

**Noxubee 92 Whitetail Haven**  
**Bottom Road**  
**Shuqualak, MS 39361**

**\$145,000**  
**92± Acres**  
**Noxubee County**



**Noxubee 92 Whitetail Haven**  
**Shuqualak, MS / Noxubee County**

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**SUMMARY**

**Address**

Bottom Road

**City, State Zip**

Shuqualak, MS 39361

**County**

Noxubee County

**Type**

Hunting Land, Farms, Recreational Land, Undeveloped Land

**Latitude / Longitude**

32.96192 / -88.794362

**Taxes (Annually)**

400

**Acreage**

92

**Price**

\$145,000

**Property Website**

<https://www.mossyoakproperties.com/property/noxubee-92-whitetail-haven-noxubee-mississippi/41468/>



**PROPERTY DESCRIPTION**

This 92+/- acre tract of real estate is located in the middle of big buck country along Bottom Road in Noxubee County!! If you're a whitetail enthusiast looking for the perfect location to build your own deer management program, look no further.. Timber was harvested in 2021, and has been allowed to naturally regenerate providing the perfect bedding conditions!! The Western portion of the property has a small creek/stream with about 20 acres being in the FEMA floodplain. However, this only adds to the many reasons this property has an abundance of wildlife occupying it! Many people overlook the value in having a blank slate. Hopefully that's not you because at this price, there is so much potential to create the perfect hunting camp, recreational tract, or off grid retreat on this piece of property! Don't miss out on this rare find.

