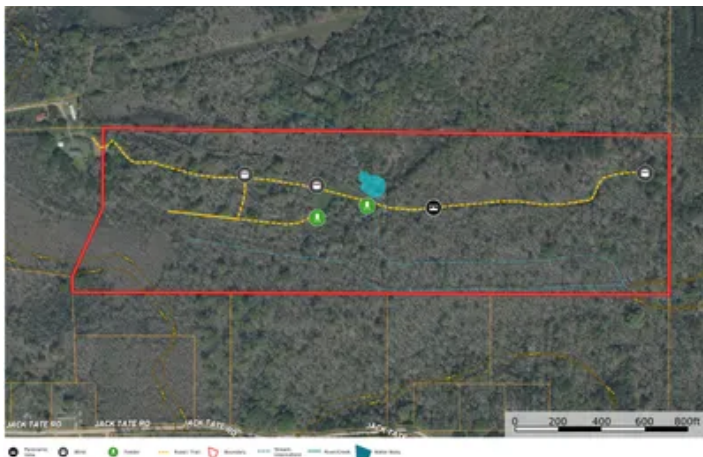


Noxubee Co. 46
Sandyland Rd
Brooksville, MS 39341

\$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.mossoakproperties.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



Noxubee Co. 46
Brooksville, MS / Noxubee County



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



Mossy Oak Properties Bottomland Real Estate

5795 Highway 45 Alt S

West Point, MS 39773

(662) 495-1121

<https://www.mossoakproperties.com/>

