

**WELLS CREEK 60 +/-**  
620 Loper Ln  
Roxie, MS 39661

**\$600,000**  
60± Acres  
Franklin County



**WELLS CREEK 60 +/-  
Roxie, MS / Franklin County**

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**SUMMARY**

**Address**

620 Loper Ln

**City, State Zip**

Roxie, MS 39661

**County**

Franklin County

**Type**

Recreational Land, Hunting Land, Timberland

**Latitude / Longitude**

31.405806 / -91.096012

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

60

**Price**

\$600,000



## WELLS CREEK 60 +/- Roxie, MS / Franklin County

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### PROPERTY DESCRIPTION

This 60+/- acre tract in Franklin County is a premier destination for those looking to immerse themselves in the deep woods of Southwest Mississippi. Perfectly positioned for privacy and adventure, the property offers a rare combination of natural water features, direct access to public hunting lands, and a turnkey basecamp.

The Ultimate Outdoorsman's Retreat | Franklin County, MS

60 +/- Acres with Cabin & Direct National Forest Access

Property Overview

Escape the noise and settle into a diverse landscape designed by nature for the dedicated outdoorsman. This 60-acre parcel is defined by its strategic borders and a comfortable, move-in-ready cabin, offering a unique scenario where live water meets endless exploration.

The Cabin

The heart of this retreat is a 2-bedroom, 2-bathroom cabin designed for the simple life. The standout feature is the expansive porch-the perfect vantage point to enjoy your morning coffee or evening wind-down. Because of the property's natural corridors, you can sit on the porch and watch wild game move through the clearing at virtually all hours of the day. It is the ultimate "front-row seat" to the Mississippi wilderness.

Key Features

- Wells Creek Frontage: The northern boundary is defined by the winding waters of Wells Creek, providing a consistent water source for local wildlife and a picturesque setting for weekend camps.
- National Forest Adjacency: The southern border directly touches the Homochitto National Forest. This proximity effectively expands your backyard by thousands of acres, offering unparalleled access to public hiking, trail riding, and world-class hunting.
- Wildlife Haven: The acreage features a mix of rolling topography and dense cover, creating ideal habitats for trophy whitetail deer and wild turkey.
- Total Seclusion: Whether you are looking for a weekend hunting camp or a full-time off-grid sanctuary, this property serves as a tremendous escape from the daily grind.

Experience Franklin County

Known for its rich timber history and deep-seated hunting traditions, Franklin County remains one of the most sought-after areas for recreational land in Mississippi. This property represents a rare opportunity to own a private piece of the piney woods with a functional home base and built-in access to the Homochitto's vast trail systems.

Investment & Recreation

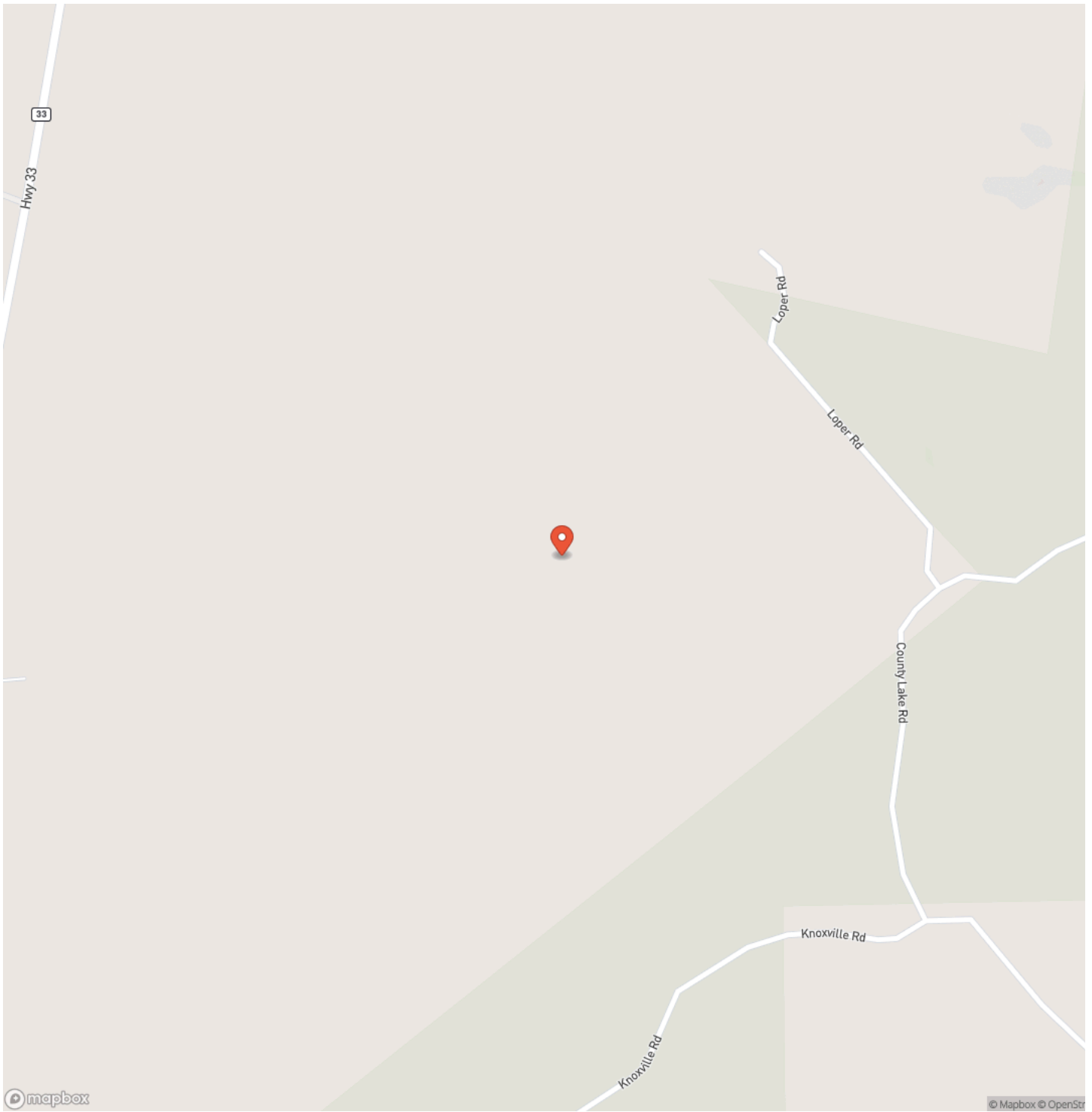
Land with direct National Forest adjacency is a rare find. This tract isn't just a place to hunt; it's a legacy property meant for those who value the quiet of the forest and the sound of a running creek.



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## Locator Map





## Satellite Map



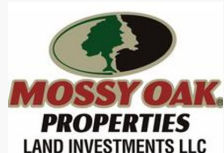




## **DISCLAIMERS**

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