

Turnkey Recreational Property or Homesite

62± ACRES IN WAYNE COUNTY, MS



\$197,000



If you have been looking for a turnkey property, this is it! This 62± acre property in Wayne County, MS, is ready for anything you have in mind. The property features around 1,400 ft of road frontage, offers endless places for home sites, and offers excellent hunting. It has an established road system throughout the property, with access to each corner. The timber consists of about 10± acres of 5-year-old planted pines that could be easily cleared for a large yard for your dream home. The remainder of timber is 16-year-old pines that have had their first thinning. A creek flows through the south end with hardwood timber along the banks providing a natural water source for wildlife. Don't let this dream homesite or turnkey recreational property slip by! Give Brett a call to schedule your viewing today!

DIRECTIONS FROM THE INTERSECTION OF HWY 45 AND HWY 84 IN WAYNESBORO, MS: Merge onto Hwy 45 and travel 2 miles. Take the Dyess Bridge Road exit and turn left onto Dyess Bridge Road. Travel 7.3 miles, then turn right onto Jim Walker Rd. After 1.1 miles, the property will be on your right. **GOOGLE MAP LINK**



BRETT
CARNEY
REALTOR®

Office: 601.898.2772

Cell: 601.710.9633

Brett@TomSmithLand.com



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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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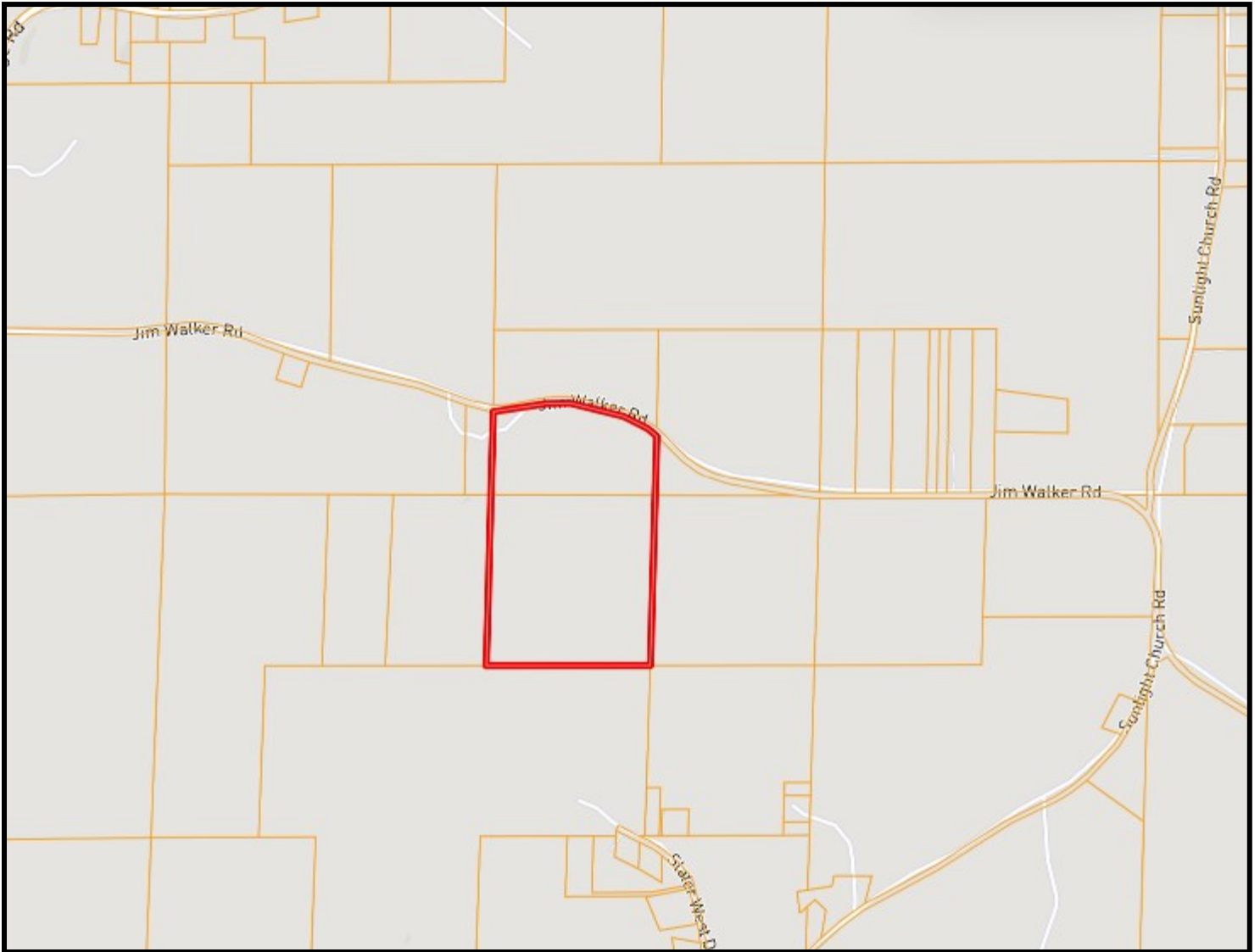
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OWNERSHIP MAP



