

**16.84± ACRES**  
**WAYNE COUNTY, MS**  
**\$28,900**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™

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# THE WAYNE 16.84

## PROPERTY PROFILE

### LOCATION:

- Wayne County
- Shubuta, MS
- Will Arrington Drive
- 17± Miles West of Waynesboro
- 17± Miles East of Laurel

### PROPERTY USE:

- Hunting
- Timber Investment

### COORDINATES:

31.75072, -88.87425

### PROPERTY INFORMATION:

- 16.84± Acres
- Gently Rolling Terrain
- Natural Mixed Timber
- Pine Plantation

### TAX INFORMATION:

\$46 Estimated

- Parcel: 185-14-00002506



**DENNIS WEST** | MANAGING BROKER  
C: 601-248-4396 | [dennis@smalltownproperties.com](mailto:dennis@smalltownproperties.com)

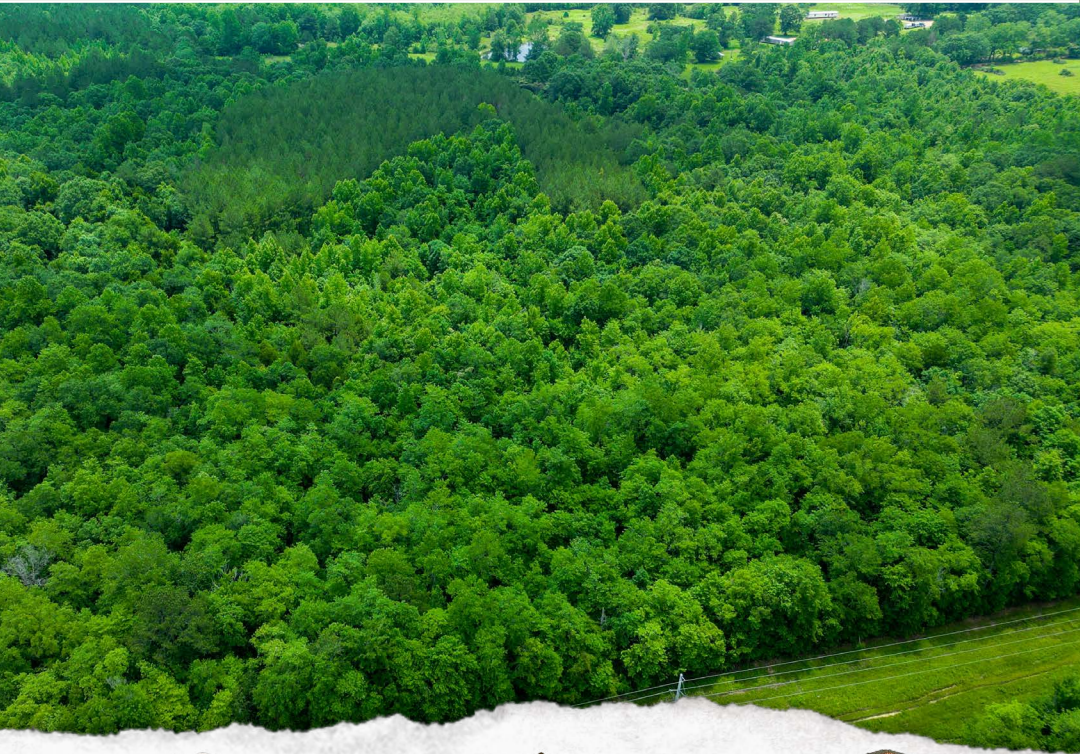
**HUNTER WADLEY** | LAND SPECIALIST  
C: 601-410-1992 | [hunter.wadley@smalltownproperties.com](mailto:hunter.wadley@smalltownproperties.com)

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | [smalltownproperties.com](http://smalltownproperties.com) Information is believed to be accurate but not guaranteed.

# WELCOME TO THE WAYNE 16.84

HAVE YOU BEEN SEARCHING FOR A SMALL ACREAGE TRACT, THAT WOULD MAKE A GREAT TIMBER INVESTMENT OR HUNTING TRACT? This 16.84± acre property is nestled in Wayne County, MS at the end of Will Arrington Drive near Shubuta. Approximately 6± acres consist of 20± year old pine plantation with the remaining acreage being natural hardwood mix with scattered pines. This property offers a gently rolling terrain and is conveniently located approximately 17 miles west of Waynesboro and 17 miles east of Laurel.

