

DIVERSE RECREATIONAL TRACT 68± ACRES IN COVINGTON COUNTY, MS \$571,200

- 68± Acre Tract in Covington County
- Approximately 750 Feet of Frontage on Highway 49
- Versatile Property with Residential and Commercial Potential

Features:

- 54± Acres of 20-25-Year-Old Pine
- 13± Acres of Mature Hardwoods
- Expertly Managed with Prescribed Burns Every Couple of Years

Numerous Possibilities:

- Development
- Commercial Use
- Timber Investment

- Building a Home with Backyard Space for Hunting
- Recreational Getaway Near Burden's Creek ATV Park and Okatoma Creek
- Abundant Signs of a Healthy Deer and Turkey Population
- Large Oak Trees Provide an Excellent Food Source
- Pine Trees Offer Great Bedding Areas

Ideal Location:

- About 45 Minutes from Hattiesburg
- An Hour from Jackson
- Peaceful Rural Living, yet Conveniently Close to Amenities



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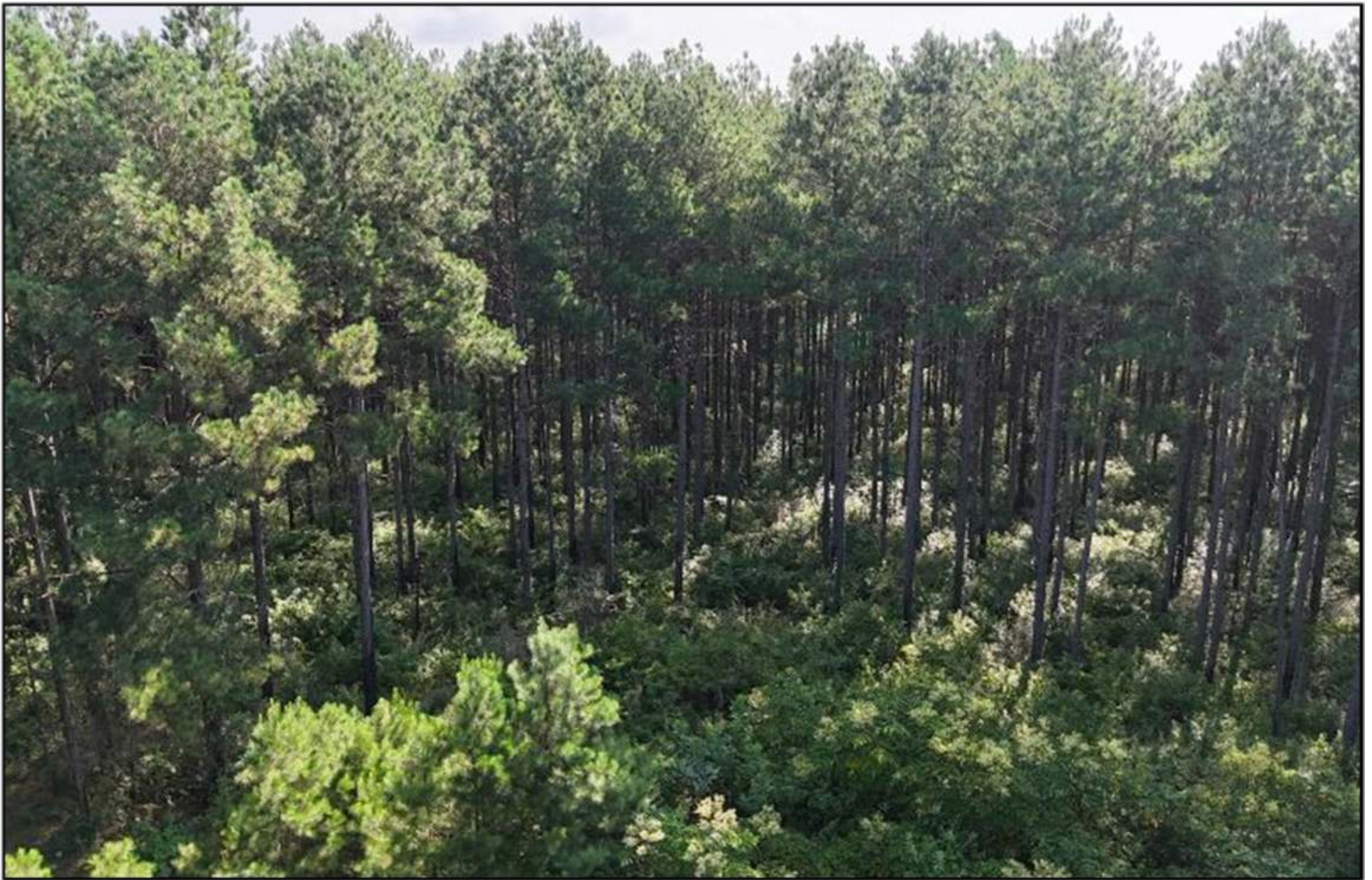
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This 68± acre tract in Covington County has about 750 feet of frontage on Highway 49. This versatile property offers both residential and commercial potential. It features approximately 54± acres of 20-25-year-old pine and around 13± acres of mature hardwoods, both of which are ready for harvest if you choose to. The current owner has expertly managed the land, conducting prescribed burns every couple of years. The property presents numerous possibilities, whether for development, commercial use, timber investment, building a home with ample backyard space for hunting, or a recreational getaway near Burden's Creek ATV park and Okatoma Creek. I noticed abundant signs of a healthy deer and turkey population during my evaluation. The property's large white oak trees provide an excellent food source, while the pine trees offer great bedding areas. The location is ideal, about 45 minutes from Hattiesburg and an hour from Jackson. It's far enough to enjoy the peace and tranquility of rural living but still conveniently close to amenities. If you're interested in exploring this exceptional property, please call me!

