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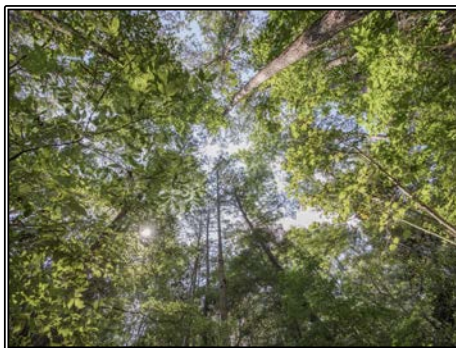
**Southern
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Hunting Land for Sale adjoining the Caston Creek WMA. Welcome to Birdman Tract 1. This property is unique in many different ways. For starters, it is 100% turn key. You can leave the closing and stop at the grocery store for food, bring your clothes and weapon of choice and go hunt. The brand new 2 bed/1 bath camp has modern finishes and will make the perfect place to relax on weekends when trying to escape the every day hustle of life. I can assure you the only thing you will listen to are the crickets and whippoorwills. Power is currently being run by the sellers at their expense. When you leave the camp you'll be pleased to find a very good internal road system bringing you to many different hunting spots. The tract offers 3 large food plots surrounded by mature pine timber and a hardwood creek bottom with a beautiful creek running through it. The property is covered in deer and turkeys as evident by the trail cam photos. The entire western boundary is made up of the Caston Creek WMA which is a strictly managed portion of the Homochitto National Forest. There are different regulations on this portion including not being able to run dogs. This serves as a great opportunity to enjoy some public land hunting and recreation without disturbing anywhere on your property. Also, if that gobbling turkey is on the other side of the line, you have all the right in the world to go over and knock him down. You are also minutes from several other locations of the forest. There are several hundred more acres that adjoin this property that can be bought as well if you are interested. Give us a call today for your private showing. Owner/Agent.

1 Oxford Meadville Road, Gloster, MS

31.301645, -90.908713 GPS



\$449,000

**87± Acres
MLS #143312**



#HUNTINGLANDMAN