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AERIAL MAP



[Click Here for an Interactive Map](#)

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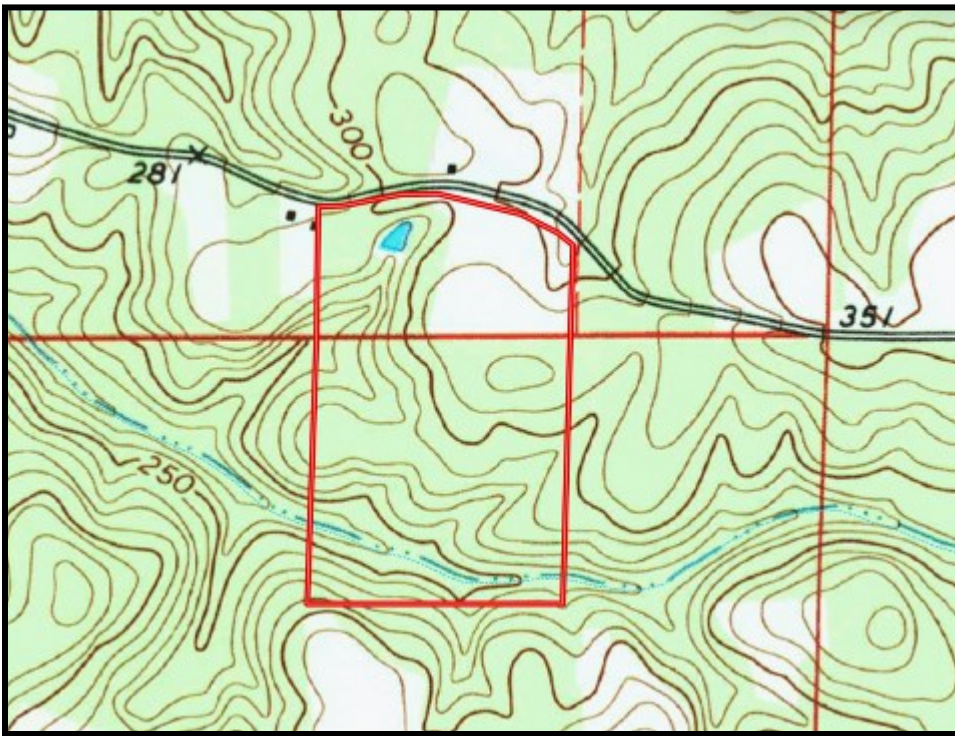


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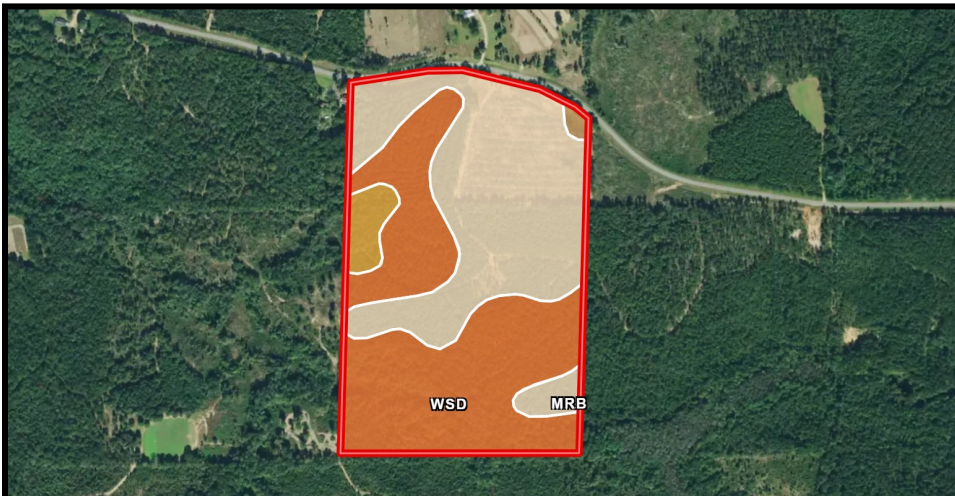
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TOPO MAP



SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
WsD	Wadley-Boykin-Smithdale complex, 5 to 15 percent slopes	29.76	49.02	0	45	6s
MrB	McLaurin fine sandy loam, 2 to 5 percent slopes	28.26	46.55	0	48	2e
HeE	Heidel fine sandy loam, 15 to 35 percent slopes	2.22	3.66	0	25	7e
BeC	Benndale fine sandy loam, 5 to 8 percent slopes	0.48	0.79	0	52	3e

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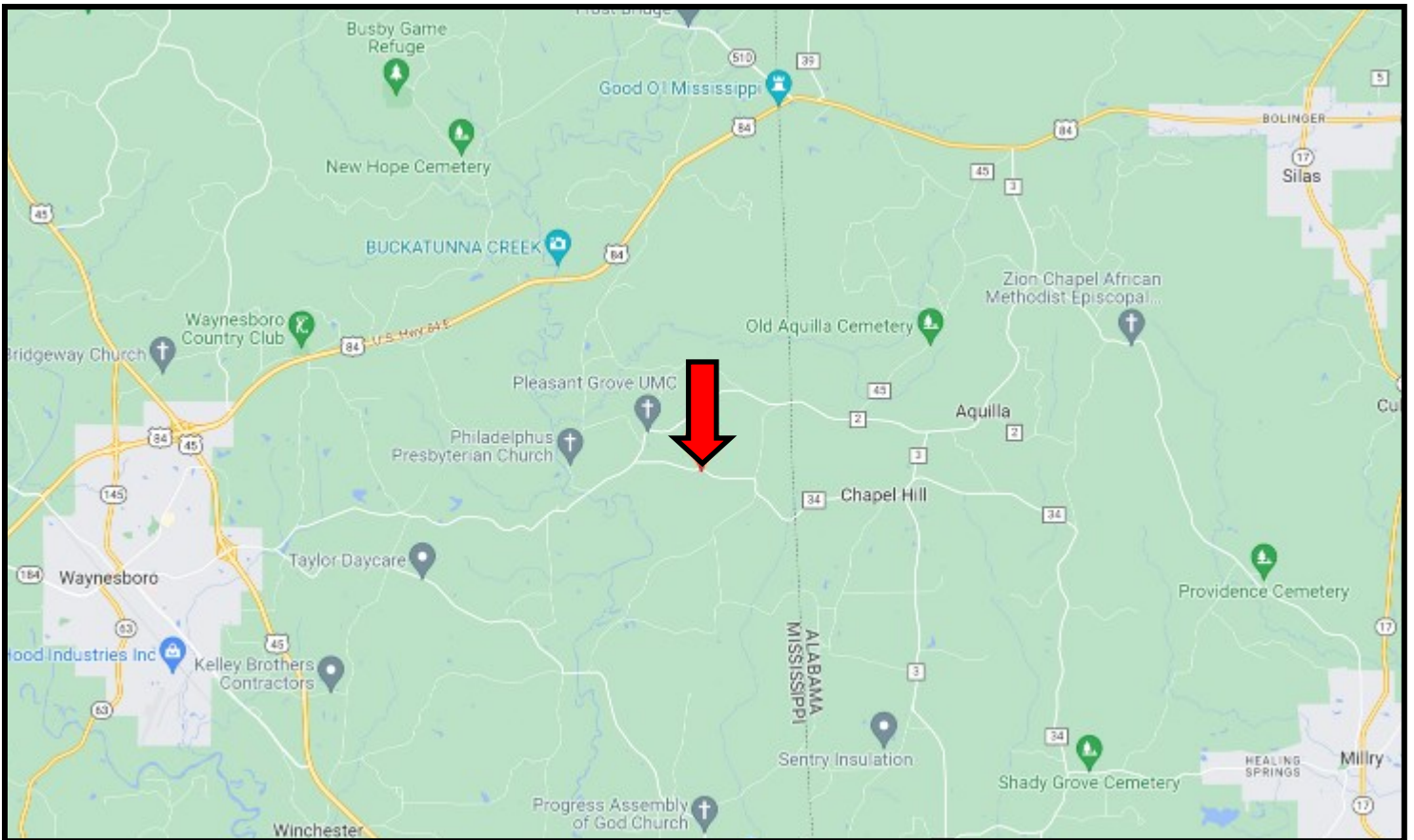
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DIRECTIONAL MAP



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