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States Realty**



Are you looking for a proven big buck producing property in SW MS? Then you'll want to check this one out! This TURNKEY 70.64 acre hunting property located in southeast Pike County, MS is close to the state line, and it has everything you could want in a recreational and timber investment property. There is a 1 bedroom/1 bath furnished camp that is about 650 sq ft, and it provides everything needed for your weekend getaway. The timber consists of about 55 acres in 27-year-old +/- loblolly pine plantation that has been thinned twice, and there is also about 10 acres in mature hardwoods, with the balance of the acreage in food plots, campsite area, and roads. The deer hunting is supreme with big mature bucks on camera year after year, and there has even been a 170" deer killed on this property before! There are a few turkeys hanging around and plenty of small game. There is also a 40x8x8' storage container perfect for all your equipment and tools. Last but not least, there is a well manicured 1 acre pond stocked with bass and bream, perfect for enjoying some fishing with family and friends. Velma Lane dead ends at the gate, providing something that is hard to find: peace and quiet. If you're looking for a turnkey recreational hunting property that is also a great timber investment, call and schedule your showing today! You don't want to miss this one!

1027 Velma Lane, Magnolia, MS

31.056762, -90.353480 GPS



\$350,000

**70.64± Acres
MLS #144640**

