



Barrett Van Cleave

barrett@bwlntimber.com

Office: (601) 250-0017

Cell: (601) 248-8890

SouthernStatesRealty.com



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In the rolling hills of Wilkinson County, MS, Lonely Live Oak stands taller than all the rest. Nestled in Southwest Mississippi between HWY 61 and the Mississippi River Lonely Live Oak is the epicenter of big buck country, consistently growing deer in the 150"-class range. This 800 acre wildlife sanctuary has primarily been "bow hunt only" for the past twenty years. Approximately twenty miles of internal roads make it easy to navigate the eighty acres of food plots based on wind direction and deer movement. Located 8 miles southwest of Woodville, Mississippi and an hour north of Baton Rouge, Louisiana you'll find that Lonely Live Oak is a once in a lifetime property and its hunting history makes it the gold standard for Wilkinson County, MS. Approximately 90% of the 800 acre tract is mature hardwood timber with numerous natural spring fed creeks running throughout it. The tract also features pine plantation timber as well as young hardwood stands for bedding areas. Four ponds and two major creeks offer year-round substantial drinking water for ducks, deer and turkey. After your hunt, clean your game in the 60' x 40' shop featuring an 8' x 10' walk-in cooler as well as an 8' x 10' walk-in freezer. Adjacent to the shop you'll find a 6 acre irrigated garden with fencing that yields an abundance of produce. Close out your night in the 3 bed/ 2 bath camp with covered porches. If you've ever wanted your own Mississippi deer and turkey paradise, Lonely Live Oak is truly a legacy waiting to be embraced.

4847 Donegal Road, Woodville, MS

31.06337, -91.41689 GPS



\$4,720,000

**800± Acres
MLS #144892**