**Contact Dennis West or Hunter Wadley  
today to schedule a private showing.**



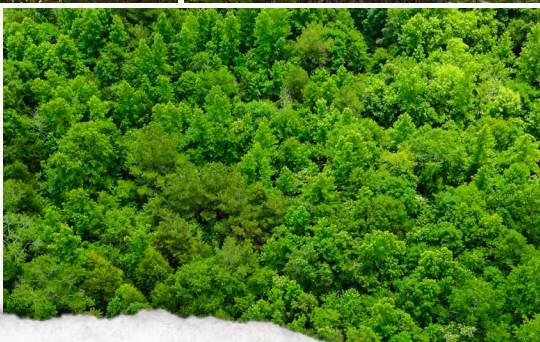
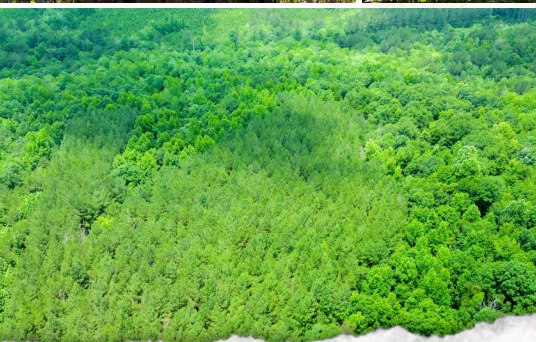
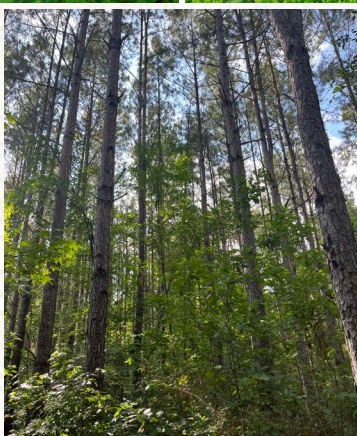
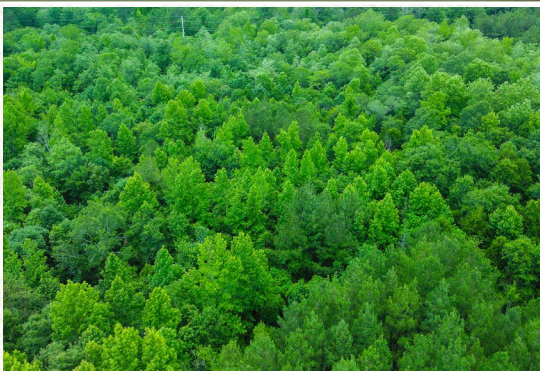
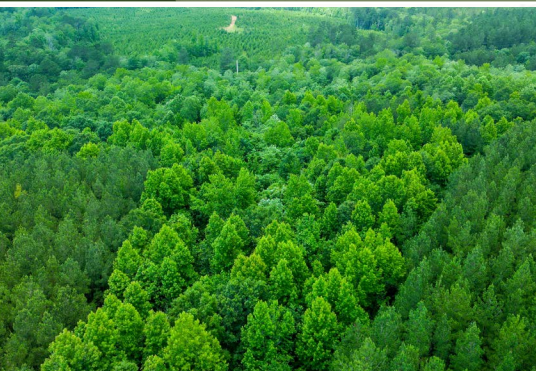
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**WAYNE COUNTY, MISSISSIPPI**



