

Recreational Paradise-49 acres
85 Alexander
Jayess, MS 39641

\$550,000
49± Acres
Walthall County



Recreational Paradise-49 acres
Jayess, MS / Walthall County

SUMMARY

Address

85 Alexander

City, State Zip

Jayess, MS 39641

County

Walthall County

Type

Hunting Land, Recreational Land, Residential Property,
Timberland, Single Family

Latitude / Longitude

31.334876 / -90.211755

Taxes (Annually)

3679

Dwelling Square Feet

2016

Bedrooms / Bathrooms

2 / 2

Acreage

49

Price

\$550,000

Property Website

<https://www.mossyoakproperties.com/property/recreational-paradise-49-acres-walthall-mississippi/80735/>



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PROPERTY DESCRIPTION

Recreational Paradise | 49 Acres in Jayess, MS – A Rare Find Just South of Brookhaven

Welcome to one of the finest recreational properties available in Southwest Mississippi! Located just 25 miles south of Brookhaven in the quiet community of Jayess, this 49-acre estate has been intensively managed and thoughtfully developed to create the ultimate private retreat for outdoor lovers, hunters, and those seeking a peaceful lifestyle surrounded by nature.

Property Highlights:

- **49 +/- Acres** of meticulously maintained land in Walthall County
- **2016 sq ft home** featuring 2 spacious bedrooms & 2 full bathrooms
- **Standby Generac Generator**, Should the power go out the power will be restored
- **Well Water and Gas Appliances**
- **Screened-in back deck & swimming pool** overlooking your private stocked **3-acre pond** with pier
- **Private gated entrance** with a paved driveway for added security and charm
- **3 sheds with power** (2 also with water) + a large **pole barn** for equipment and storage
- **Exceptional wildlife habitat** – perfect for **deer, turkey, dove, and quail**
- **Established food plots**, great stand of clover and ready for the season
- **Dedicated dove fields** with a built-in powerline for optimal flight paths
- **Managed pine timber** on a consistent burn schedule for ideal growth and wildlife cover
- **Mature hardwood stands**—primarily white oak, with a mix of red oak and other native species

Recreational Dream Property

This is one of those places that you simply don't want to leave. Whether you're relaxing on the back deck watching the sunset over the lake, catching bass off the dock, or slipping into a stand for an early morning hunt, this property delivers year-round enjoyment. The well-maintained **interior road system** allows easy access across the entire tract, making management and exploration a breeze.

Perfect For:

- Hunters and wildlife managers
- Outdoor families looking for a recreational escape
- Buyers seeking a permanent home or weekend getaway with peace and privacy
- Investors looking for a turnkey land opportunity with future timber value

From the carefully managed clover fields to the hardwood bottoms echoing with gobbles each spring, this property checks every box. The level of stewardship here is rare and appreciated by those who know what it takes to create a truly special place.

Don't miss this one-of-a-kind opportunity to own one of the best-managed tracts in the region. Schedule your private showing today and see firsthand what makes this property so unforgettable.

Will Waits

Certified Land Specialist

Licensed in MS

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

Cell: [769-572-2267](tel:769-572-2267)

