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**Southern  
States Realty**



Turnkey hunting property for sale in Franklin County, MS adjoining the Homochitto National Forest. Welcome to the Knoxville 70, a pristine hunting and recreational property located just 40 minutes from downtown Natchez and Brookhaven. The main features of this property include a 5+- acre stocked pond, 1,560+- sq ft home/cabin, 3 storage buildings, 5 established food plots, and tons of creek frontage along both Lick Branch and Dry Creek. The property borders the Homochitto National Forest on 3 sides making it as game rich as Southwest MS gets. The deer and turkey hunting on this property is as good as you can ask for. Lake Okhissa and Natchez State Park are located close by to provide great fishing opportunities outside of hunting season. Very rarely does a property with this many features hit the open market. If you are looking for a property that is truly turnkey and checks almost every box imaginable, you need to consider the Knoxville 70. Call your favorite realtor today to set up a showing.

**2776 Knoxville Road, Roxie, MS**

**31.400998, -90.067886 GPS**



**\$575,000**

**70± Acres  
MLS #144087**



**#HUNTINGLANDMAN**