

# Wayne County Country Home

1551 Buckatunna Chicora Clara Rd, Buckatunna, MS 39322



**12.6± Acres**

**\$140,000**

Nestled in the heart of Wayne County, this 3-bedroom, 1-bathroom home offers the perfect blend of country living and everyday comfort. Sitting on 12.6± acres, this property provides ample space to enjoy the outdoors, whether you're seeking a recreational getaway or simply wish to relax in privacy. The home features a functional layout with a cozy living area, a practical kitchen, and three comfortable bedrooms. The single bathroom is conveniently located and easily accessible from all living spaces. With a little vision and care, this house could be transformed into your ideal rural retreat or weekend escape. Outside, the acreage includes a mix of open land and wooded areas, making it ideal for hunting or trail riding. Three sheds around the property offer plenty of storage space. This location is perfect, as it borders a national forest, where you can frequently see deer and turkey roaming through the yard, making it a perfect hunting retreat. This is a rare opportunity to own a home with acreage in a quiet, peaceful setting. Call or text Anthony or Layton today to schedule a private showing!



**LAYTON HORNE**  
REALTOR®

O: 601.898.2772 | C: 601.624.1282  
Layton@TomSmithLand.com



**Expect More. Get More.**



**ANTHONY STEEN**  
REALTOR®

O: 601.898.2772 | C: 662.645.5151  
Anthony@TomSmithLand.com

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed







**LAYTON HORNE**  
REALTOR®

O: 601.898.2772 | C: 601.624.1282  
Layton@TomSmithLand.com

**ANTHONY STEEN**  
REALTOR®

O: 601.898.2772 | C: 662.645.5151  
Anthony@TomSmithLand.com

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.







