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**Southern
 States Realty**



Welcome to Lonesome Pine. This property is 371+- acres in big buck Claiborne County, MS. The name comes from finding just one lonesome pine tree on the property. Loaded in hardwoods, this area is home to those giant Claiborne County hill bucks you hear about. Uniquely with this property, the terrain is gentle enough to have allowed some massive food plots and very easy access to the bottoms. There is not a bottom on this property that you won't have vehicle access to in an effort to retrieve a deer or chase a gobbling turkey. Speaking of turkeys, the property is abundant. Both times while being on the property, we have seen multiple flocks in different fields. The deer numbers are great, and this property, if managed correctly, can grow deer over 140" every single year. This property feels much larger than 371+- acres and can hunt several people. There are approximately 10 food plots that can be hunted at one time, and you could also have several spots along ridges or creek bottoms. The campsite is very nice and neat and offers power and community water. The 3 bed/1 bath camp has been recently updated and is super comfortable. There's a ton of additional space to build a nicer lodge or add onto the current camp if desired. This property is as turnkey as they come. If you desire a truly turnkey ready property where you can have great deer and turkey hunting in the coveted Claiborne County hills, you need to check this one out. Set up your private showing today.

3169 Karnac Ferry Road, Port Gibson, MS

32.041040, -90.972954 GPS



\$1,615,000

**371± Acres
 MLS #144857**



#HUNTINGLANDMAN