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**Southern  
States Realty**



Welcome to the Magnolia 67. This property is a great option for those looking for a turnkey property just over the Louisiana line loaded with deer and turkeys. The property lays great and has a great internal road system, taking you to each of the 4 food plots all equipped with feeders and stands. At the road, community power and water are there to make building your camp easy. Situated not far outside of McComb, you are close to shopping, hospitals, dining, and more. You are also very close to Hammond, LA, and only an hour and a half away from Baton Rouge. There are two pipelines running east and west throughout the property, making the hunting super fun, especially during the rut. All of the food plots are planted in clover and make the place hold game year-round. As evident in the trail cam photos, you can enjoy some great hunting and make great memories on this place. The Magnolia 67 is a great place, and we know it will make the new owners happy. Give your favorite realtor a call today for more information. Owner/Agent

**7899 Easley Road, Magnolia, MS**

**31.06560, -90.552200 GPS**



**\$315,000**

**67± Acres  
MLS #144265**



**#HUNTINGLANDMAN**