



Slade Priest
 sladepriest1@gmail.com
 Office: (601) 250-0017
 Cell: (601) 888-0094
 SouthernStatesRealty.com



**Southern
States Realty**



MLS United LLC

Hunting land for sale in Covich County, MS. Welcome to the Dixie Garden 46. This property is 46+ acres in south Covich County in the Wesson community, just north of Brookhaven. This property checks the box for those wanting to have a small hunting property or secluded getaway. The property is accessed by a deeded easement that is maintained by the cell tower company, which features a rock road that appears to be well-maintained. The deeded easement can easily be accessed in a small 2WD car to get to the campsite. Being tucked away off the road, the campsite offers exceptional seclusion, and power is available. The property is made up of middle-aged pine and hardwood timber that is sure to hold a lot of deer and probably some turkeys. There's also a small pond with fish in it. Total, there are three nice food plots that can be accessed easily from the campsite. At the campsite, there is a nice camper that has some modern updates and a very nice metal building that's newly constructed to house all of your toys and equipment. Speaking of equipment, there is a full list of equipment included with the property: a side-by-side, a tractor, and several implements. At this price point, it is hard to find a truly 100% turnkey deal. Give your favorite realtor a call today for more information.

4069 Dixie Road, Wesson, MS

31.768009, -90.432290 GPS



\$265,000

**46± Acres
MLS #4125136**



#HUNTINGLANDMAN