

284.9± Acre Hunting Retreat

Oldenburg Road

Meadville, Franklin County, MS



\$994,000



Expect More. Get More.

Property Information

Location:

- Oldenburg Road
Meadville, MS 39653

Coordinates:

- 31.5636, -90.90935

Property Use:

- Deer Hunting
- Turkey Hunting
- Timber Investment
- "Family Getaway"

Property Highlights

- 284.9± Acres
- Mixed Timber
- Diversified Pine Timber Age
- Managed Pine Timber
- Flowing Stream
- Gravel/Sandy Creek Bottom
- 4 Established Food Plots
- Established Road System



Expect More. Get More.

**LAYTON
HORNE**
REALTOR®

Office: 601.898.2772
Cell: 601.624.1282

Layton@TomSmithLand.com

**A Real Estate Expert
You Can Trust!**



The Property

284.9± Acres

This 284.9± acre tract in Franklin County, Mississippi is a well-rounded recreational and timber investment property with everything a land buyer is looking for. The property features mixed timber with a diverse age structure of pine, offering both immediate and long-term income potential. The managed pine timber has been well maintained, providing excellent habitat for wildlife while supporting future timber returns. A flowing stream winds through the property, complemented by a gravel and sandy-bottom creek, creating a reliable water source and ideal travel corridors for deer and turkey. These natural features add both beauty and functionality, enhancing the overall hunting experience. For the outdoorsman, the tract includes 4 established food plots already in place, making it ready to hunt from day one. The combination of timber diversity, water, and food sources makes this a highly attractive property for wildlife. An established internal road system provides easy access throughout the property, allowing you to navigate efficiently for hunting, management, or recreational use. Whether you're looking for a turnkey hunting property, timber investment, or a private recreational getaway, this Franklin County tract checks all the boxes.



**LAYTON
HORNE**
REALTOR®

Office: 601.898.2772

Cell: 601.624.1282

Layton@TomSmithLand.com





**LAYTON
HORNE**
REALTOR®

Office: 601.898.2772

Cell: 601.624.1282

Layton@TomSmithLand.com



Expect More. Get More.



**LAYTON
HORNE**
REALTOR®

Office: 601.898.2772

Cell: 601.624.1282

Layton@TomSmithLand.com



Expect More. Get More.

The Property



**LAYTON
HORNE**
REALTOR®

Office: 601.898.2772
Cell: 601.624.1282

Layton@TomSmithLand.com



Expect More. Get More.

Aerial Photos



**LAYTON
HORNE**
REALTOR®

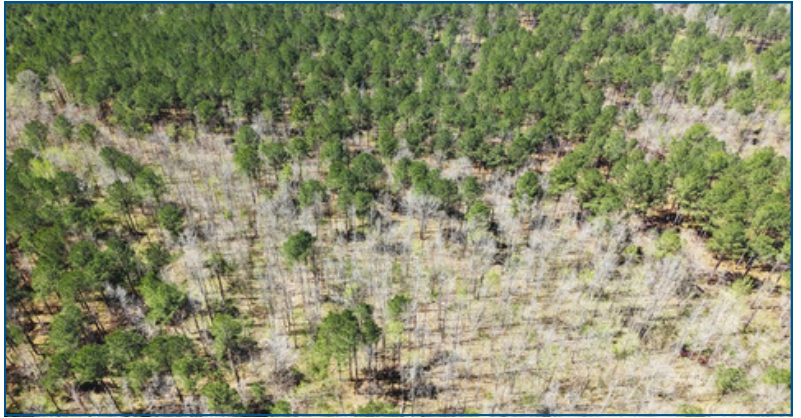
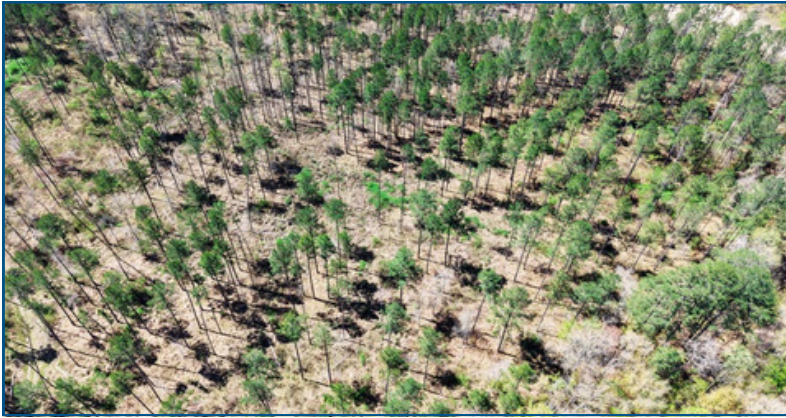
Office: 601.898.2772

Cell: 601.624.1282

Layton@TomSmithLand.com



Aerial Photos



**LAYTON
HORNE**
REALTOR®

Office: 601.898.2772

Cell: 601.624.1282

Layton@TomSmithLand.com



Expect More. Get More.

