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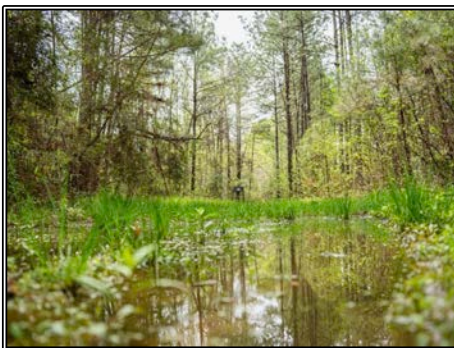
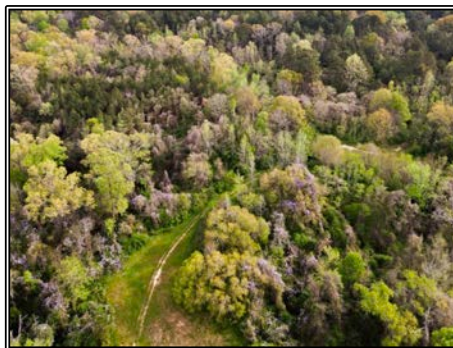
**Southern
States Realty**



Welcome to the Woodville 80. Properties in Woodville this size are hard to come by. For years, Woodville has been one of the most desirable areas in all of SWMS due to its proximity to south Louisiana while still enjoying great hunting. Property values in this area have skyrocketed in the last few years, but this tract can still be purchased at a very fair price. The property is in need of a little dozer work to make the place reach its full potential and the sellers have priced it accordingly. Good deals are hard to come by now and I know that with the right vision this tract could be a great deal. The area is loaded with deer and turkeys and tracks were abundant when riding the property. Being made up of a hardwood mix with scattered pines this property is gorgeous. There are a few designated food plots on the trail system currently so you have some options on day one. With very minimal work you could have a great 80+- acre piece right in Woodville just an hour from Baton Rouge. Power is available for you to build a camp and have a place to enjoy weekends even outside of hunting season. Properties this size in Woodville always get a ton of attention and this one is priced to sell! Call your favorite realtor today.

2008 Hwy 24, Woodville, MS

31.117709, -90.313300 GPS



\$236,000

**80± Acres
MLS #144323**



#HUNTINGLANDMAN