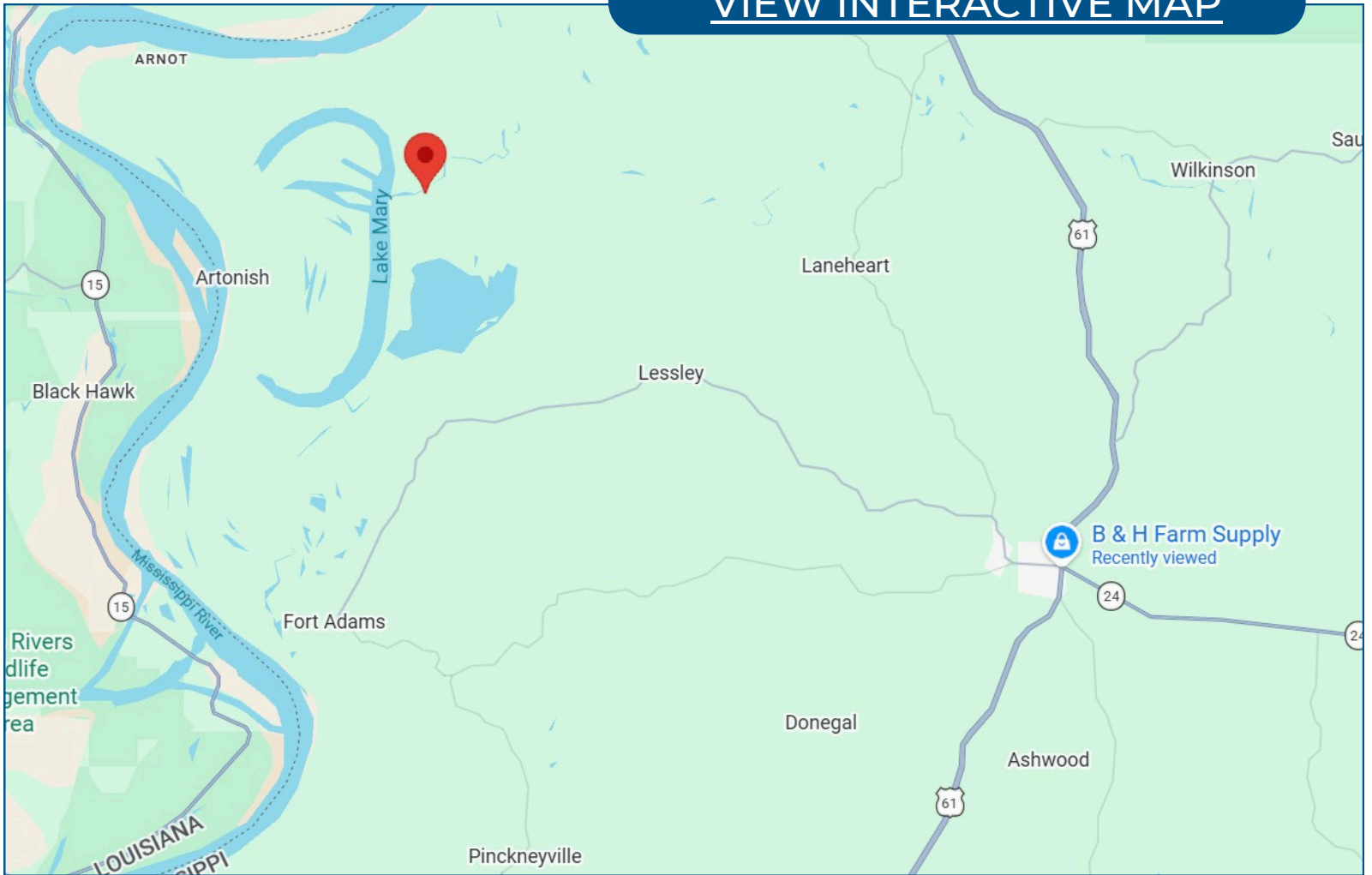
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Directional Map

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From the intersection of Highway 61 and Highway 24 in Woodville, MS: Head west on Highway 24 for approximately 15 miles and turn right onto Lake Mary Road. Continue on Lake Mary Road for approximately 6 miles, the property will be on the left.

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