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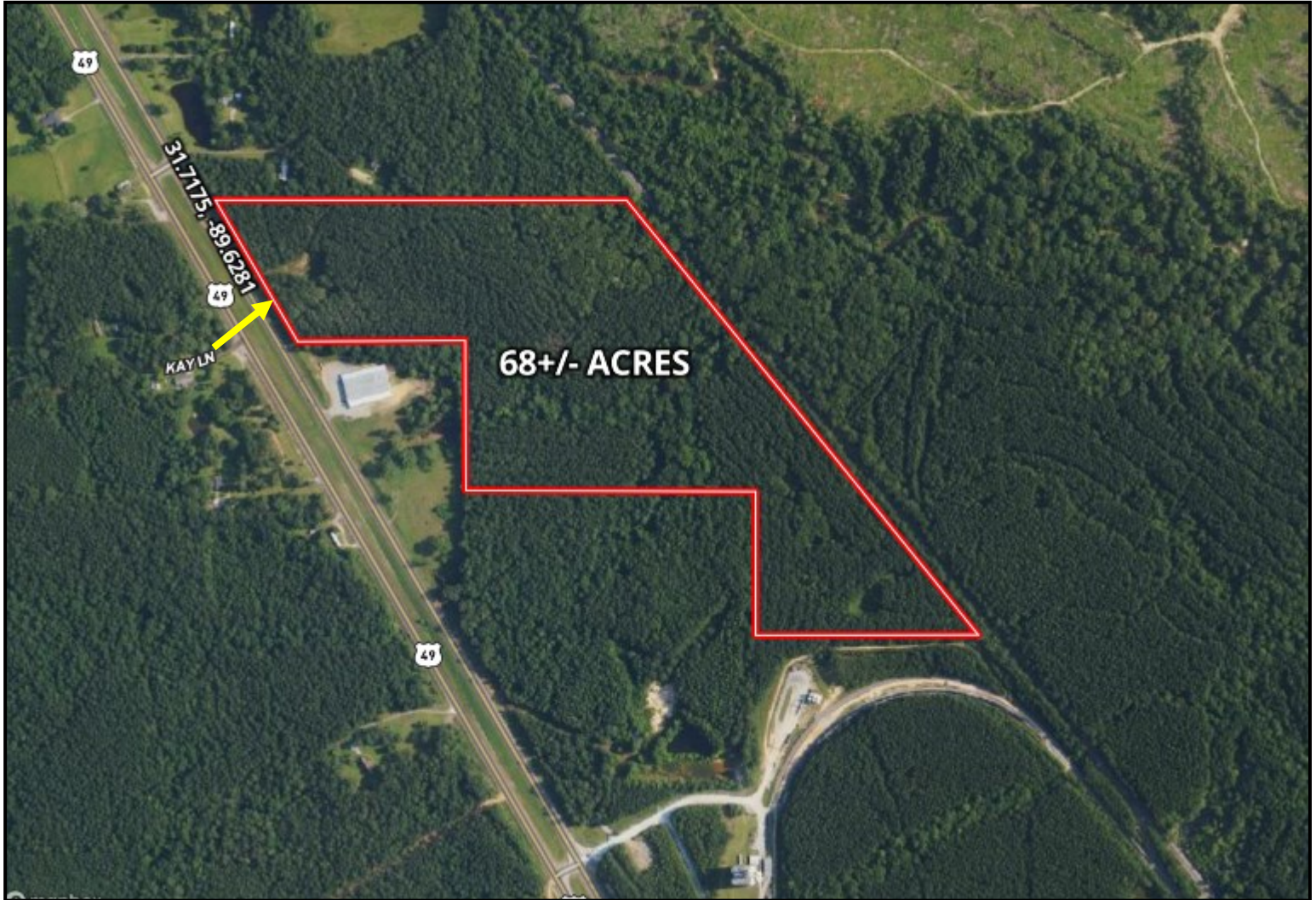


