



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

35± ACRES
WAYNE COUNTY, MS
\$129,500



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

THE WAYNE 35

PROPERTY PROFILE

LOCATION:

- Pine Grove Road
Waynesboro, MS 39367
- Borders the DeSoto
National Forest
- Wayne County
- 20± Miles SW of Waynesboro
- 27± Miles SE of Laurel
- 41± Miles NE of Hattiesburg

PROPERTY USE:

- ATV Riding
- Investment
- Recreational
- Hunting & Fishing
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 35± Acres
- Pine Timber
- 5 Ponds
- Pine Grove Road Frontage
- Utilities & Internet Available

TAX INFORMATION:

- Estimated Taxes: \$160
- Parcel: 203-24-00000400

COORDINATES:

- 31.55495, -88.8442



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

HUNTER WADLEY | LAND SPECIALIST
C: 601-410-1992 | hunter.wadley@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.

WELCOME TO THE WAYNE 35

WELCOME TO THE WAYNE 35 IN WAYNESBORO, MISSISSIPPI. DISCOVER 35± BEAUTIFUL ACRES WITH DIRECT ACCESS TO THE NATURAL BEAUTY OF THE DESOTO NATIONAL FOREST. This exceptional Wayne County property features five ponds, pine timber, and road frontage on Pine Grove Road, making it an ideal opportunity for a homesite, recreational retreat, hunting property, or long-term investment.

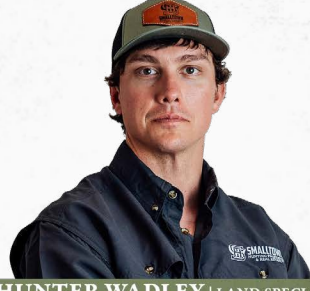
The land offers convenient access to power, public water, and high-speed internet at the road, giving you the benefits of a peaceful rural setting without sacrificing modern conveniences. Whether you're looking to build your dream home, establish a weekend getaway, or enjoy the income potential of merchantable pine timber, the Wayne 35 has endless possibilities.

This is a great opportunity to own a versatile tract that combines natural beauty, timber, water features, and modern utilities in one outstanding property.

Contact Hunter Wadley or Dennis West today to schedule a private showing and experience #TheSmallTownWay!