**LAYTON HORNE**  
REALTOR®

O: 601.898.2772 | C: 601.624.1282  
Layton@TomSmithLand.com



**ANTHONY STEEN**  
REALTOR®

O: 601.898.2772 | C: 662.645.5151  
Anthony@TomSmithLand.com

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed







**LAYTON HORNE**  
REALTOR®

O: 601.898.2772 | C: 601.624.1282  
Layton@TomSmithLand.com



**ANTHONY STEEN**  
REALTOR®

O: 601.898.2772 | C: 662.645.5151  
Anthony@TomSmithLand.com

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed







**LAYTON HORNE**  
REALTOR®

O: 601.898.2772 | C: 601.624.1282  
Layton@TomSmithLand.com



**ANTHONY STEEN**  
REALTOR®

O: 601.898.2772 | C: 662.645.5151  
Anthony@TomSmithLand.com

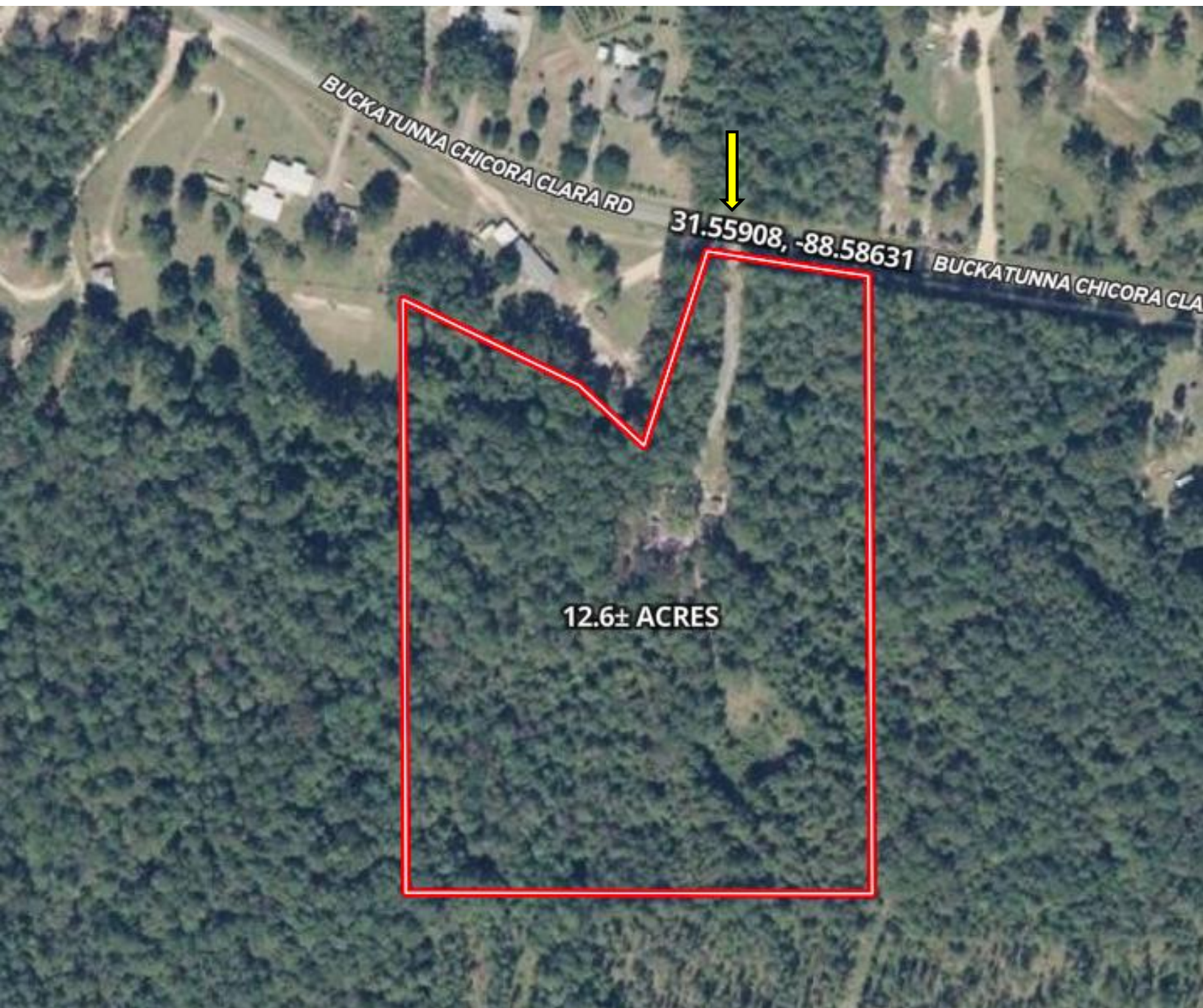
**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed





# AERIAL MAP | [Click for the Interactive Map](#)



**LAYTON HORNE**  
REALTOR®

O: 601.898.2772 | C: 601.624.1282  
[Layton@TomSmithLand.com](mailto:Layton@TomSmithLand.com)



