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**Southern
States Realty**



MLS United LLC

If you've been searching for the perfect mix of beauty, recreation, and accessibility, this 84.5± acre tract in Woodville, Mississippi deserves your attention. Located directly on Highway 24 with blacktop frontage, this property offers easy access while still providing the privacy and peace you want in a country retreat. One of the standout features is the dual creek frontage on Percy Creek and White Creek. These clear, sandy-bottom creeks wind through the property and create an incredible setting for family fun—whether it's kids splashing and playing along the banks like a natural beach, relaxing afternoons by the water, or simply enjoying the sights and sounds of flowing creeks beneath towering hardwoods. The land boasts beautiful hardwood timber and rolling terrain, offering multiple large, scenic home or camp sites with views overlooking the creeks and surrounding woods. Whether you're planning a permanent residence, a second home, or a weekend getaway, this property provides the ideal canvas. For the outdoorsman, this area is well known for its phenomenal deer and turkey hunting, and this tract is no exception. With a strong wildlife population, natural travel corridors along the creeks, and diverse habitat, it's a property you can enjoy year-round—both for recreation and relaxation. Despite its peaceful setting, the property is conveniently located just over an hour from Baton Rouge, making it an easy drive for weekend escapes or extended stays without feeling too far from city conveniences. From creekside memories with the kids to crisp fall mornings in the deer stand, this 84.5-acre property offers a rare opportunity to own a versatile, high-quality tract in a highly sought-after area of Wilkinson County. Properties with this combination of location, water features, and recreational appeal don't come along often—this one truly checks all the boxes.

10787 Old Hwy 24 Lane, Woodville, MS

31.153581, -91.439100 GPS



\$465,000

**84.5± Acres
MLS #4134495**



#HUNTINGLANDMAN