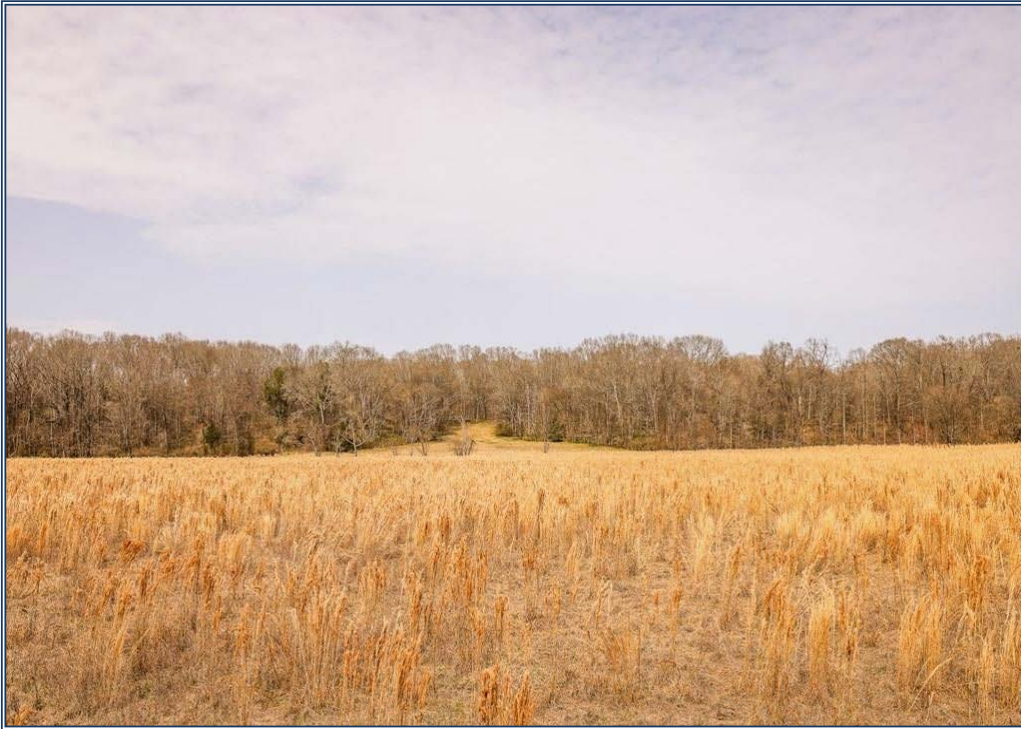




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SouthernStatesRealty.com



## Southern States Realty



Land for sale in Warren County, MS. Welcome to the Bovina 200. This +/- 200 acres is the hunting/recreational paradise that you all have been looking for. The property has almost a mile worth of Big Black River frontage and is among some of the most sought-after hunting opportunities in the state. Deer, turkeys, ducks, fishing, and small game are abundant year-round on this property. The property is also bordered by the beautiful Clear Creek which runs over a mile long on the southern border of the tract. Although you have the Big Black River and Clear Creek bordering you to the south there is less than 3% of the property that floods when the river comes up, this property continuously stays dry all year long. The land consists of 35% pasture and 65% virgin hardwood timber. There was a timber appraisal done that showed the property had \$2000/acre worth of timber. With the amount of pasture and timberland, the possibilities are endless. There are multiple home sites on the property for your weekend getaway camp or your relocation estate. Although the property is currently accessed by a deeded easement there is electricity that runs through the entirety of the property. This property is in a prime recreational location as well, being less than 10 minutes from Vicksburg and less than 45 minutes from Madison you are just 5 minutes from being off I-20. With hunting, fishing, four-wheeler trails, food plots, and even a golf course right around the corner, this property is truly one of a kind. With this legacy property hitting the market it is sure to go quickly so call us today to schedule your private showing before it is too late!

Old Highway 80, Vicksburg, MS

32.355809, -90.692394 GPS



**\$1,100,000**

**200± Acres**  
**MLS #144287**