**ANTHONY STEEN**  
REALTOR®

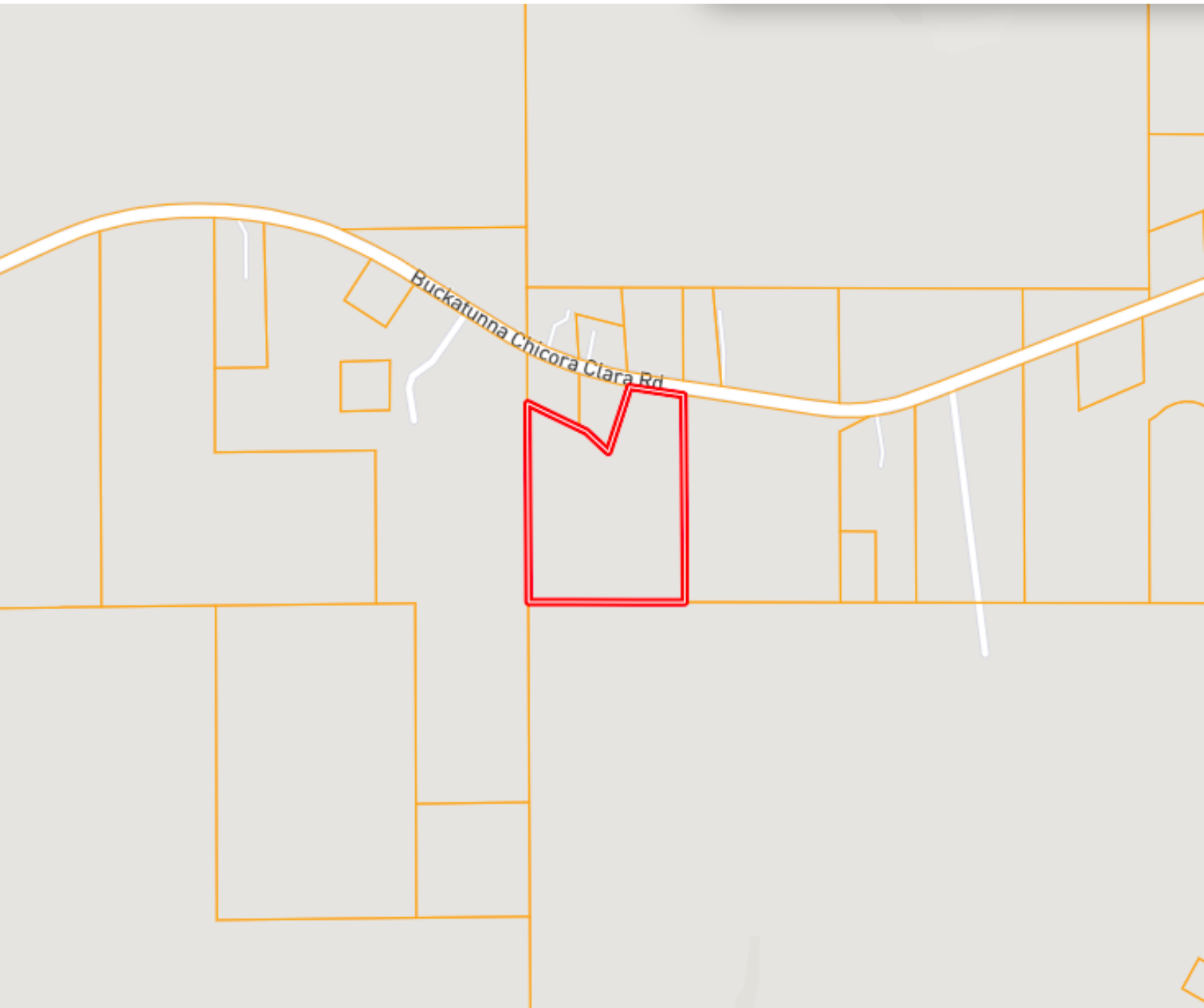
O: 601.898.2772 | C: 662.645.5151  
[Anthony@TomSmithLand.com](mailto:Anthony@TomSmithLand.com)

