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**SOUTHERN
STATES REALTY**



Hunting land for sale in Claiborne County, Mississippi. This +-185 acres is located on the eastern side of Claiborne County just off of Highway 18. This tract checks all of the boxes. In fact, it checks the boxes of several tracts. With a private gated entrance, turnkey shop, 2 duck holes, planted crop fields, pine plantations, beautiful hardwoods, and several sloughs are just a few of the features of this beautiful property. With several strategically placed food plots, this tract actually hunts much larger than its size. The plots feature box stands and feeders with clover already established in most plots. The tract has had very limited hunting pressure for both deer and turkey the last few years creating great age structure. This area of Claiborne County is known for its rich soils and great genetics and this tract is no different. The property also features a newly constructed metal building adjoining the perfect campsite with lockable storage and a large, enclosed skinning room all sitting above a large cypress slough. This tract truly is a year-round turnkey paradise. Fishing, playing in the creek, deer and duck hunting in the fall, and hard gobbling turkeys in the spring are just a few of the reasons you'll love this tract. Tracts with this many features at this price rarely come on the market. Call today to setup your private showing.

1017 Insemore Road, Port Gibson, MS

32.008327, -90.731479 GPS



\$750,000

**185± Acres
MLS #140167**



#HUNTINGLANDMAN