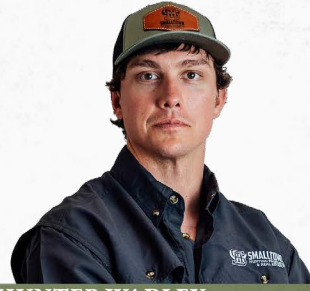
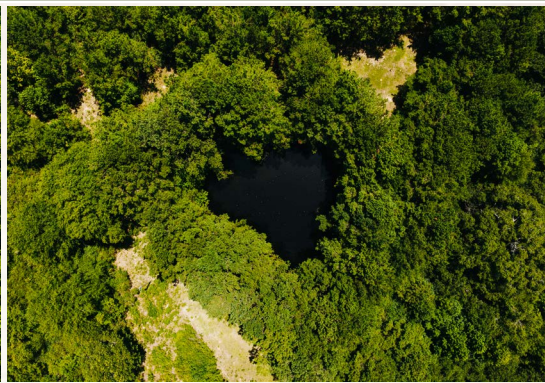
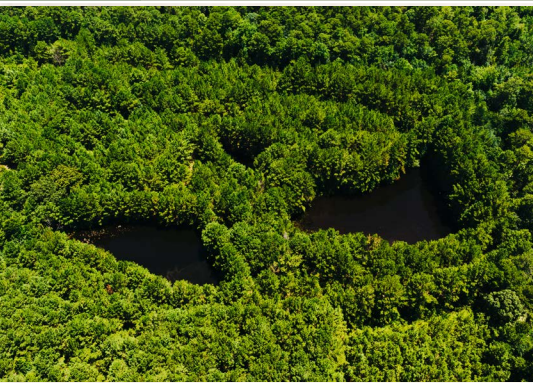
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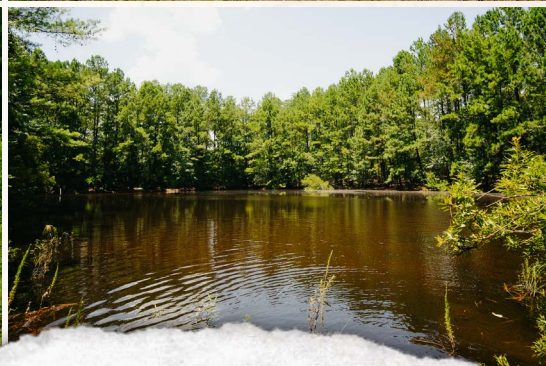
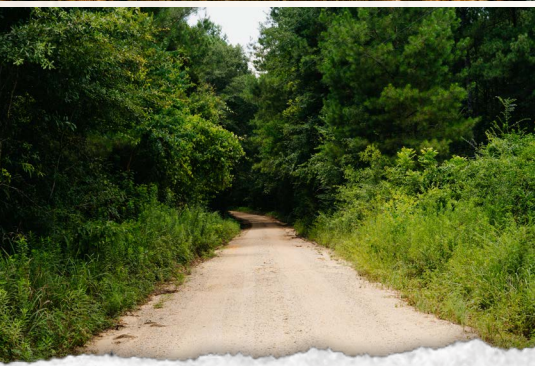
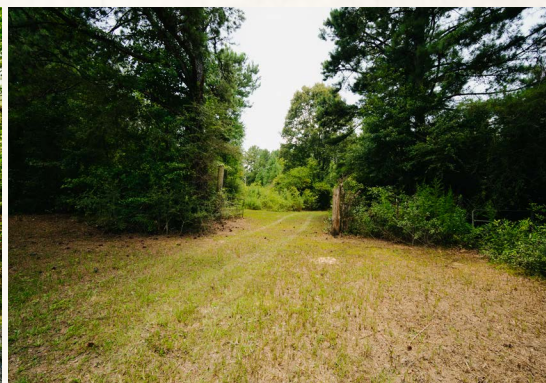
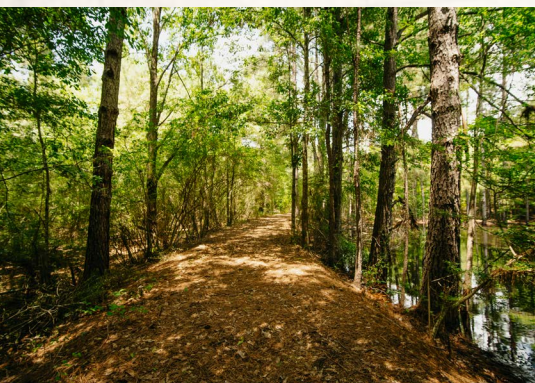
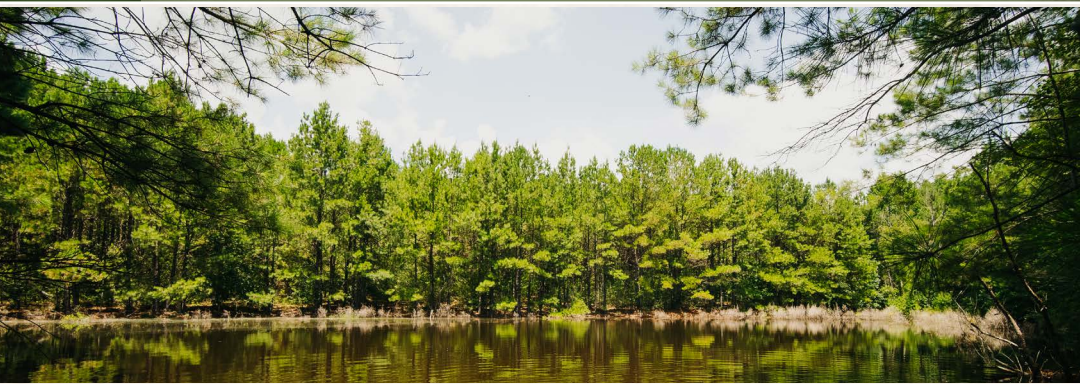
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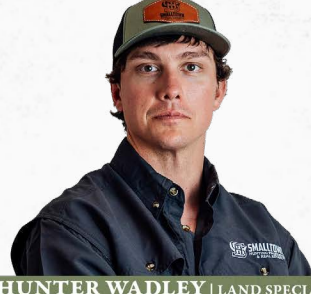
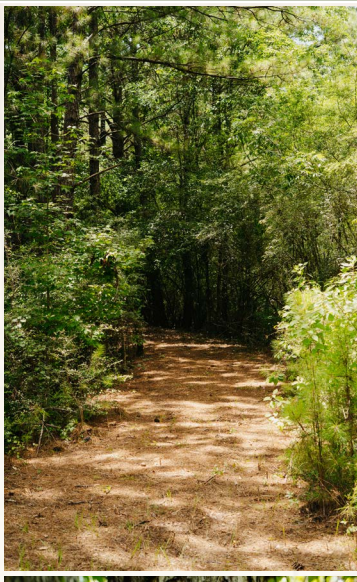
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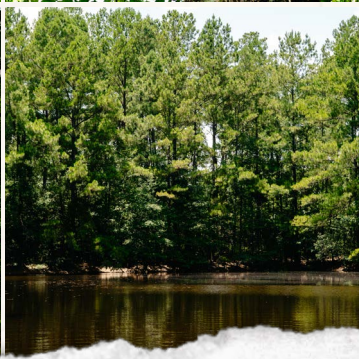
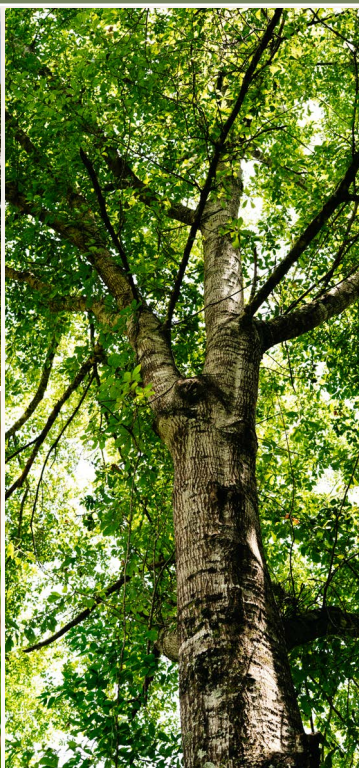
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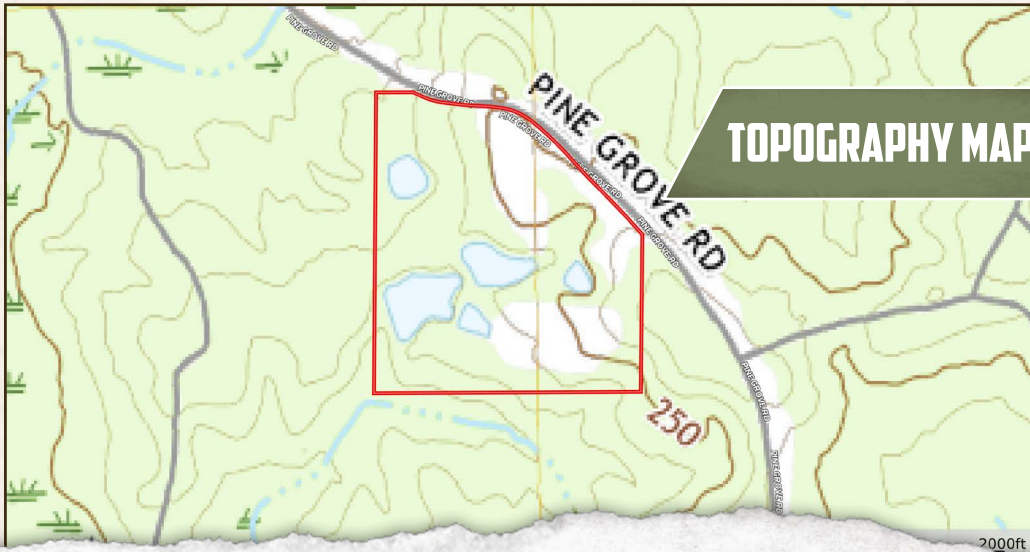
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STREET MAP



