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**SOUTHERN  
STATES REALTY**



Hunting land for sale with creek Woodville, MS! Tracts like this are a rare find hills and bottoms with ducks, deer, turkeys and fishing all on one place! This 493 acre tract is located just NW of Woodville in big buck Wilkinson County. Surrounded by great large landowners this tract has a history of growing 140" – 160" deer. This tract also has 2 large duck lakes that historically hold lots of mallards when we get a push of ducks. The frontage on Beaver Creek and the Buffalo River gives you access to year around fun with white sand beaches and great fishing. There is a great road system that leads you to each of the 13 food plots. Box and ladder stands are already in place. Great tracts like this don't last long. Call today for your private showing!

**Lower Woodville Road, Woodville**

31.208747, -91.383461 GPS



**\$1,800,000**

493 Acres

MLS #133967

UC #23042-33967

