



Caleb Armstrong
 REALTOR®/UC Landpro
 calebarms24@gmail.com
 Office: (601) 250-0017
 Cell: (318) 680-8177
 SouthernStatesRealty.com



**Southern
States Realty**



Welcome to the Clayton 112. The Clayton 112 can be purchased as 112+- acres or either a 40+- acre parcel on the north side of Highway 65 or a 72+- acre parcel on the south side of Highway 65. This property is the perfect father/son property for those looking for an affordable deer and duck combination. The area this property lies in is great for many reasons. The hunting in Clayton is as good as you can ask for when speaking on both deer and ducks. With power available, you can build your dream home or camp just minutes to Natchez, Lake St. John, and Lake Concordia giving you enough reason to use your place even outside of hunting season. The property boasts large hardwood timber. The southern 72+- acres south of Hwy. 65 contains oaks, gum, and cypress. Deer tracks are abundant and I jumped a nice buck when viewing the property. There is a good road system and a couple of established food plots on this side. On the north side of the Highway, the timber was thinned about 6 years ago and has healed over nicely. This side of the road is a little rawer, but is covered in deer sign due to the immense bedding habitat. There is also a 2+- acre pond I watched a fish bust a dragonfly on top of the water which would make for a great campsite. On the southern end of the property you will find a cypress brake where 2 wood ducks were jumped even though it is the end of March when I'm typing this. I can assure you there will always be a wood duck hunt to be had there. The property is free and clear of any government programs and is priced to sell and let the new owner put their finishing touches on it. I can assure you with the right game plan, very minimal work can be done to make this 112+- acres special. It has all of the right ingredients. For more information, call your favorite realtor today.

4000 US 65, Clayton, LA

31.731172, -92.512410 GPS



\$425,000

**112± Acres
MLS #4108121**