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AERIAL MAP



[CLICK HERE FOR THE LANDID INTERACTIVE MAP](#)

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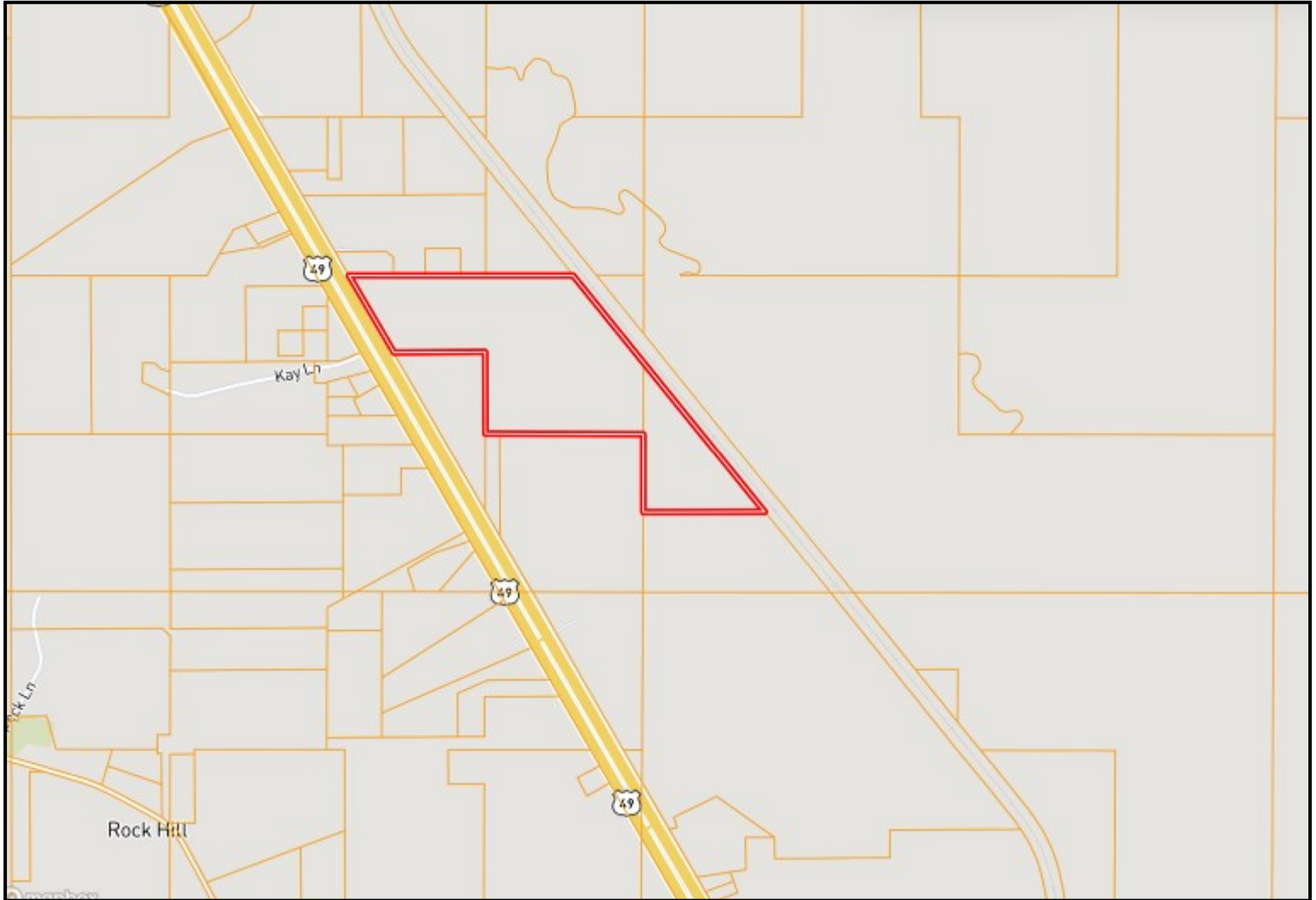


