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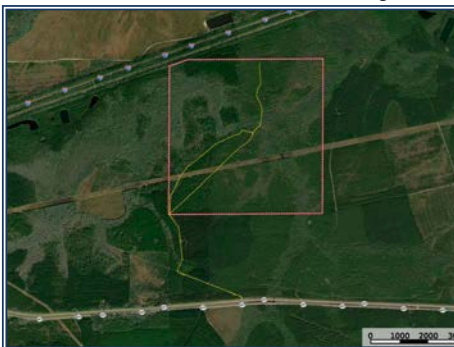
SOUTHERN STATES REALTY



Cheap land for sale! 639 acres of pine and hardwood recreational timberland located on the north side of Hwy 607, 11 miles west of downtown Bay St. Louis, MS and 2 miles east of the Infinity Science Center. Surrounded by 10's of thousands of acres of contiguous timberland, this is an excellent opportunity for someone to buy a large recreational tract of land that is close to the Mississippi Gulf coast and SE Louisiana. This property is located within the 125,000-acre acoustical buffer zone around Stennis Space Center which does not allow habitable structures to be built on properties within the zone. Even though the easement prohibits the construction of a home or camp, all other activities such as managing timber, hunting, fishing, and recreation are allowed. Elevation ranges from 10'-20', and 74 acres +/- are not in the flood zone. Approximately 168 acres are classified as wetlands - not much open water but mainly young stands of cypress and tupelo gum. A 25-acre powerline right of way that traverses the property east to west is begging to be turned into a green field for deer!

Hwy 607, Kiln, MS

30.312095, -89.561900 GPS



\$639,000

**639± Acres
 MLS #24-61**

