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States Realty**



Located just 10 minutes west of McComb, MS, this 51.52-acre wooded tract for sale in Pike County has been recently surveyed and comes with an impressive timber value of over \$40,000 from a December 2023 timber cruise. This makes it not only a great place to live or hunt, but also a solid land investment opportunity. The property features beautiful rolling hills and hollows ranging from 330 to 400 feet in elevation, creating a perfect setting for a private retreat or country home. With over 1,000 feet of paved road frontage, this tract offers multiple homesites or mobile home sites to fit your vision. Enjoy the convenience of electricity and community water already available, saving you time and money when preparing your new home construction site or mobile home setup. If you're looking for hunting land for sale near McComb, Mississippi, this property is loaded with wildlife. Deer and turkeys are abundant, and a pipeline that crosses the southeast corner of the property provides an ideal location for planting food plots. This 51.52-acre tract checks all the boxes. Don't miss the chance to own a piece of Mississippi land with timber value, hunting opportunities, and investment potential.

**W A Walker Road, McComb, MS**

**31.183676, -90.338018 GPS**



**\$154,560**

**51.52± Acres  
MLS #4123196**