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OWNERSHIP MAP



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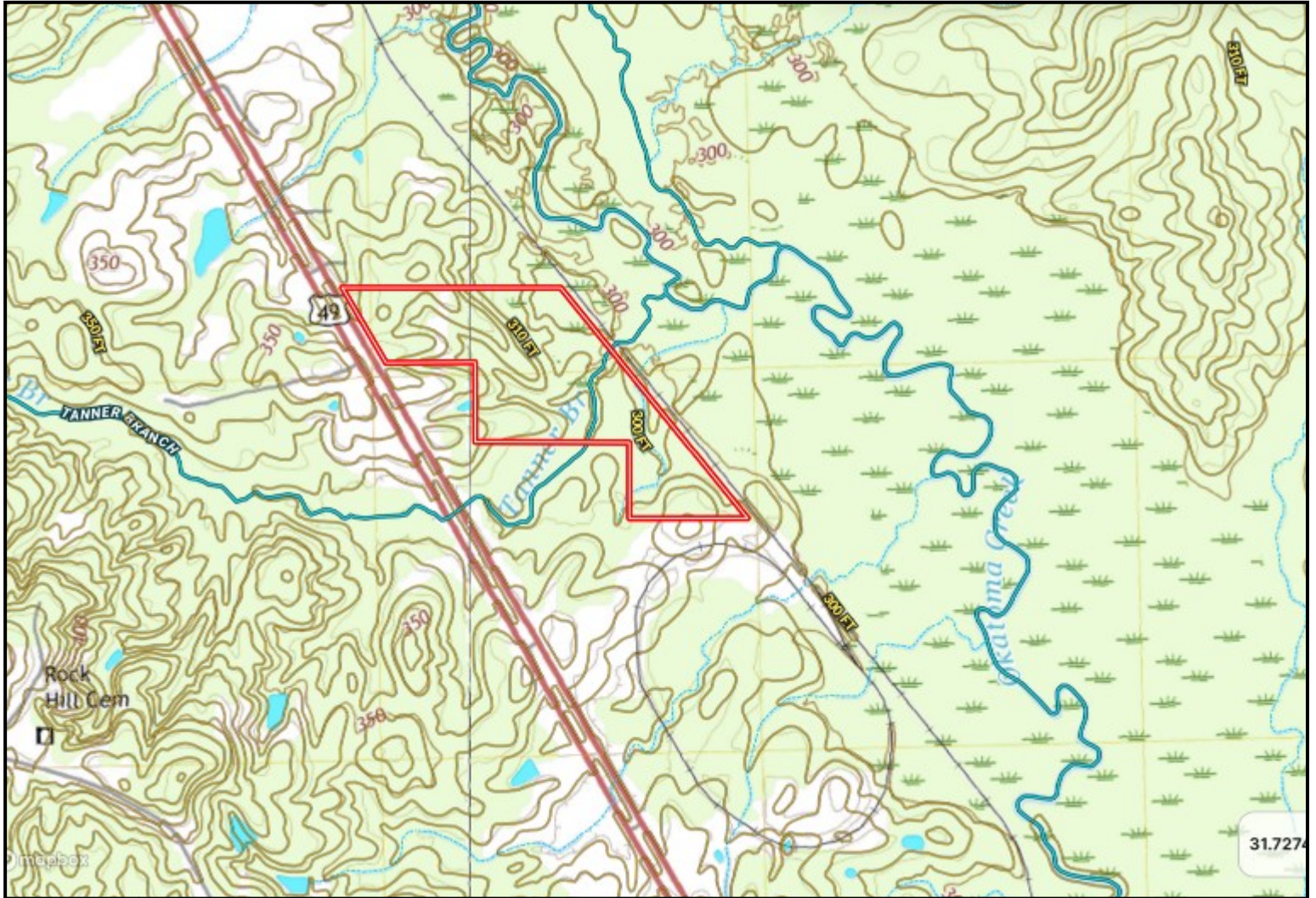


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TOPOGRAPHY MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
BrD	Boswell, Cuthbert, and Savannah soils, 8 to 17 percent slopes (boswell, sweatman, savannah)	25.74	40.21	0	48	7e
StA	Stough fine sandy loam, 0 to 2 percent slopes	11.79	18.42	0	31	2w
SbB	Savannah loam, 2 to 5 percent slopes	6.93	10.83	0	49	2e
OrB	Ora fine sandy loam, 2 to 5 percent slopes	4.8	7.5	0	50	2e
Om	Ochlockonee, Mantachie, and luka soils (jena, oaklimeter, and jena)	4.16	6.5	0	50	5w
OrB2	Ora fine sandy loam, 2 to 5 percent slopes, moderately eroded	2.56	4.0	0	34	2e
BoB	Boswell silt loam, 2 to 5 percent slopes	2.44	3.81	0	48	3e
OrC2	Ora fine sandy loam, 5 to 8 percent slopes, eroded	2.17	3.39	0	39	3e
My	Myatt silt loam, (trebloc)	2.07	3.23	0	57	3w
BsC	Boswell and Savannah soils, 2 to 8 percent slopes	0.76	1.19	0	45	4e
Mf	Mantachie and Falaya soils (oaklimeter and gillsburg)	0.58	0.91	0	69	2w

