Gravel Roads,Gobblin Birds, & an opportunity to kill a buck for the wall.....one of our favorite areas
000 Cupit Rd
Union Church, MS 39668

$250,000
55.7± Acres
Jefferson County







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Union Church, MS / Jefferson County

SUMMARY

Address
000 Cupit Rd

City, State Zip
Union Church, MS 39668

County
Jefferson County

Type
Hunting Land, Business Opportunity, Lot, Timberland, Undeveloped Land, Farms, Recreational Land

Latitude / Longitude
31.61219 / -90.800294

Acreage
55.7

Price
$250,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

This 55.7± acre recreational tract on Cupit Road is set up and **ready to hunt**. The property features approximately 10-year-old regrowth pine, providing excellent bedding and holding cover for whitetail deer, along with multiple established food plots positioned throughout the acreage.

A good internal road and trail system makes it easy to navigate the property, reach the food plots, maintain stands and feeders, and recover harvested game. Deer and wild turkey are abundant in this region, which is well known for producing impressive Mississippi whitetails.

One of the property's strongest features is its boundary with the **Homochitto National Forest on two sides**, creating additional privacy and placing thousands of acres of national forest beside the tract. The Homochitto encompasses approximately 190,000 acres and is recognized for its extensive hunting opportunities and outstanding turkey habitat.

Whether you are searching for a private hunting property, weekend retreat, family recreational tract, or long-term timber and land investment, this Jefferson County property offers the habitat, improvements, location, and national forest boundary that hunters look for. Bring your stands and start hunting-much of the work has already been done.

