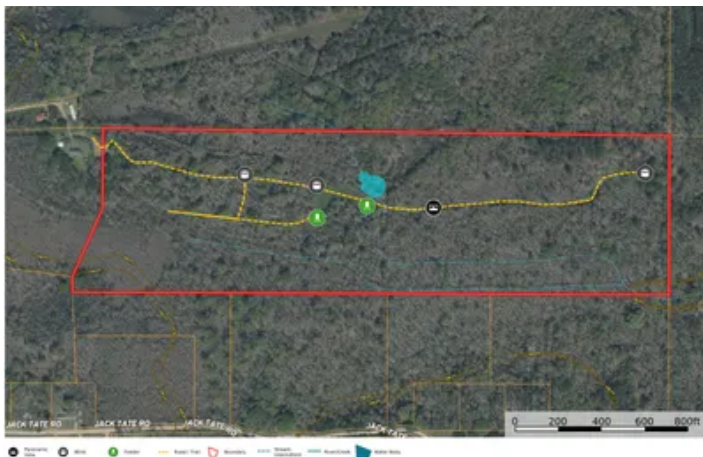


Noxubee Co. 46
Sandyland Rd
Brooksville, MS 39341

\$193,200
46± Acres
Noxubee County



Noxubee Co. 46
Brooksville, MS / Noxubee County

SUMMARY

Address

Sandyland Rd

City, State Zip

Brooksville, MS 39341

County

Noxubee County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

33.187881 / -88.327366

Acreage

46

Price

\$193,200

Property Website

<https://www.mossyoakproperties.com/property/noxubee-co-46-noxubee-mississippi/86345/>



PROPERTY DESCRIPTION

46± Acres | Prime Hunting Land in Noxubee County, MS - Whitetail, Turkey, and Duck Potential

46± acres of recreational paradise located just outside Brooksville, MS, in the heart of Noxubee County-an area well known for producing trophy whitetail deer. This tract offers a rare opportunity for hunters and outdoor enthusiasts looking to own land in one of Mississippi's most productive wildlife regions.

The property features a strong mix of young hardwood regeneration along with scattered mature timber, creating excellent bedding and feeding areas for deer and turkey. A low-lying section of the property provides a prime opportunity to develop a duck hole, making this a multi-species hunting destination.

Additionally, there is plenty of room to expand with new interior roads and food plots, giving buyers the chance to enhance the property's habitat and accessibility to suit their vision.

Property Highlights:

- 46± acres of diverse recreational timberland
- Outstanding deer and turkey hunting in trophy-rich Noxubee County
- Potential duck hole site for waterfowl hunting
- Young hardwoods with scattered mature timber
- Ample space for new internal roads and strategically placed food plots
- Quiet and secluded, yet easy to reach
- Only 20 minutes to Ole Country Bakery in Brooksville, MS
- Just 10 minutes to Pickensville, AL and the Tombigbee River

Whether you're after a weekend hunting retreat or a long-term investment in land and timber, this property delivers the key ingredients: wildlife, location, and room to improve. Don't miss your chance to make it your own.

Brett Briggs, Agent

Mossy Oak Properties, Bottomland Real Estate

Licensed in MS, AL, and TN

Office: [662-495-1121](tel:662-495-1121)

