



Caleb Armstrong
REALTOR®/UC Landpro
calebarms24@gmail.com
Office: (601) 250-0017
Cell: (318) 680-8177
SouthernStatesRealty.com



**Southern
States Realty**



Welcome to one of the most desirable small hunting tracts to hit the market in Adams County. This exceptional 98± acre property just outside of Natchez offers outstanding deer and turkey hunting, beautiful mature mixed hardwood timber, and scenic frontage along Second Creek, all just 15 minutes from historic downtown Natchez. The mature hardwoods provide excellent wildlife habitat, long-term timber value, and abundant acorn production, while the creek creates a year-round water source and natural travel corridors that make the property hunt much larger than its acreage. Utilities are available, making this an ideal location for a hunting camp or country home. Combining exceptional recreational opportunities, beautiful timber, creek frontage, and a prime location, this is a rare opportunity to own a premier Southwest Mississippi hunting property with excellent long-term investment potential.

21 Pheasant Road, Roxie, MS

31.526399, -91.221650 GPS



\$539,000

**98± Acres
MLS #4156220**