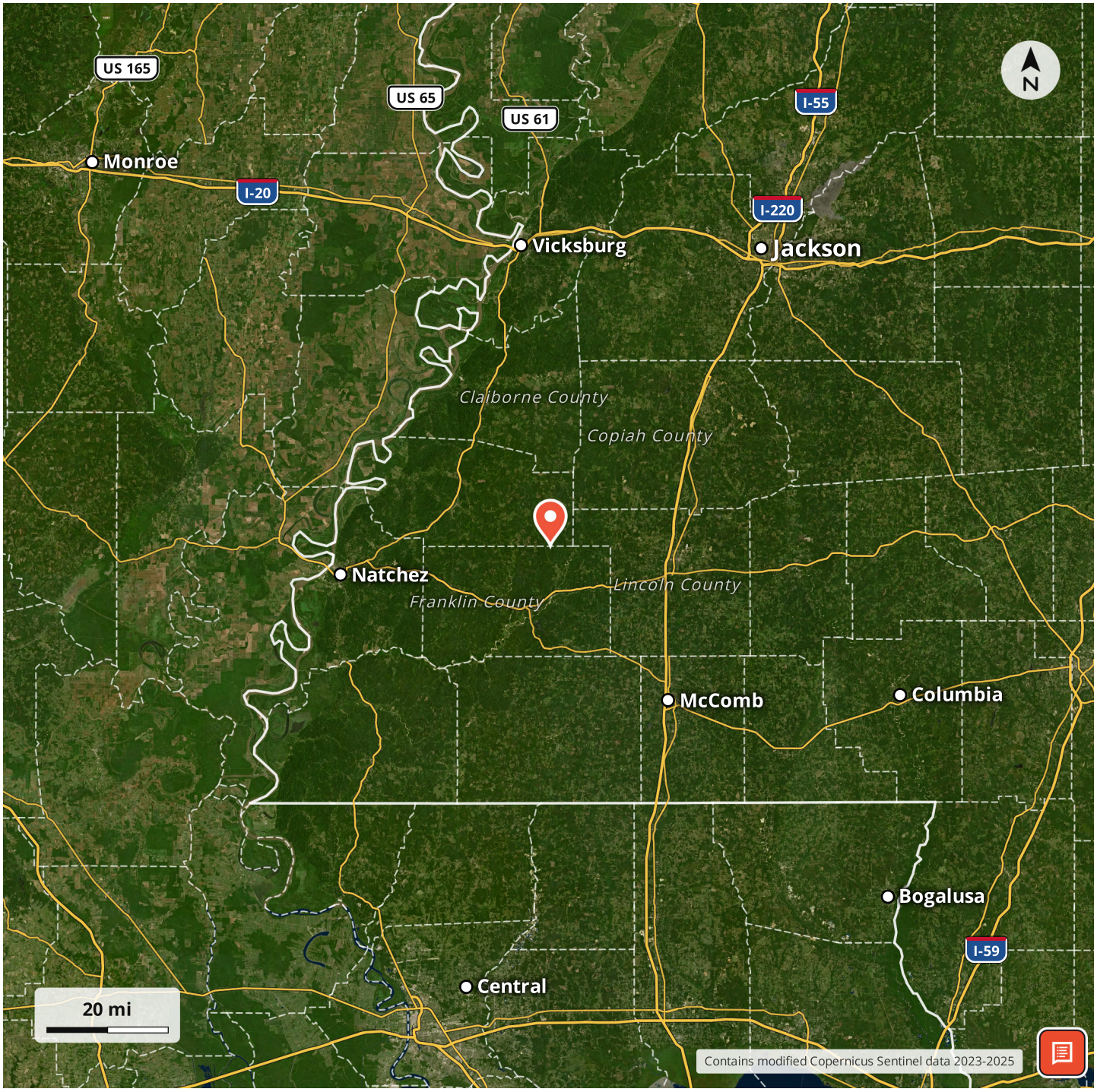
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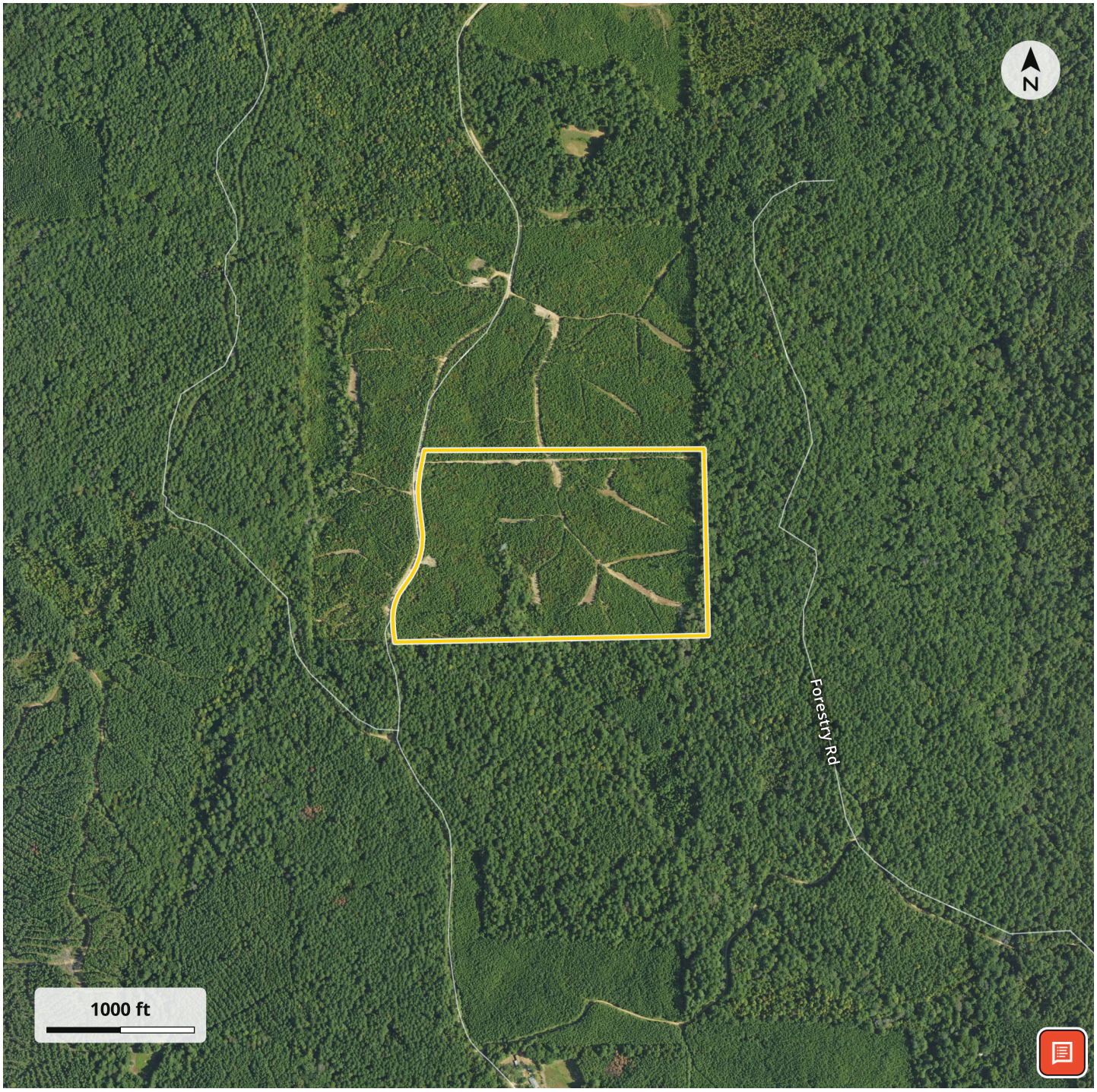





Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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