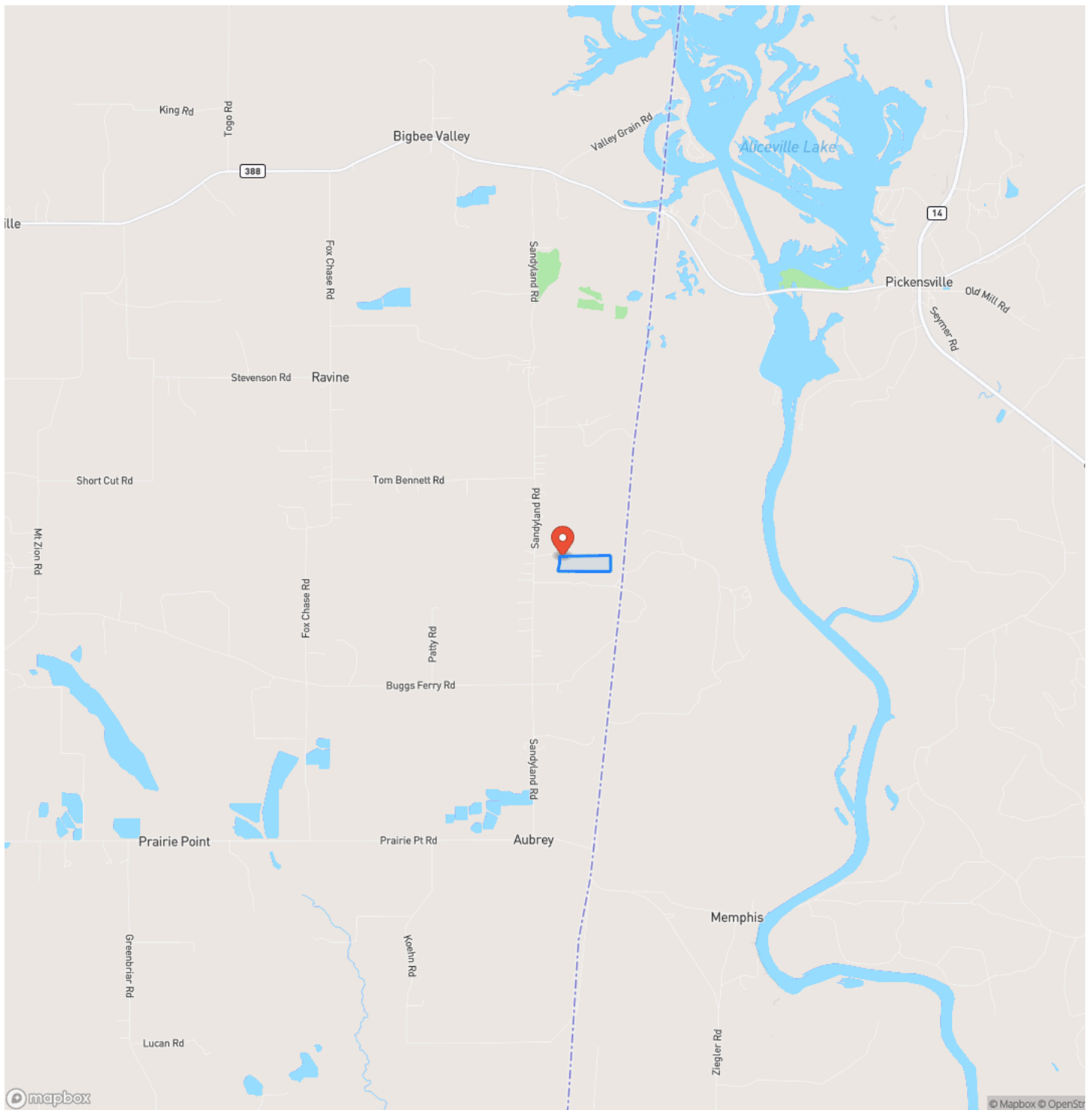
Cell: [662-295-8999](tel:662-295-8999)

