



**Scott Lindsey**  
 lindseylandbroker@gmail.com  
 Office: (601) 250-0017  
 Cell: (601) 248-3561  
 SouthernStatesRealty.com



**Southern  
States Realty**



Welcome to an incredible 345-acre hardwood timber tract tucked away at the end of a quiet public road in Franklin County, Mississippi. This secluded property borders the Homochitto National Forest, offering unmatched access to thousands of additional acres of public land. With nearly two miles of frontage on scenic Wells Creek, the land features stunning natural beauty including cypress sloughs that provide both aesthetic appeal and excellent waterfowl hunting opportunities. The property is a hunter's paradise, loaded with deer and turkey, and includes an extensive internal trail system, strategically placed box stands, and established food plots to attract and support wildlife. A two-bedroom, one-bath camp with internal power and a water well provides a comfortable base for weekend getaways or extended stays. Whether you're looking for a private retreat, a hunting haven, or a long-term investment in Mississippi hardwood timber, this one checks all the boxes.

**2167 Garden City Road SW, Roxie, MS**

**31.374732, -91.149605 GPS**



**\$1,350,000**

**345± Acres  
MLS #144772**

