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**Southern
States Realty**



370± Acres of Managed Timberland — Walthall County, Mississippi. Discover 370 acres of beautifully managed pine and hardwood timberland in the heart of Walthall County. This exceptional tract offers a rare combination of investment potential, recreational opportunity, and natural beauty. Located on a quiet county road, this property offers privacy, peace, and excellent access, with electricity already on site. A well-developed internal road network winds through the rolling terrain, connecting multiple food plots, established hunting stands, and scenic hardwood bottoms. The timber is multiple ages and species, including mature pine and hardwood, all intensively managed to maximize long-term value. Whether you're looking for steady income through future timber sales or a weekend retreat surrounded by nature, this land delivers. With ample space for development, the property is well-suited for: Campsites or cabins, ATV and horseback riding trails, Hiking and nature exploration, Recreational or equestrian development. South Mississippi is known for its outstanding outdoor recreation, and this tract won't disappoint—ideal for hunting, investment, or simply escaping the noise of the world. This is one of the most well-managed and versatile tracts you'll find in Walthall County, MS. The combination of mature timber, easy access, and recreational quality makes it stand out as a true legacy property. Whether your goal is long-term timber income, family recreation, or a private retreat, this tract offers the rare balance of immediate enjoyment and lasting value. Opportunities like this are few and far between in South Mississippi. Don't miss this opportunity to own a premier timber and recreation property with proven income potential and endless possibilities.

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McKenzie Road, Tylertown, MS

31.219087, -90.070176 GPS



\$1,295,000

**370± Acres
MLS #4144645**