Email: bbriggs@mossyoakproperties.com

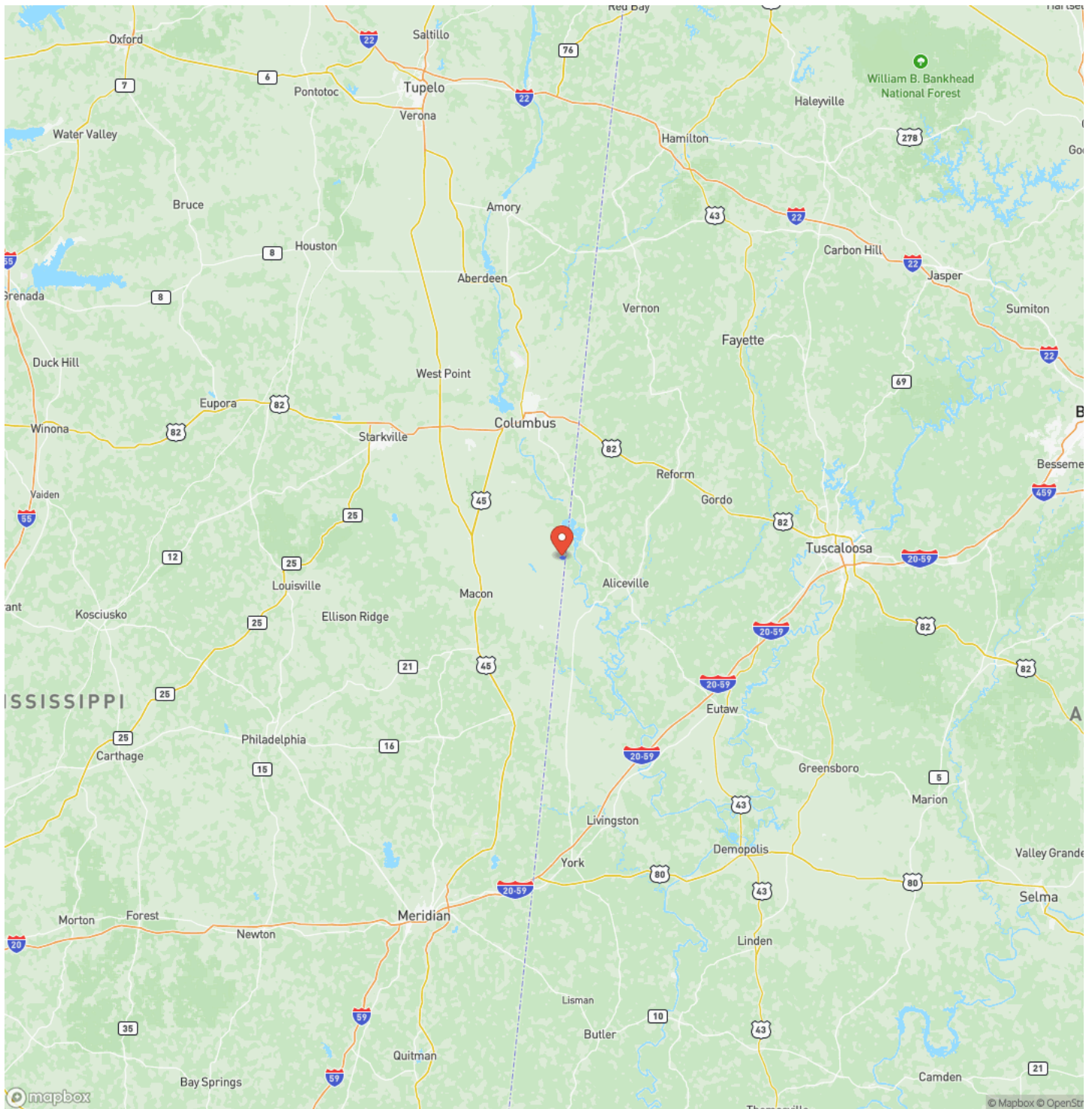




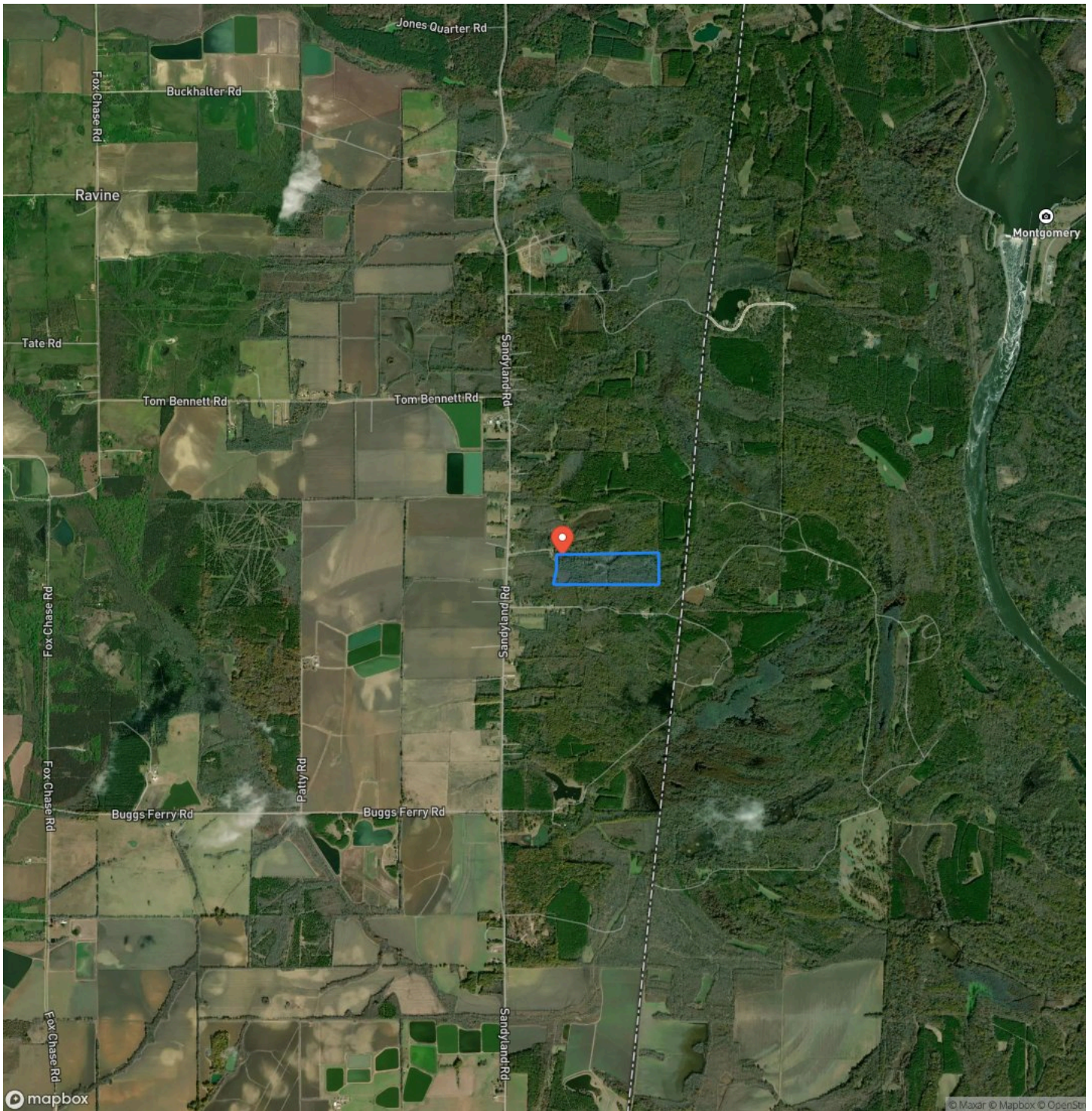
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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Email

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Address

5795 Highway 45 ALT S.

City / State / Zip

NOTES

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DISCLAIMERS

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