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



# OWNERSHIP MAP



**LAYTON HORNE**  
REALTOR®

O: 601.898.2772 | C: 601.624.1282  
Layton@TomSmithLand.com



**ANTHONY STEEN**  
REALTOR®

O: 601.898.2772 | C: 662.645.5151  
Anthony@TomSmithLand.com

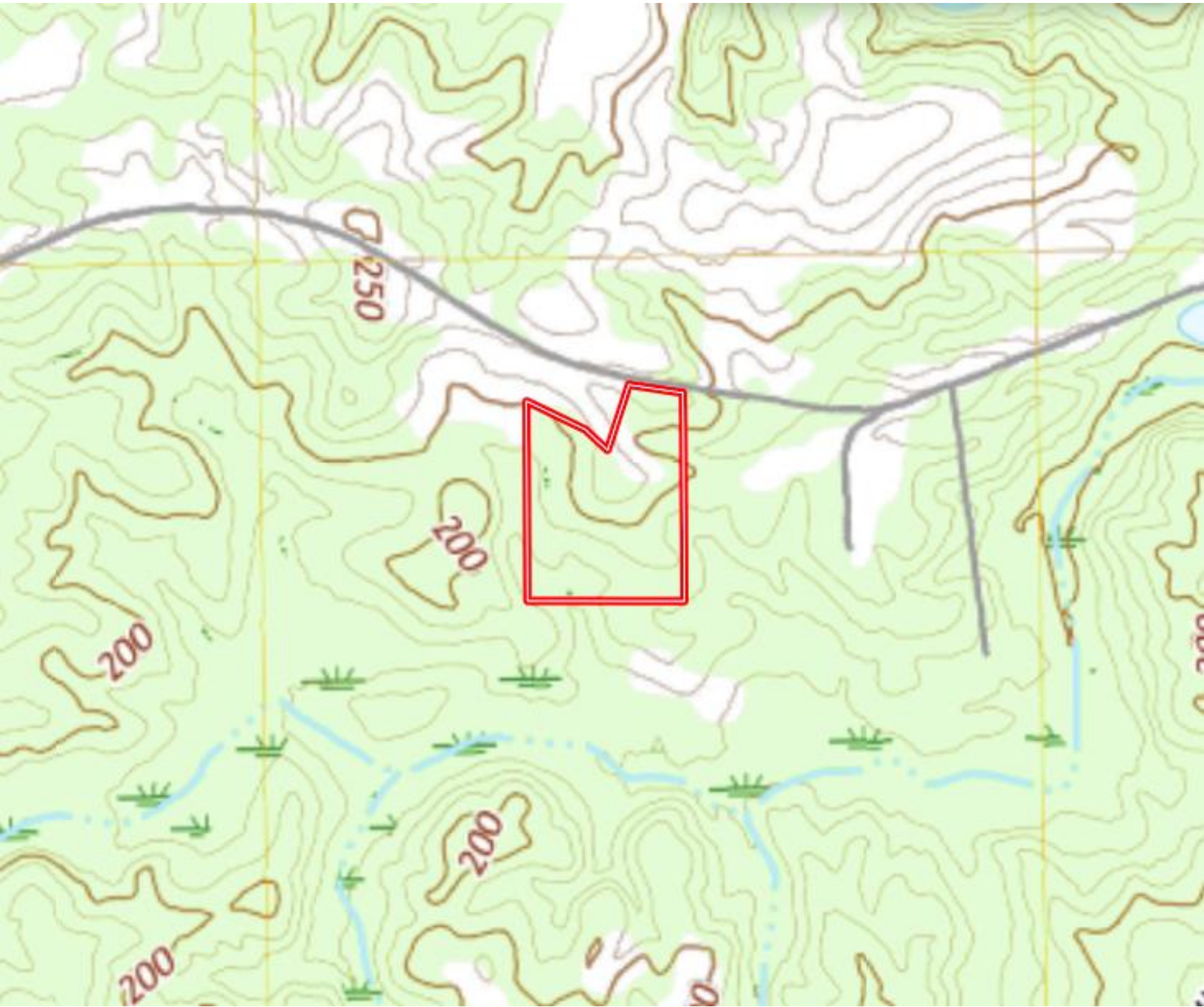
**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