Aerial Photos



**LAYTON
HORNE**
REALTOR®

Office: 601.898.2772

Cell: 601.624.1282

Layton@TomSmithLand.com



Expect More. Get More.

Aerial Map



[VIEW INTERACTIVE MAP](#)



**LAYTON
HORNE**
REALTOR®

Office: 601.898.2772
Cell: 601.624.1282

Layton@TomSmithLand.com

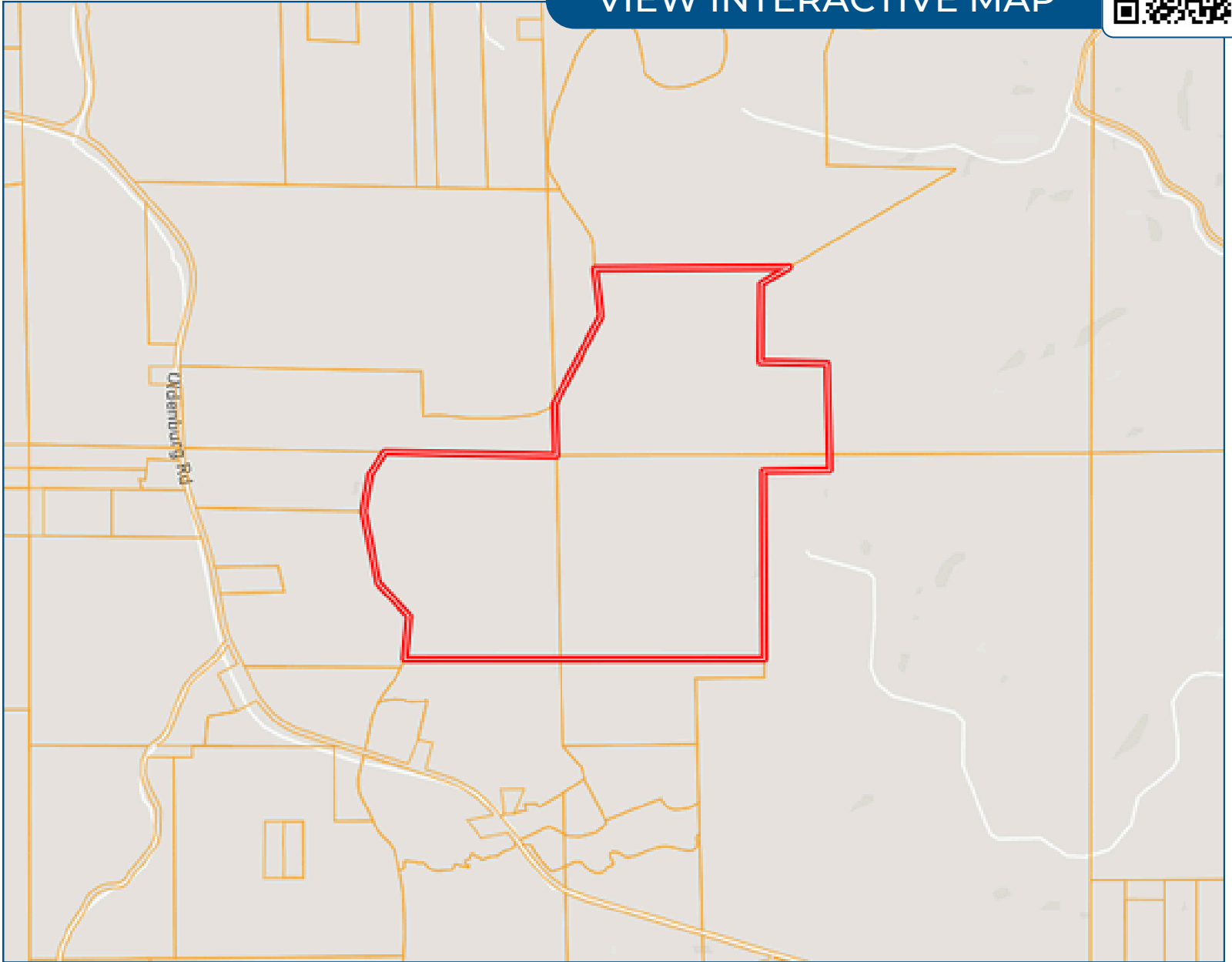


Expect More. Get More.

