

29.1 +/- Acre Hunting Tract

Lawrence County, MS



\$87,500

This 29.13 +/- surveyed acres in Lawrence County, MS, would be ideal for your hunting retreat or getaway. The front 5 +/- acres consist of a level open pasture well suited for a home or campsite. The remaining acreage consists of marketable natural regeneration of varying species. An approximate quarter acre pond on the property provides a year-round watering hole and is naturally stocked with fish. An old trail system runs through the property with several small food plots scattered throughout. With a little TLC, these trails and plots will turn back turnkey. A seasonal creek traverses some of the hardwood bottoms. Lily Rose Water Association and Pearl River Valley EPA are available for electric and water. Located approximately 2.5 hours from Baton Rouge and New Orleans, LA. Call Blake Sasser to schedule a viewing today!

Directions from the intersection of Hwy 84 and Hwy 27 in Monticello, MS: Drive East on Hwy 84 for 3.4 miles. Turn right onto MS-43 N for 1.1 miles. Turn left to stay on MS-43 N for 1.1 miles. Turn left onto St Stephens Road and continue for 4 miles. Follow E St Stevens Road for 1 mile, then right onto Rose Hill Road. Drive for 1.4 miles, turn left onto Julius Price Road, and continue for 0.8 miles. Continue the same road for 1 mile, and the destination will be on the left.

[Google Map Link](#)

Call me today!

BLAKE SASSER, REALTOR®
Blake@TomSmithLand.com
601.990.5070 **office** | 601.757.5027 **cell**



TomSmithLandandHomes.com



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Information is believed to be accurate but not guaranteed.

Aerial Map



Click [here](#) for an interactive map link.

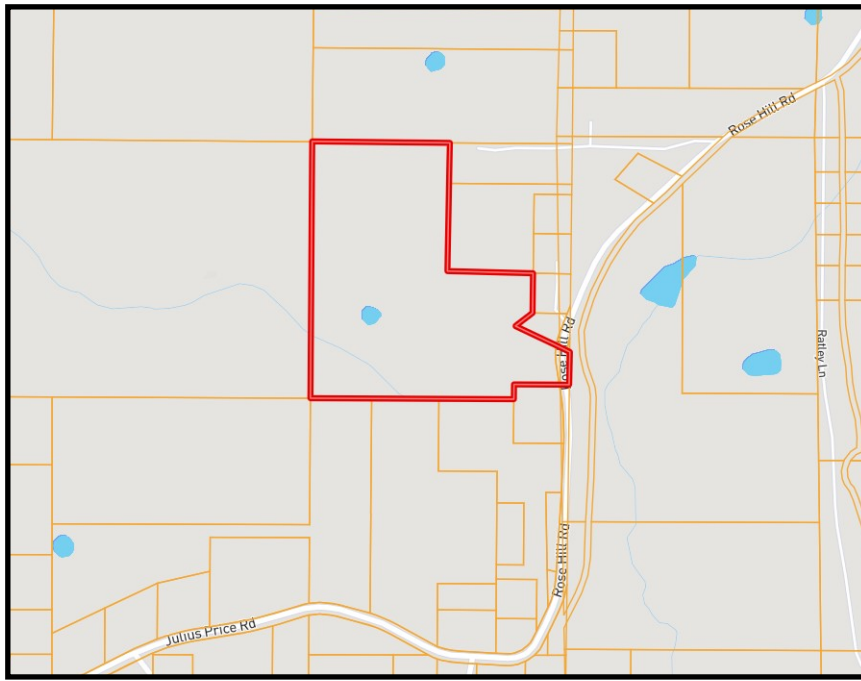
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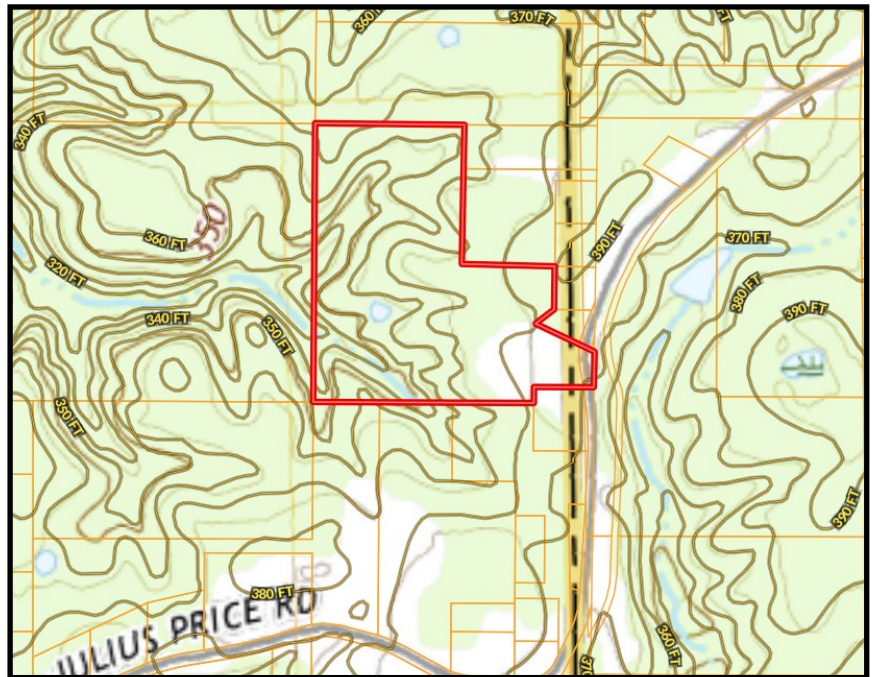
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Ownership
Map