# TOPOGRAPHY MAP



**LAYTON HORNE**  
REALTOR®

O: 601.898.2772 | C: 601.624.1282  
Layton@TomSmithLand.com

**ANTHONY STEEN**  
REALTOR®

O: 601.898.2772 | C: 662.645.5151  
Anthony@TomSmithLand.com

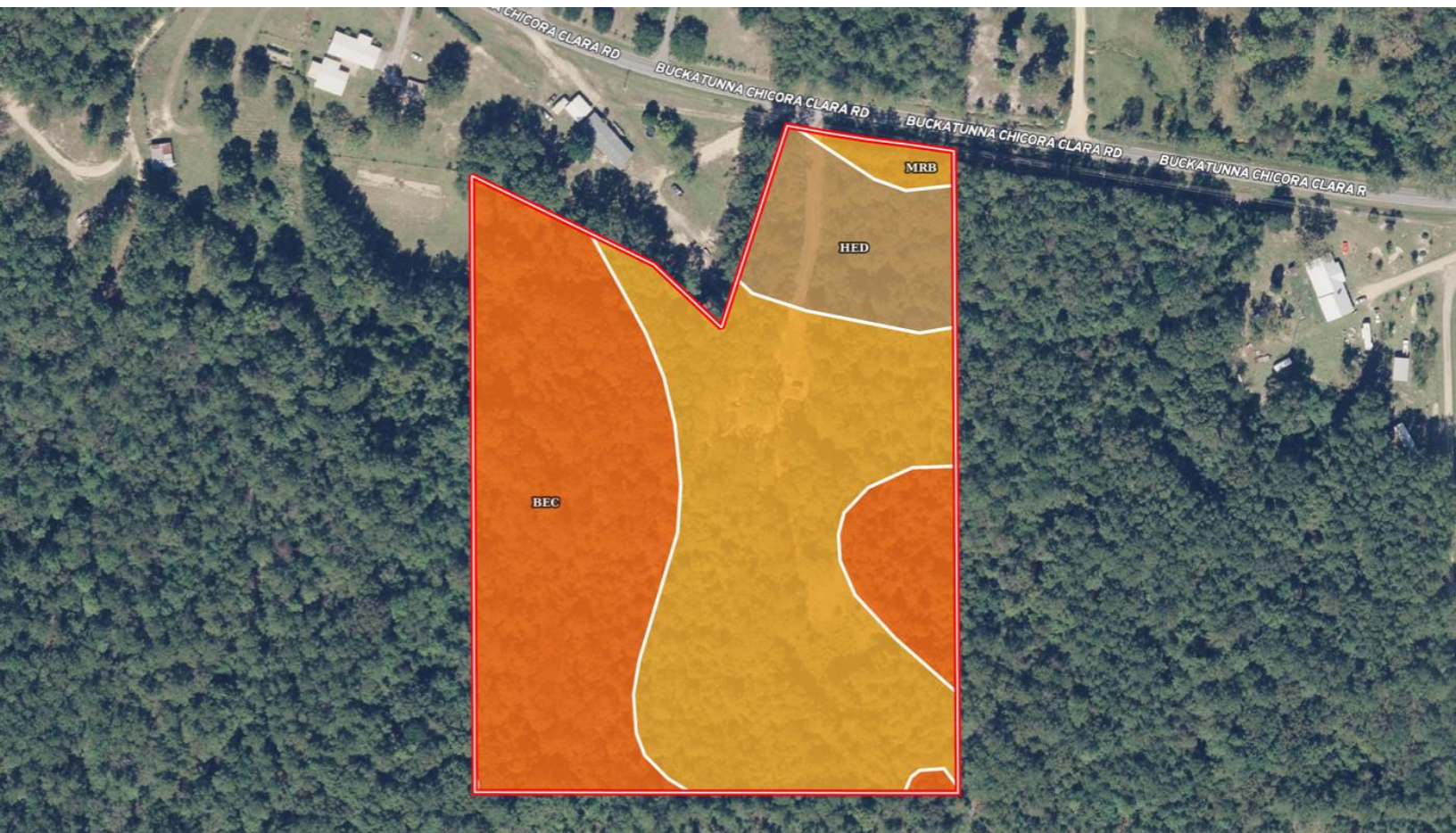
**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MrB	McLaurin fine sandy loam, 2 to 5 percent slopes	5.63	46.11	0	47	2e
BeC	Benndale fine sandy loam, 5 to 8 percent slopes	5.28	43.24	0	52	3e
HeD	Heidel fine sandy loam, 8 to 15 percent slopes	1.3	10.65	0	38	4e
TOTALS		12.21(*)	100%	-	48.2	2.65