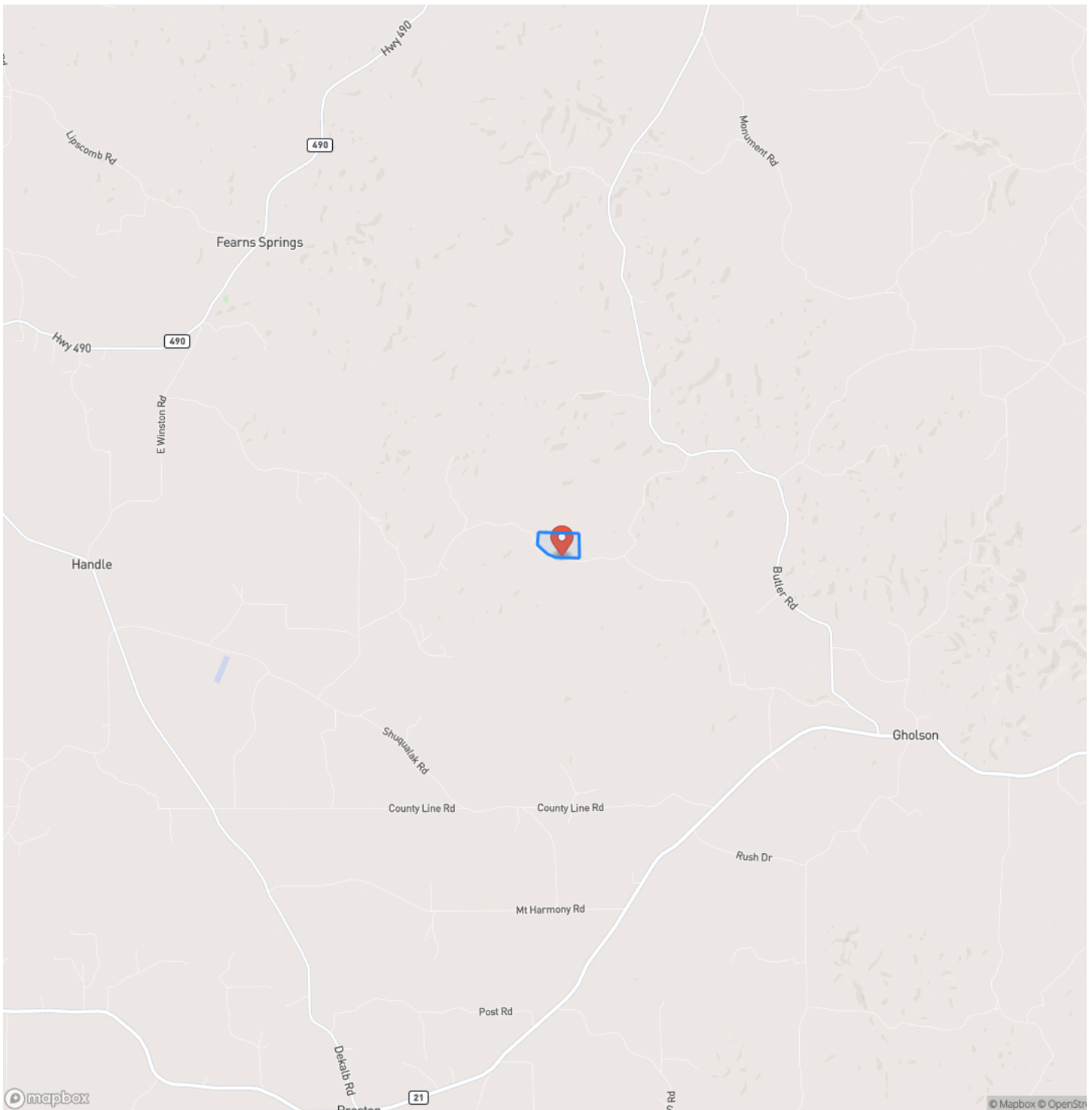


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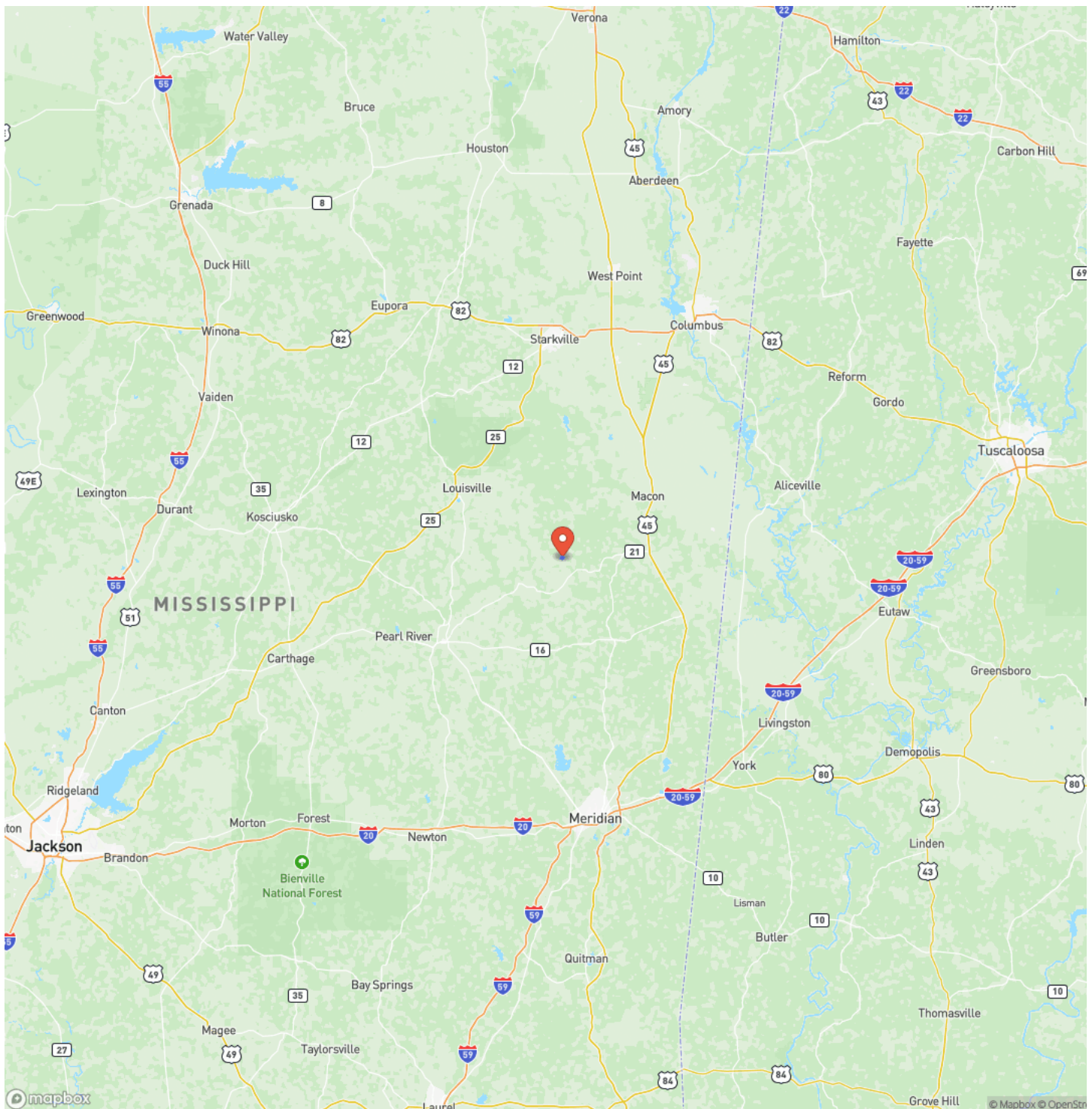
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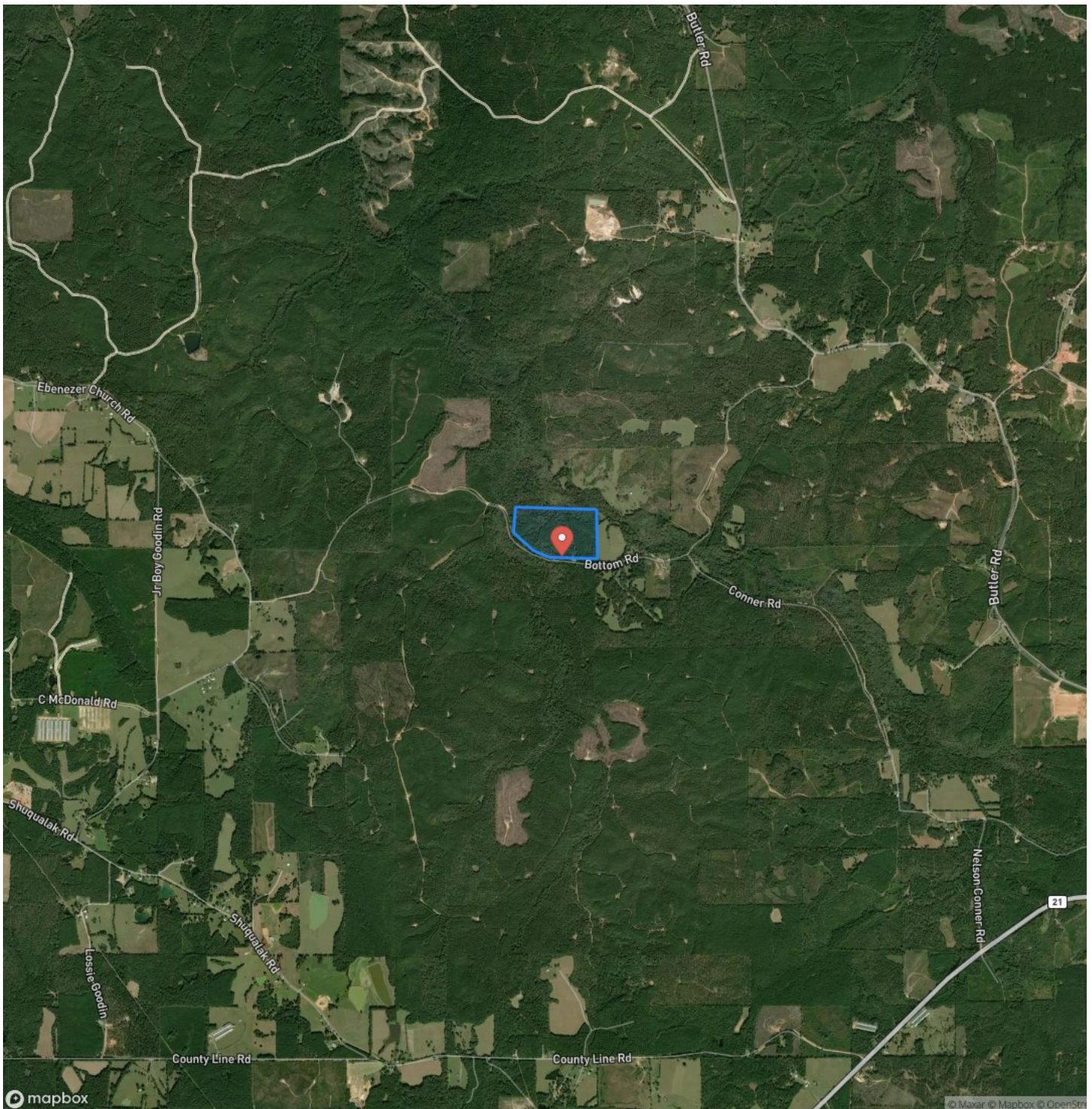
## Locator Map



## Locator Map



## Satellite Map



**Noxubee 92 Whitetail Haven**  
**Shuqualak, MS / Noxubee County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Dustin Pope

## Mobile

(601) 575-5566

## Office

(662) 495-1121

## Email

dbrettpope@yahoo.com

**Address**

108 Lone Wolf Dr.

## City / State / Zip

Madison, MS 39051

## NOTES

[illegible]

**MORE INFO ONLINE:**

**MossyOakProperties.com**

## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **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.



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**Mossy Oak Properties Bottomland Real Estate**

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(662) 495-1121  
[MossyOakProperties.com](http://MossyOakProperties.com)

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