



This 150± acre recreational property in Magnolia, Mississippi offers an outstanding combination of river frontage, mature hardwood timber, hunting, fishing, and year-round outdoor recreation. Located approximately 1½ hours from New Orleans, 15 minutes from the Louisiana state line, and just 6 miles south of Percy Quin State Park, the property features more than 4,500 feet of Tangipahoa River frontage with opportunities for fishing, swimming, canoeing, and tubing. Mature white oak, red oak, and hickory provide excellent habitat for deer, turkey, ducks, and small game, while established food plots, a duck hole, and an extensive internal road system make the property ideal for hunting, ATV riding, and exploring. Additional features include approximately 5 acres of improved pasture, 1,100 feet of blacktop road frontage, and electricity on the property. With its beautiful river frontage, abundant wildlife, and convenient location, this Magnolia property is an ideal family hunting camp, weekend retreat, or recreational getaway.

Hamp Lea Road, Magnolia, MS

31.127418, -90.493489 GPS



\$960,000

150± Acres
MLS #4159402



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