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**Southern
States Realty**



Welcome to the Hancock 43. This property is just the right size and price for those wanting a small and affordable hunting property just seconds from the Homochitto National Forest. The property has a great shape and lies flat, giving you endless options for a campsite, more food plots, and interior trails. Power is available at the road. The property could use some very minimal dozer work to create more plots and roads, but this gives you the option to set the property up as you wish. Also, the timber on the property is ready to be thinned, giving you immediate income and development opportunity, meaning that your development could be cost free. The surrounding area is known to be abundant with deer and turkey and this tract is no different. You are not far from Bude, Liberty, Gloster, or McComb meaning that if you get tired of camp sandwiches or need medical attention, you are just minutes from restaurants and hospitals. What I love most about this property is the proximity to the National Forest. One landowner is the only thing separating your boundary from the Forest, so when you want to change your pace or bring a bunch of friends to the camp, you don't have to worry about overcrowding your property. The property would also make a beautiful country homeplace. As you know, properties this size at this price that are close to the forest always get a lot of attention. Give your favorite realtor a call today to schedule your showing.

6099 Hancock Road, Gloster, MS

31.298659, -90.882000 GPS



\$189,000

**43± Acres
MLS #144688**



#HUNTINGLANDMAN