Topo
Map



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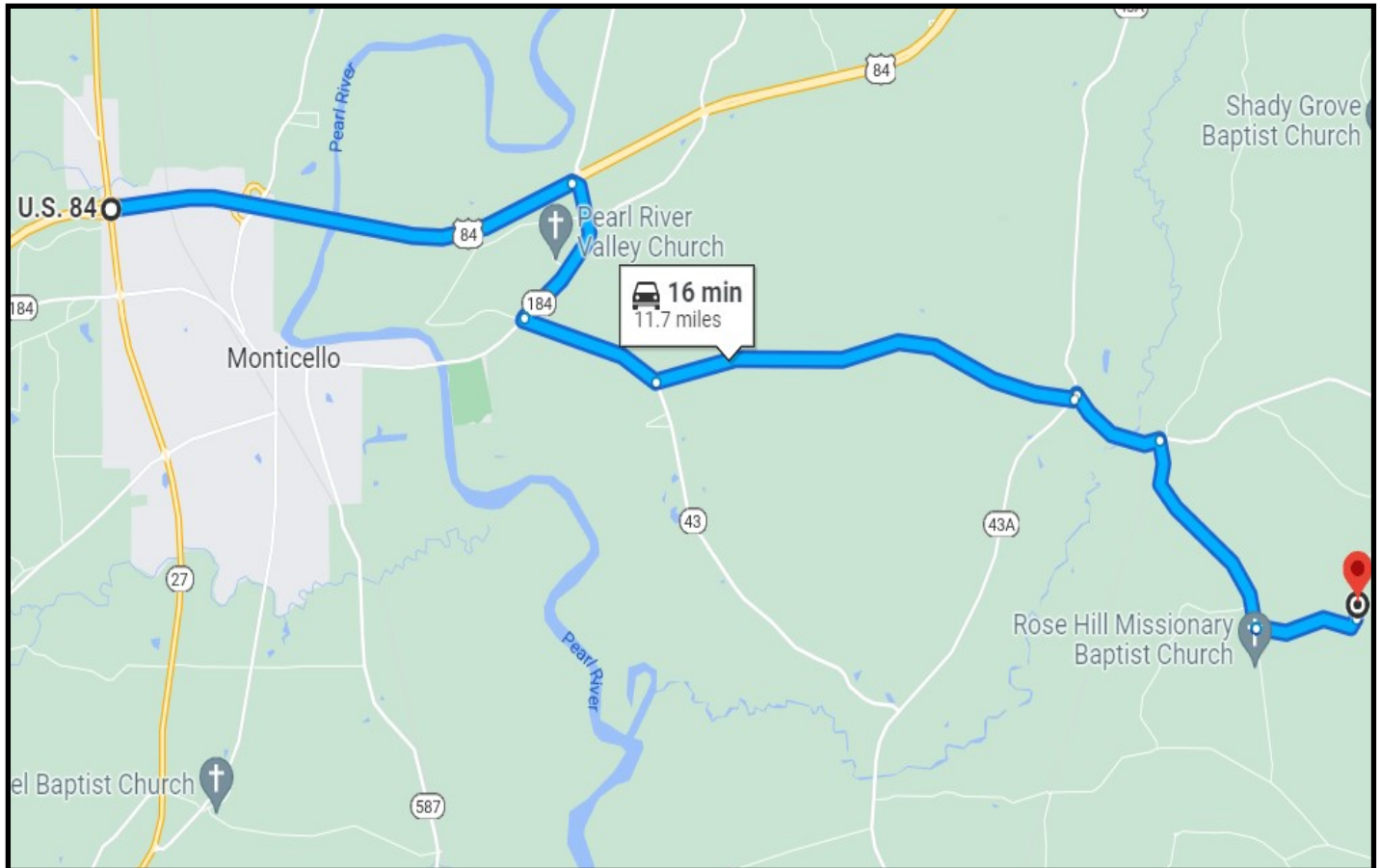
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Directional Map



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