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**Southern
States Realty**



Welcome to the Clayton 40. This 40+- acre piece is in a great spot and is located such that you can enjoy some great deer hunting and fishing while still being just minutes from Natchez and Lake St. John. The property is raw in development but is priced as such. With very minimal dirt work, this property could be turned into the perfect father/son retreat. There is a 2-acre pond with fish in it that would serve as a great campsite. The property is abundant with deer and this area has produced some giants in the past. The property can be purchased alone or with 72+- acres available directly across the street as well. With a little TLC, this would be the ultimate small hunting tract. Give your favorite realtor a call today.

4001 US 65, Clayton, LA

31.735418, -91.511578 GPS



\$152,000

**40± Acres
MLS #4108489**

