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**Southern
States Realty**



±220 Acres – Prime Timberland & Recreation Tract in Amite County, MS. Looking for a large, turnkey recreational and timber investment? This exceptional 220-acre property just north of the Louisiana line in Amite County, Mississippi checks every box — location, access, wildlife, and long-term potential. The property features 220± acres with a well-maintained internal road system providing easy access throughout, along with a mixed age class of intensively managed pine plantation designed for sustainable timber production. Approximately 120± acres have been recently harvested and are scheduled for reforestation next fall, offering strong future income potential. An excellent campsite is already in place with power, a new water well, and RV hookups for added convenience (RVs shown in photos are not included in the sale). Newly established food plots are strategically designed to attract and hold wildlife, and the property supports a strong deer population and is loaded with turkeys — truly a hunter's paradise. Conveniently located near the Louisiana line and close to the interstate, the tract offers quick access from Baton Rouge or New Orleans. This property delivers an outstanding combination of immediate recreational enjoyment and long-term timber investment opportunity, making it ideal as a family hunting retreat, weekend getaway, or income-producing land investment.

Smiley Honea Road, Magnolia, MS

31.13556, -90.58239 GPS



\$880,000

**220± Acres
MLS #4139928**

