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**SOUTHERN
STATES REALTY**



Attention recreational and hunting enthusiasts! Have you been searching for the ultimate hunting property to call your own? Well, look no further than this incredible 1250-acre timberland paradise which straddles the MS/LA line with over 2 miles of frontage on the scenic Tickfaw River. If you know this area, you know properties like this don't come along often. This property is a dream come true for any avid hunter, boasting predominately mature pine and hardwood forests with scattered younger age classes of timber for optimal wildlife habitat. The property has an extensive network of improved roads and trails, so you'll have easy access to explore all corners of the property. Outdoor enthusiasts will be delighted to find all varieties of game on this property, making it perfect for hunting, hiking, horseback riding, and simply escaping. But that's not all, there is also a stocked lake fed by a new well, providing the perfect spot for fishing and relaxation. After a long day out in the field, retreat to the comfortable and secluded main house, complete with 4 bedrooms and 3 baths, or maybe you would prefer the cozy guest house with 1 bedroom and 1 bath and a wonderful gathering area for family and friends. There's an additional bedroom in the small barn and also a 4000SF warehouse for storage. All the facilities are located in Gillsburg, Mississippi, and connect via roads and trails to the contiguous acres in St. Helena Parish, Louisiana. The property has 2 legal access points in Louisiana also. This property is truly a hunter's paradise. Don't miss out on the opportunity to make this your own!

Browning Lane, Gillsburg, MS

31.002195, -90.672872 GPS



\$5,400,000

**1250 Acres
MLS #138243
UC #23042-38243**

