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**Southern
States Realty**



Secluded Hardwood Haven in Amite County, Mississippi!
 Escape to your own private slice of the Deep South on this stunning, heavily wooded 80+/- acre parcel south of State Highway 48 in the scenic Collins Farm area near Centreville (Gloster zip code). Bursting with mature hardwood trees, this property is a timber investor's dream and a hunter's paradise-perfect for trophy deer, turkey, and quiet evenings under the canopy. The land sits comfortably in an Area of Minimal Flood Hazard per official FEMA flood maps, so you can build, camp, or recreate with total peace of mind. A picturesque creek winds nearby, adding to the natural beauty and wildlife habitat. Legal access is securely established through a court-ordered easement by necessity, ensuring you can reach your landlocked gem without hassle. Priced at an attractive \$4,000 per acre, this is a rare chance to own substantial rural acreage in peaceful Amite County-ideal for timber production, weekend getaways, hunting leases, or your future country homesite. Bonus Opportunity: The large adjoining 398-acre premier hunting and recreational tract is also currently listed for sale at the same 4,000 per acre! This impressive neighboring property offers direct Hwy 48 frontage, Beaver Creek frontage, diverse timber stands (mature pine & hardwoods), internal roads, food plots, and excellent wildlife habitat. Purchasing both would create a massive contiguous private retreat or high-value timber investment. Whether you're looking for investment potential, recreation, or a private retreat, this parcel (and its neighbor) delivers Mississippi charm at its finest.

Hwy 48, Gloster, MS

31.091439, -90.968120 GPS



80± Acres
\$320,000



**HUNTING
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