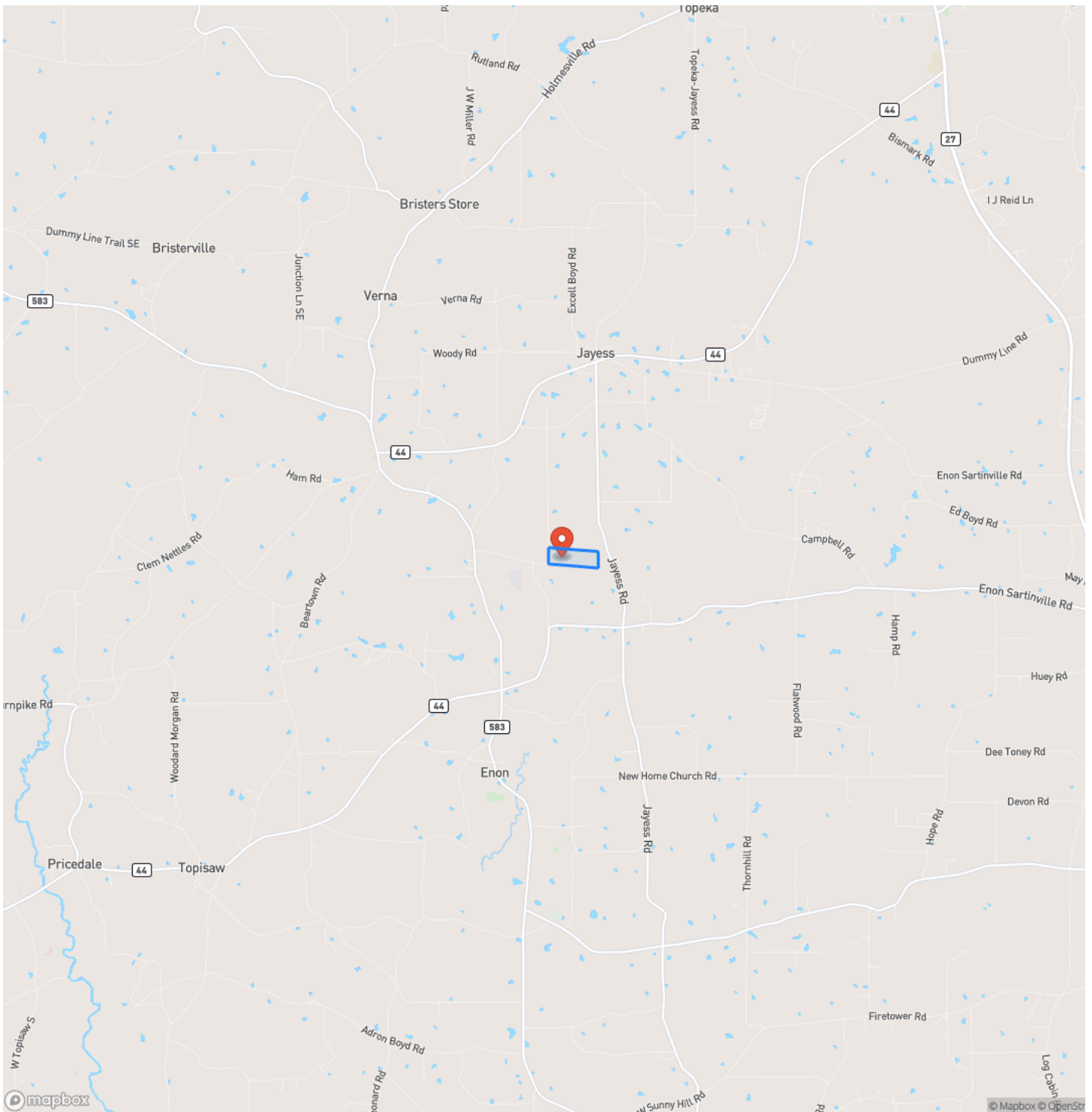
Email: wwaits@mossyoakproperties.com



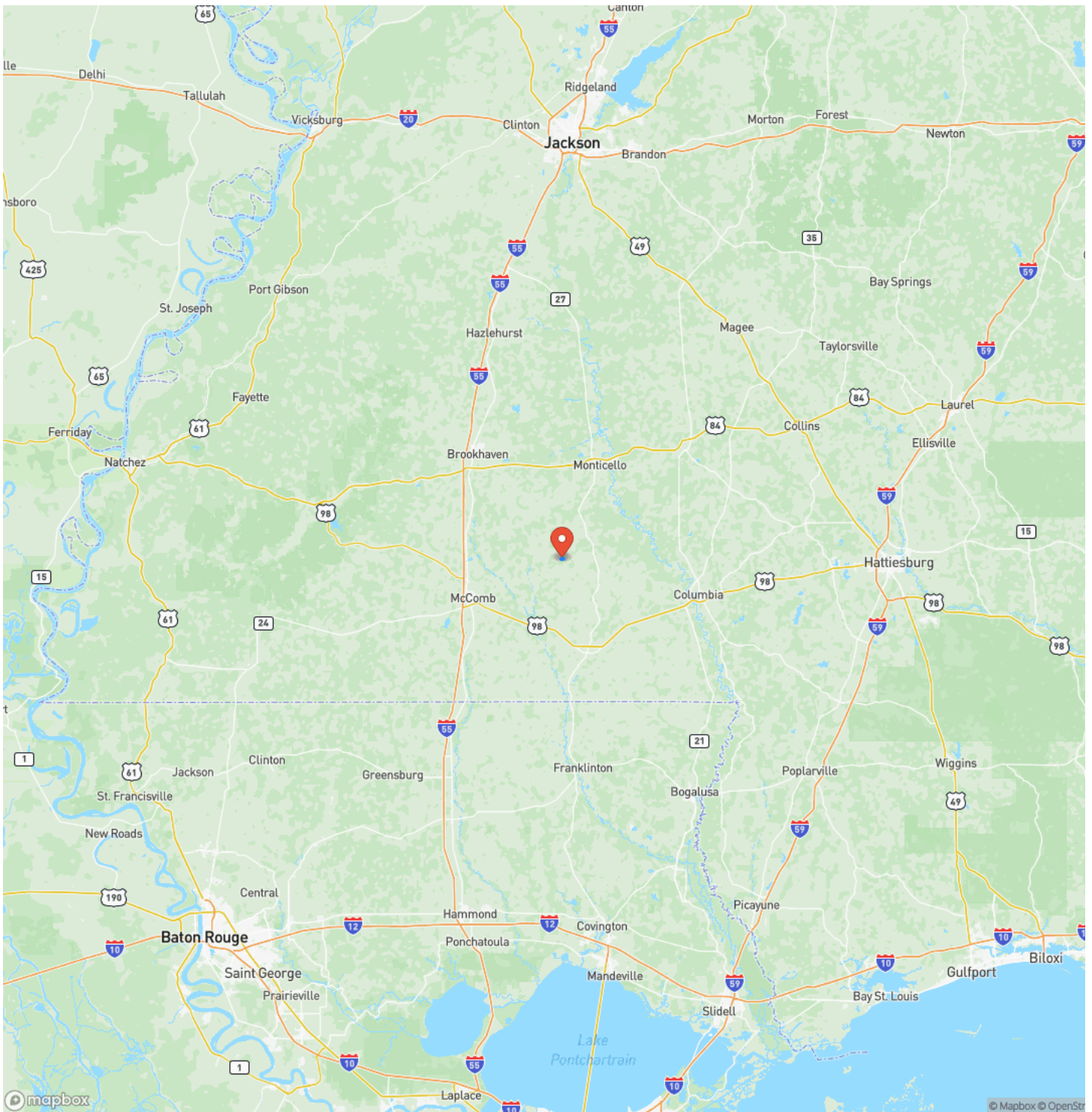
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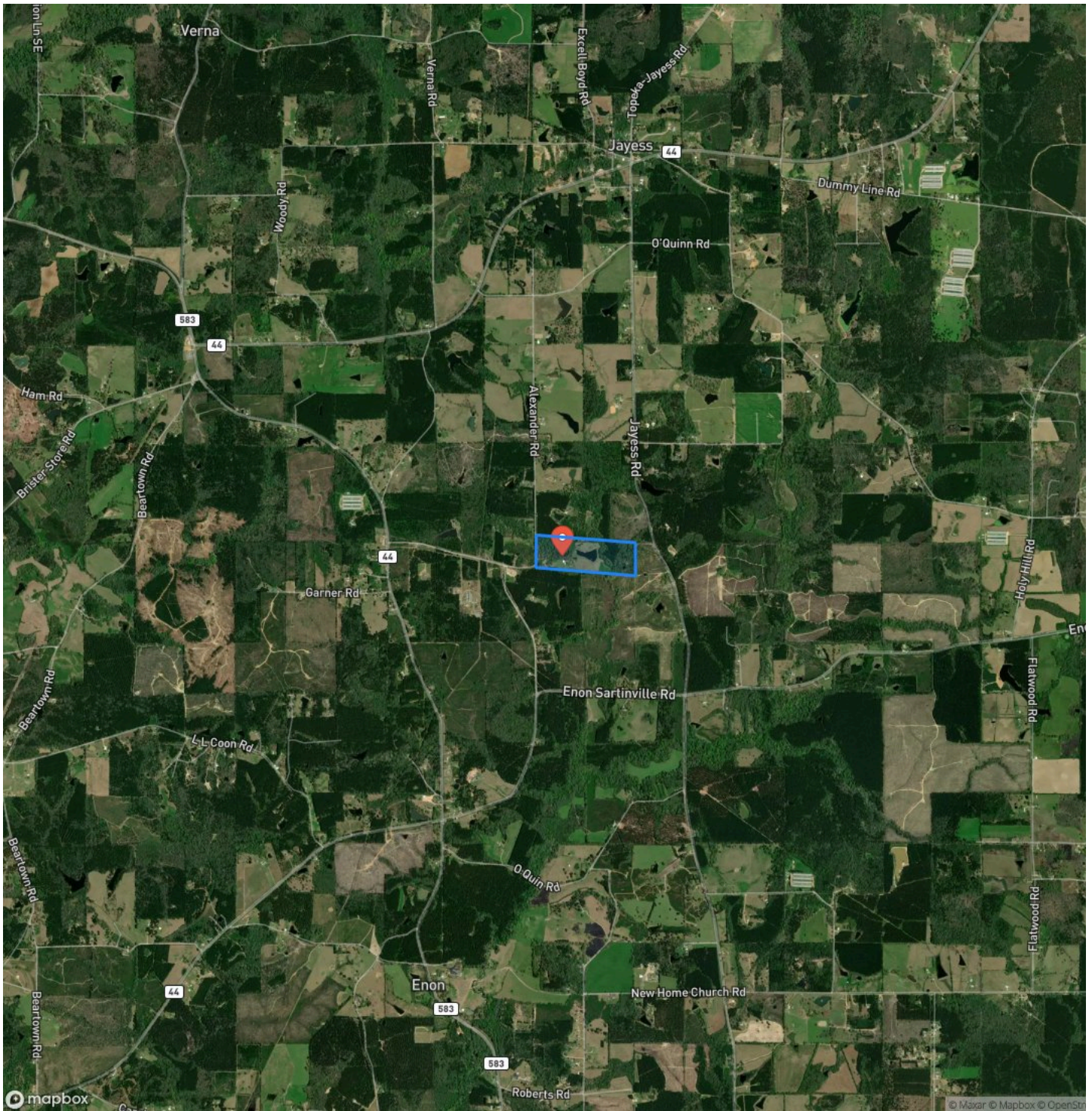
Locator Map



Locator Map



Satellite Map



Recreational Paradise-49 acres
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LISTING REPRESENTATIVE

For more information contact:



Representative

Will Waits

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City / State / Zip

NOTES

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This image shows a full page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, typical of notebook paper. There are no margins, text, or other markings on the page.



DISCLAIMERS

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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

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