



Stuart Hemphill
stuarthemphill58@gmail.com
Office: (601) 250-0017
Cell: (601) 248-7637
SouthernStatesRealty.com



**Southern
States Realty**



Discover this private country acreage just minutes east of Tylertown, Mississippi, offering the perfect balance of seclusion, wildlife habitat, and potential homesite development. If you're searching for rural land for sale in Walthall County MS or small hunting property near Tylertown, this tract deserves your attention. This Mississippi hunting land with young pine plantation was timbered approximately five years ago and thoughtfully replanted. The result is a thriving stand of young pines that creates an exceptional bedding area for deer and other wildlife as well as future timber income potential! Property highlights for hunters include: established food plot already in place, hardwood-lined seasonal creek providing natural travel corridors, excellent deer bedding cover and wildlife habitat and an ideal setup for recreational hunting property in South Mississippi. Beyond hunting, this property also presents an excellent opportunity for a private rural homesite near Tylertown, MS. With its peaceful setting and natural surroundings, it's ideal for: building a country home, establishing a cabin retreat or creating a weekend recreational getaway. Whether you're in the market for affordable hunting land in Walthall County or a secluded homesite in the Mississippi countryside, don't miss the opportunity to see this property in person. Opportunities for well-managed small acreage recreational land near Tylertown, MS are hard to find -- schedule your visit today.

04 Sidney Ellzey Road, Tylertown, MS

31.130180, -90.070031 GPS



\$98,500

**20± Acres
MLS #4139714**

