



Slade Priest
 sladepriest1@gmail.com
 Office: (601) 250-0017
 Cell: (601) 888-0094
 SouthernStatesRealty.com



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States Realty**



Welcome to the Double Nickel. The Double Nickel is 55+- acres adjoining the Homochitto National Forest with a 2 bed/2 bath mobile home with brand new front and back porches. Also, new gravel was laid and the campsite was cleared allowing for plenty of room to build an enclosed barn or skinning shed. Rarely do tracts this size in Wilkinson County at this price point come onto the market that are fully developed as this one is. The internal road system takes you throughout the entire tract never making you turn around at a dead end unless you take the road to the food plot on the edge of the National Forest. As evident by the trail camera photos and the video, this tract is a wildlife paradise loaded with deer and turkey. There were no deer taken off the property last year, but there were several encounters with nice bucks. Tracts that adjoin the national forest are rare, and this tract is adjoins one of the furthest most south portions of the national forest closest to Baton Rouge and New Orleans. You can leave Tiger Stadium in Baton Rouge and be in the stand in just over an hour. If you are in the market for a 100% turnkey property that adjoins thousands of more acreage in the National Forest, give me a call today and let's schedule your private showing.

1 Cole Road, Woodville, MS

31.258182, -91.194479 GPS



\$325,000

**55± Acres
MLS #141613**



#HUNTINGLANDMAN