TOPOGRAPHY MAP



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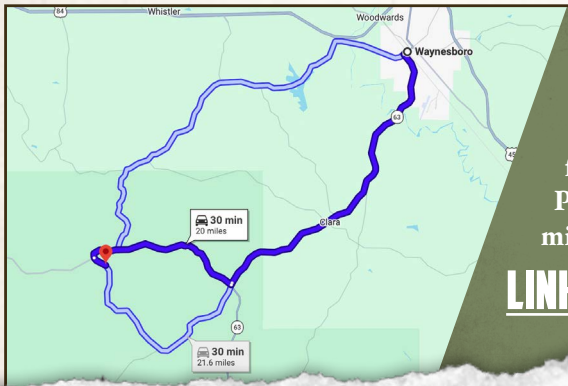
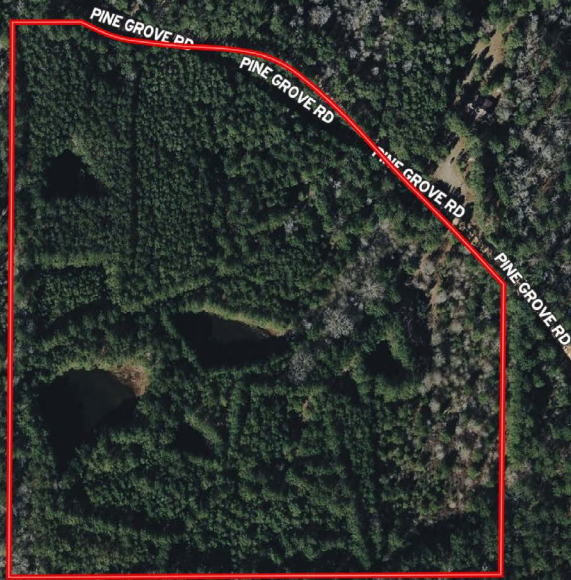


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land id. LINK



Directions From Waynesboro, MS:
Travel south on MS-63 for 12.8 miles.
Turn right onto MS-536 and continue
for 6.4 miles. Take a slight left onto
Pine Grove Road and proceed for 0.6
miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS



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