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States Realty**



If you've been looking for a tract you can truly make your own, this 123± acre property on Chance Road in Centreville, Mississippi in Amite County is the opportunity you've been waiting on. With both Beaver Creek and Centreville Creek frontage, this place offers the kind of natural features that are getting harder and harder to find--especially at this price point. The majority of the property has been recently clearcut and cleaned up well, giving you a true blank canvas to design exactly how you want it. Whether your vision includes strategically placed food plots, a well thought out internal road system, bedding areas, or a secluded camp or homesite, this tract is ready for you to bring it to life. The groundwork has already been laid, and now it's your turn to shape it into something special. This area of Amite County is well known for producing quality deer and strong turkey numbers, and this property is no exception. With the mix of regrowth, creek corridors, and surrounding habitat, it already sets up well for wildlife and will only get better with a little management and vision. Power is available, making it easy to establish a camp or build out a future homesite. And for buyers coming out of South Louisiana, you're just over an hour from Baton Rouge, making this an ideal weekend getaway without a long drive. Opportunities like this--where you can step in at a discount and create exactly what you want--don't come around often. If you've got the vision and want to build something from the ground up, this Chance Road tract is worth a serious look.

026 MLS United LLC

1009 Chance Road, Centreville, MS

31.051054, -90.951789 GPS



**\$525,000**

123± Acres  
 MLS #4142896



#HUNTINGLANDMAN