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



**LAYTON HORNE**  
REALTOR®

O: 601.898.2772 | C: 601.624.1282  
Layton@TomSmithLand.com

**ANTHONY STEEN**  
REALTOR®

O: 601.898.2772 | C: 662.645.5151  
Anthony@TomSmithLand.com

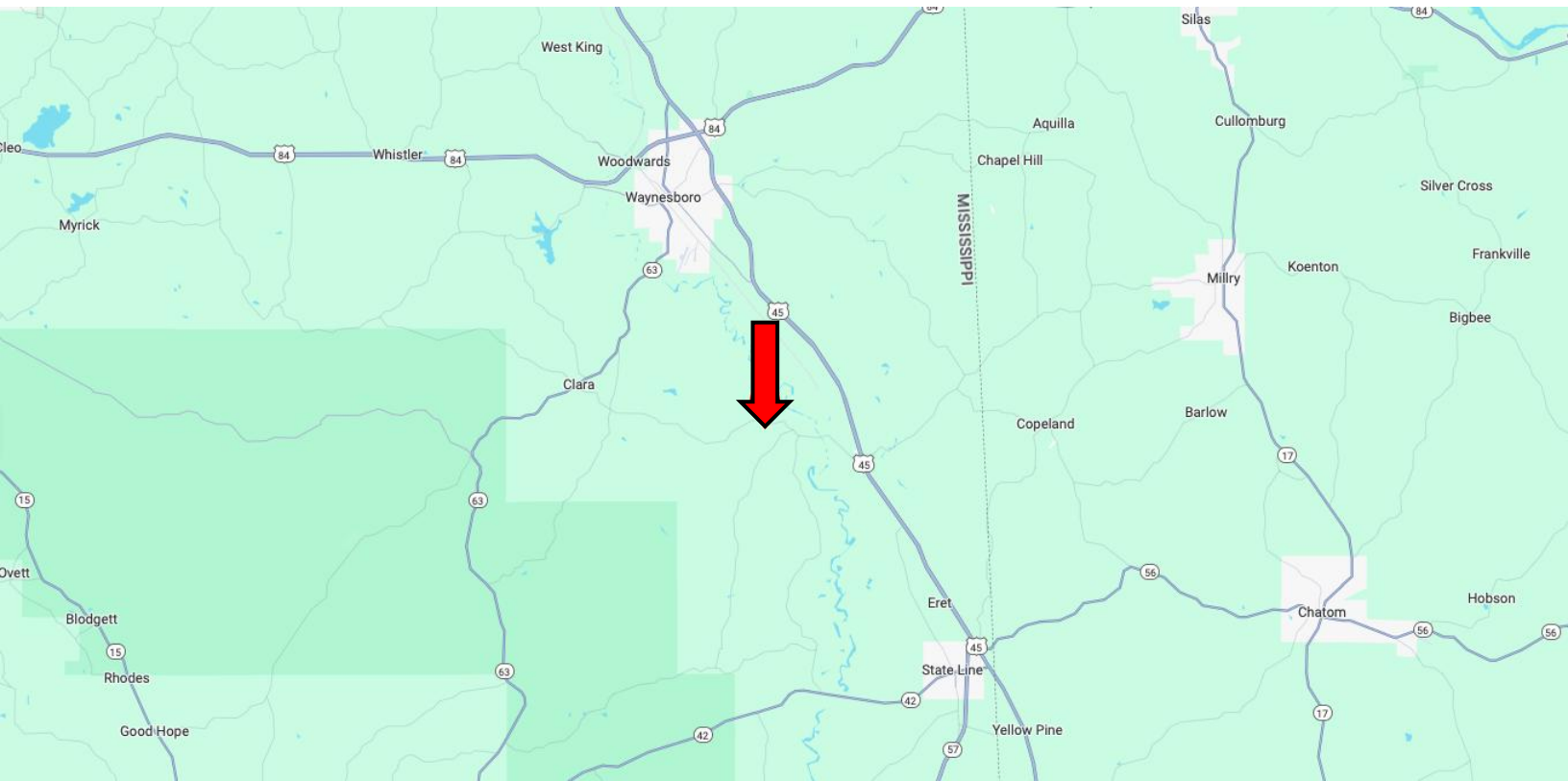
**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





# DIRECTIONAL MAP



**Address:** 1551 Buckatunna Chicora Clara Rd, Buckatunna, MS 39322

**Directions from US-45, Waynesboro, MS:** Travel southeast on US-45 for 8.3 miles. Turn right toward W Robinson Jct Rd for 171 feet.

Turn right onto W Robinson Jct Rd for 1.2 miles. Turn left onto Old 45 Winchester Rd for 1.5 miles. Turn right onto Buckatunna Chicora Clara Rd. After 2.5 miles, the house will be on the left. [Google Map Link](#)



**LAYTON HORNE**  
REALTOR®

O: 601.898.2772 | C: 601.624.1282  
Layton@TomSmithLand.com



**ANTHONY STEEN**  
REALTOR®

O: 601.898.2772 | C: 662.645.5151  
Anthony@TomSmithLand.com

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

