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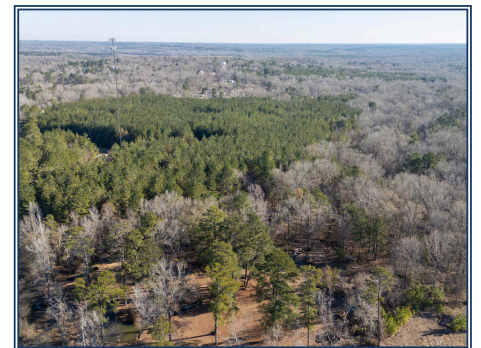
**Southern
States Realty**



Hunting Land for sale in Jefferson County, MS. This 428.5± acre property is in the heart of hunting paradise located just to the north of the town of Fayette, a short drive to Canemount WMA and just east of the Mississippi River. This tract offers an exceptional mix of timber investment, recreational use, and long-term income. The tract features multiple access points stretching from Main Street, back to the north along Highway 61 to Sunny Side Road with an additional access point from Sunshine Road allowing convenient access and strong future optionality. The property has been under professional timber management for over 40 years. Timber is currently being cruised and will be scheduled for harvest in the near future. The rolling terrain provides excellent drainage and scenic topography, along with a well-established internal road system providing access throughout the tract. There is an on-site Cellular Tower lease that runs through year 2047, generating consistent monthly income. Lease details and options for the cellular tower are available upon request. From a recreational standpoint, the property is turnkey and top notch. Food plots are already in place, and the diverse habitat supports strong whitetail deer hunting, an excellent turkey population, and small game hunting. This is a property that can be enjoyed immediately while continuing to perform as a solid land investment. This 428.5± acres is a rare opportunity to acquire a large, contiguous, and highly accessible Mississippi tract that checks the boxes for income, timber, and recreation.

Highway 61, Fayette, MS

31.733513, -91.053889 GPS



\$1,880,000

**428.5±
Acres**