Ownership Map



[VIEW INTERACTIVE MAP](#)



**LAYTON
HORNE**
REALTOR®

Office: 601.898.2772
Cell: 601.624.1282

Layton@TomSmithLand.com

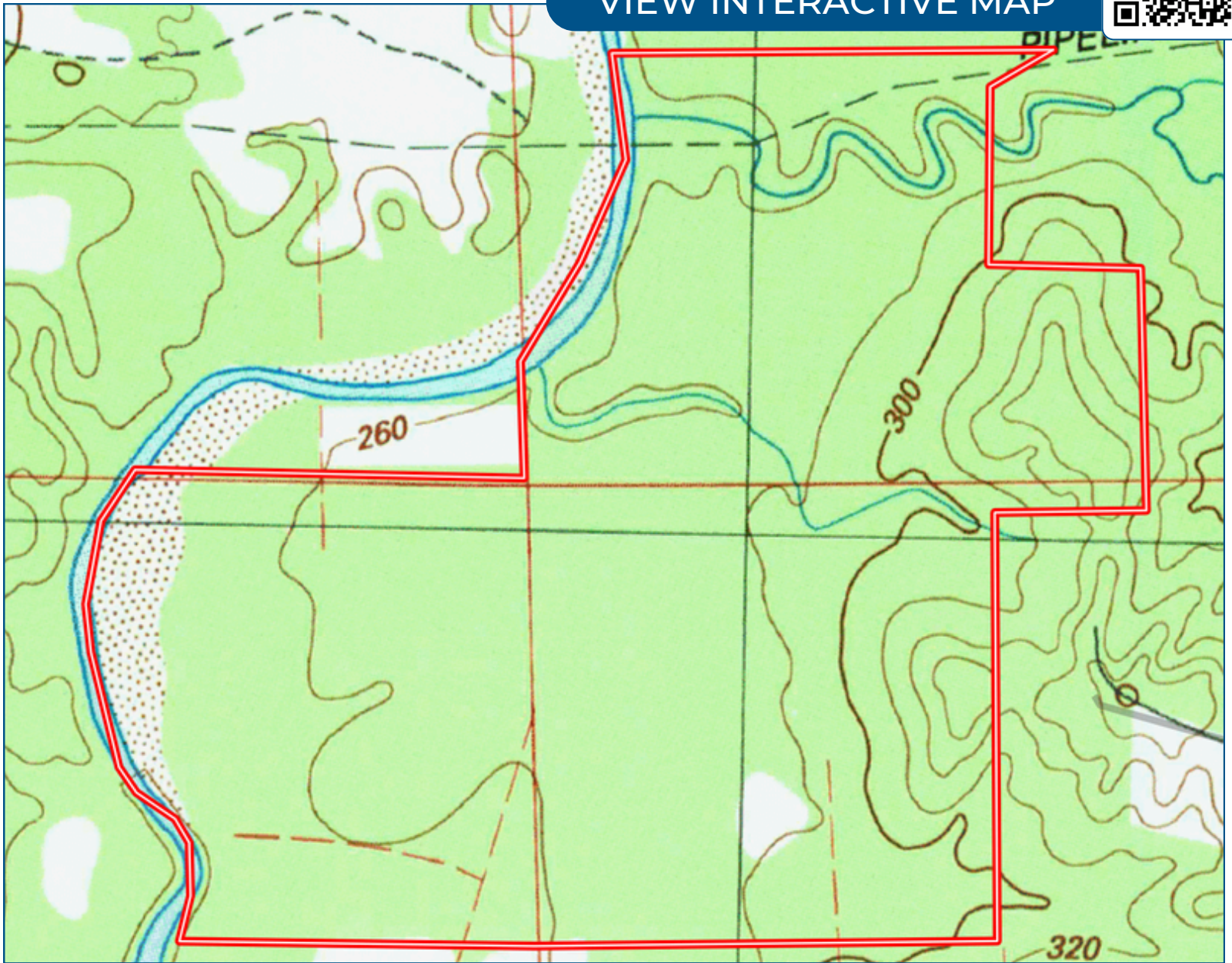


Expect More. Get More.

