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SouthernStatesRealty.com



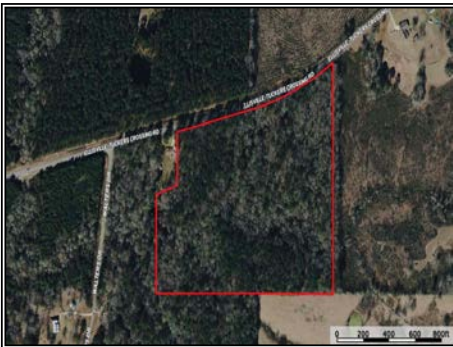
**Southern
States Realty**



This beautiful 31-acre fully wooded tract near Ellisville, Mississippi, offers an outstanding opportunity for a private homesite, family estate, recreational retreat, timber investment, or future residential development. Located just three miles east of downtown Ellisville in desirable Jones County, the property features mature pine and hardwood timber, rolling topography with a gentle slope toward Hogpen Branch, excellent drainage, and is not located in a floodplain. Multiple potential homesites provide plenty of room for a custom home, shop, barn, garden, or small farm while allowing space for extended family with privacy. Utilities are available along Tucker's Crossing Road, making future development or subdivision into estate lots more convenient. The mature timber also provides excellent wildlife habitat, with a 2023 timber appraisal valuing the timber at \$21,319. Conveniently located just minutes from Jones College and an easy drive to the University of Southern Mississippi, William Carey University, and all the shopping, healthcare, dining, and employment opportunities of the Hattiesburg area, this versatile property combines privacy, convenience, and long-term investment potential in the heart of the Mississippi Pine Belt.

Tucker Crossing Road, Ellisville, MS

31.612028, -89.146749 GPS



\$199,500

**30.68± Acres
MLS #147741**