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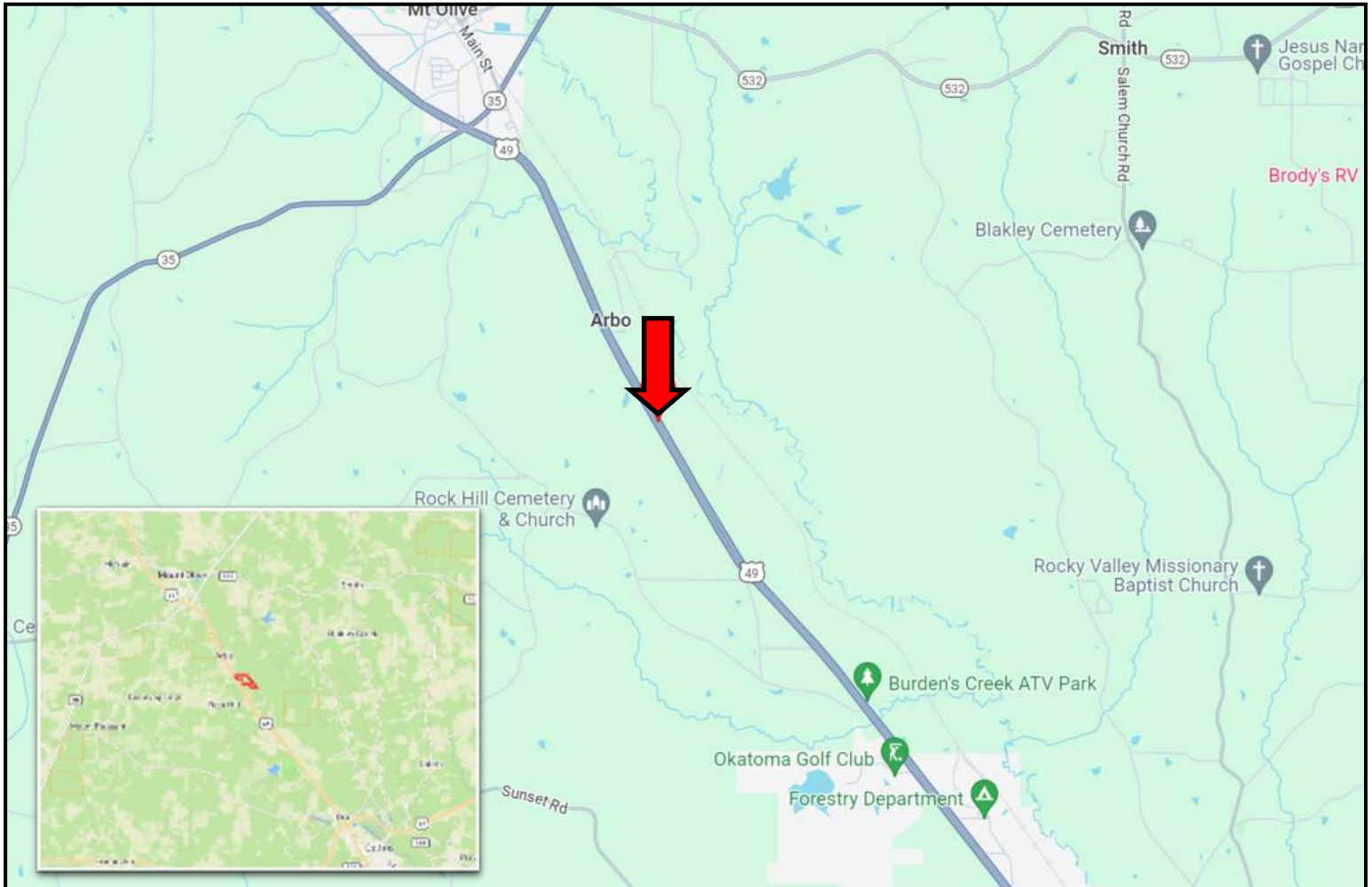


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DIRECTIONAL MAP



Directions from Hwy 49 and Hwy 35 in Mt. Olive, MS: Travel Hwy 49S for 3.2 miles. Make a U-turn at the next median to turn onto Hwy 49 N. After 0.6 miles, the property will be on your right. [**GOOGLE MAP LINK**](#)



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