Topo Map



[VIEW INTERACTIVE MAP](#)



**LAYTON
HORNE**
REALTOR®

Office: 601.898.2772
Cell: 601.624.1282

Layton@TomSmithLand.com

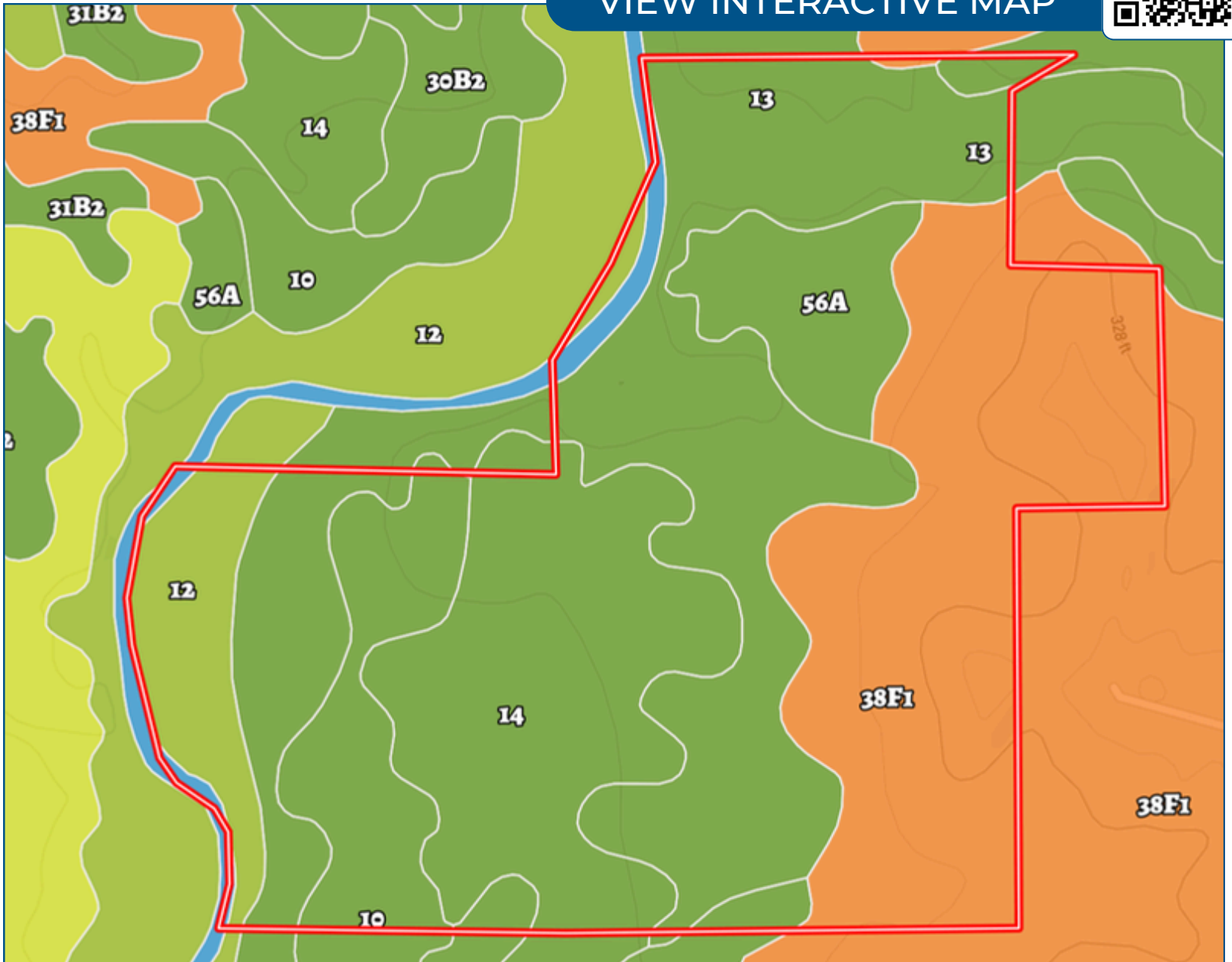


Expect More. Get More.

Soil Map



[VIEW INTERACTIVE MAP](#)