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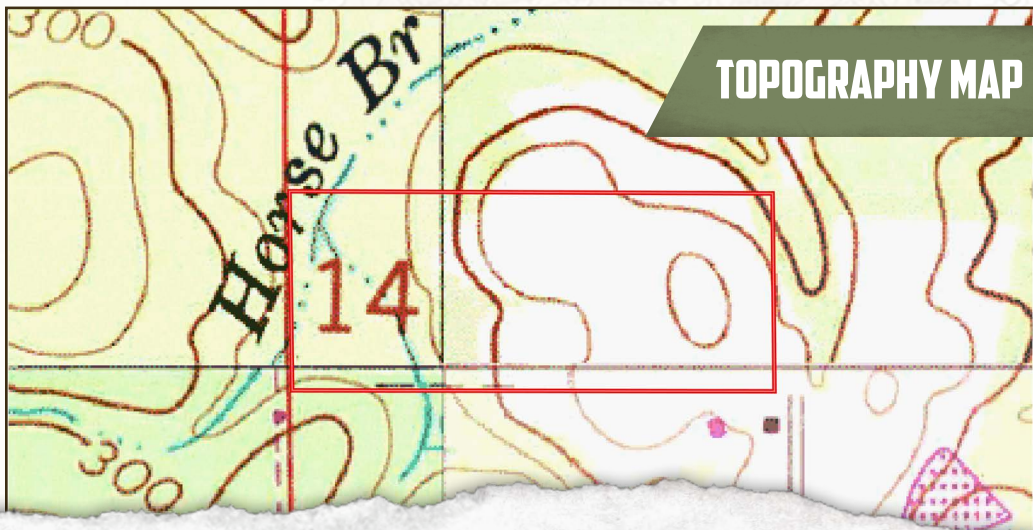
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WAYNE COUNTY, MISSISSIPPI



land **id.** LINK



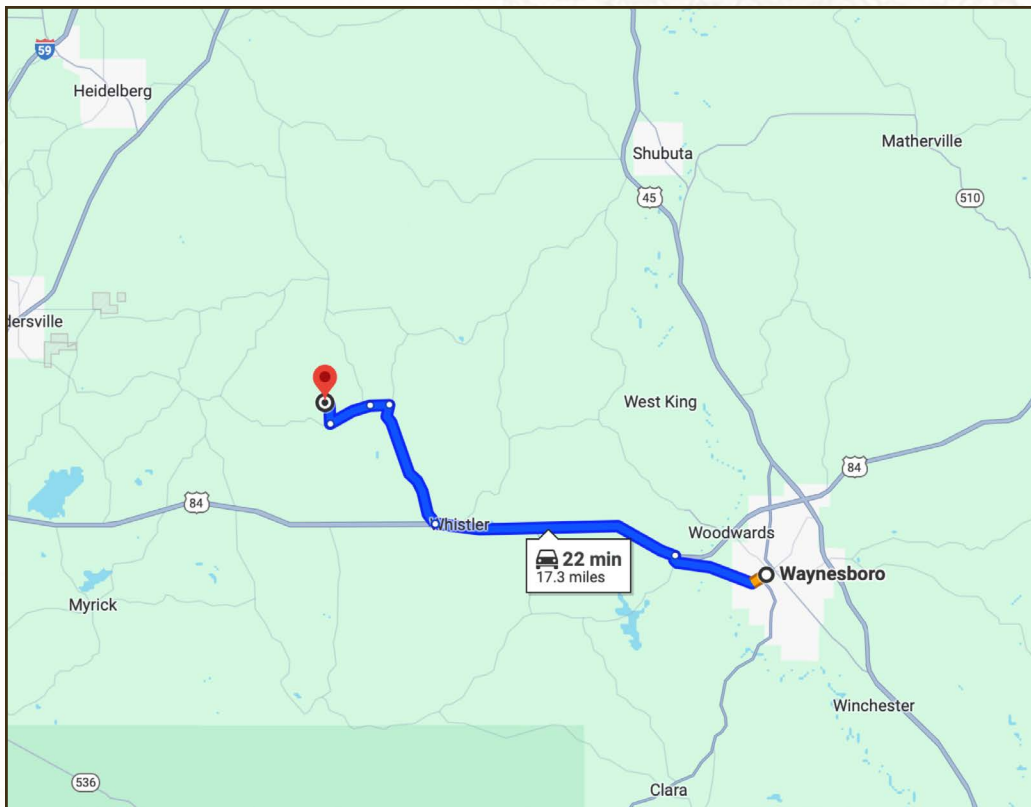
TOPOGRAPHY MAP



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From Waynesboro, MS: Travel US-84 W for 7.5 miles then turn right onto Eucutta Road. Travel 4.1 miles then turn left to stay on Eucutta Road. Continue for 0.6 miles then turn left onto Pleasant Grove Altair Road. Travel 1.3 miles then turn right onto Will Arrington Drive and in 0.6 miles the road dead ends at the property.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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