**LAYTON
HORNE**
REALTOR®

Office: 601.898.2772
Cell: 601.624.1282

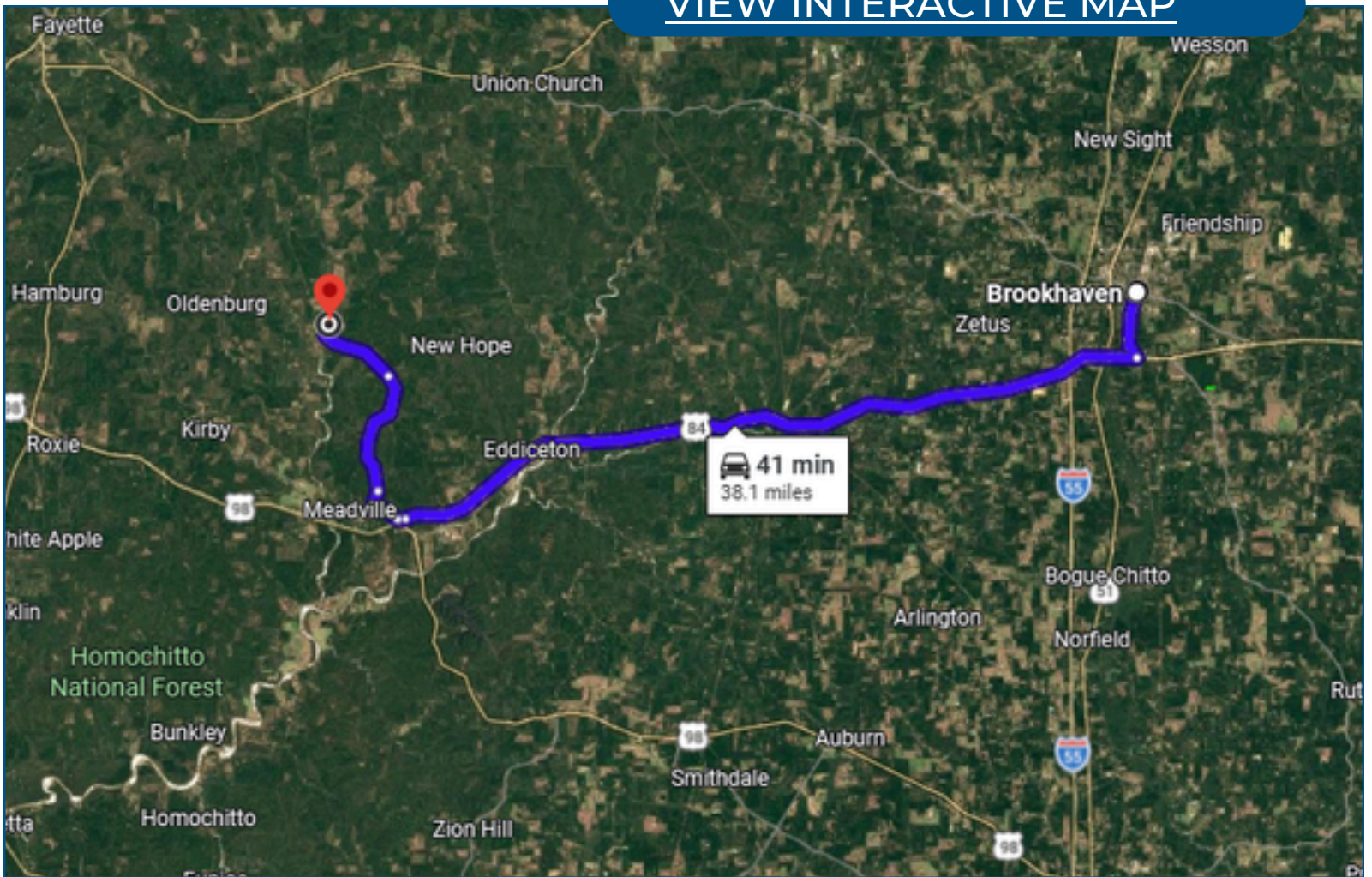
Layton@TomSmithLand.com



Expect More. Get More.

Directional Map

[VIEW INTERACTIVE MAP](#)



Directions from Brookhaven, MS: Take MS-583 S/S 1st St to US-51 S for 2.7 miles. Get on MS-184 W in Franklin County from US-84 W for 25.9 miles. Take Hospital Rd to Oldenburg Rd for 8.8 miles. Turn right until you reach the area near your destination. From there, use nearby gravel or county roads to access the exact coordinates (31.5636, -90.90935).

**LAYTON
HORNE**
REALTOR®

Office: 601.898.2772

Cell: 601.624.1282

Layton@TomSmithLand.com



Expect More. Get More.

Listing Agent



Layton Horne

Realtor/Land Agent

Layton Horne is a dedicated realtor from Flora, Mississippi, passionate about helping clients find their perfect homes and investment properties. A proud graduate of Tri-County Academy, Layton has a deep connection to the local community and a strong understanding of the area's real estate market. When not working with clients, Layton enjoys hunting and fishing, making the most of Mississippi's great outdoors. With a commitment to hard work, integrity, and local expertise, Layton ensures every real estate transaction is a success.

OFFICE: 601.898.2772

CELL: 601.624.1282

Layton@TomSmithLand.com

CALL ME TODAY!



Expect More. Get More.