

Country Club 300
0 Old Country Club
Natchez, MS 39120

\$1,350,000
300± Acres
Adams County



Country Club 300
Natchez, MS / Adams County

SUMMARY

Address

0 Old Country Club

City, State Zip

Natchez, MS 39120

County

Adams County

Type

Hunting Land, Recreational Land, Undeveloped Land, Business Opportunity

Latitude / Longitude

31.584806 / -91.37352

Acreage

300

Price

\$1,350,000

Property Website

<https://www.mossyoakproperties.com/property/country-club-300-adams-mississippi/115841/>



Country Club 300 Natchez, MS / Adams County

PROPERTY DESCRIPTION

300± Acres | Prime Timber & Recreational Investment | Minutes from Downtown Natchez

A Rare 300±-Acre Investment & Recreational Property in Adams County

Opportunities to acquire significant acreage this close to downtown Natchez are exceptionally rare. Situated less than three miles from the heart of historic Natchez, this approximately 300-acre Adams County property offers a compelling combination of valuable hardwood timber, recreational appeal, wildlife habitat, and long-term investment potential.

The property is highlighted by approximately 120± acres of hardwood timber, creating a substantial timber asset and adding significant intrinsic value to the land. For the investor, the hardwood component provides an opportunity to own a tangible, appreciating asset with both current and future timber potential.

Beyond the timber value, the property offers an exceptional recreational component. The acreage provides an excellent setting for whitetail deer, turkey, and other wildlife, with a proven history of wildlife success in the surrounding area. The combination of mature hardwoods, natural habitat, and substantial acreage creates an attractive environment for hunting and outdoor recreation.

What truly sets this property apart, however, is its location. A 300±-acre tract with this level of timber and recreational potential, located less than three miles from downtown Natchez, is a rare find. It offers the privacy, scale, and character of a large rural property while remaining incredibly convenient to everything Natchez has to offer.

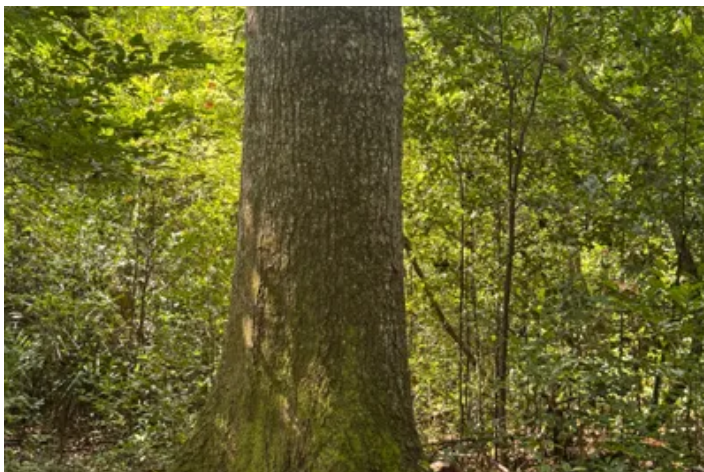
Whether you're seeking a premium recreational property, a timber investment, a long-term land-holding opportunity, or a combination of all three, this tract presents an exceptional opportunity in one of Mississippi's most desirable and historic markets.

PROPERTY HIGHLIGHTS

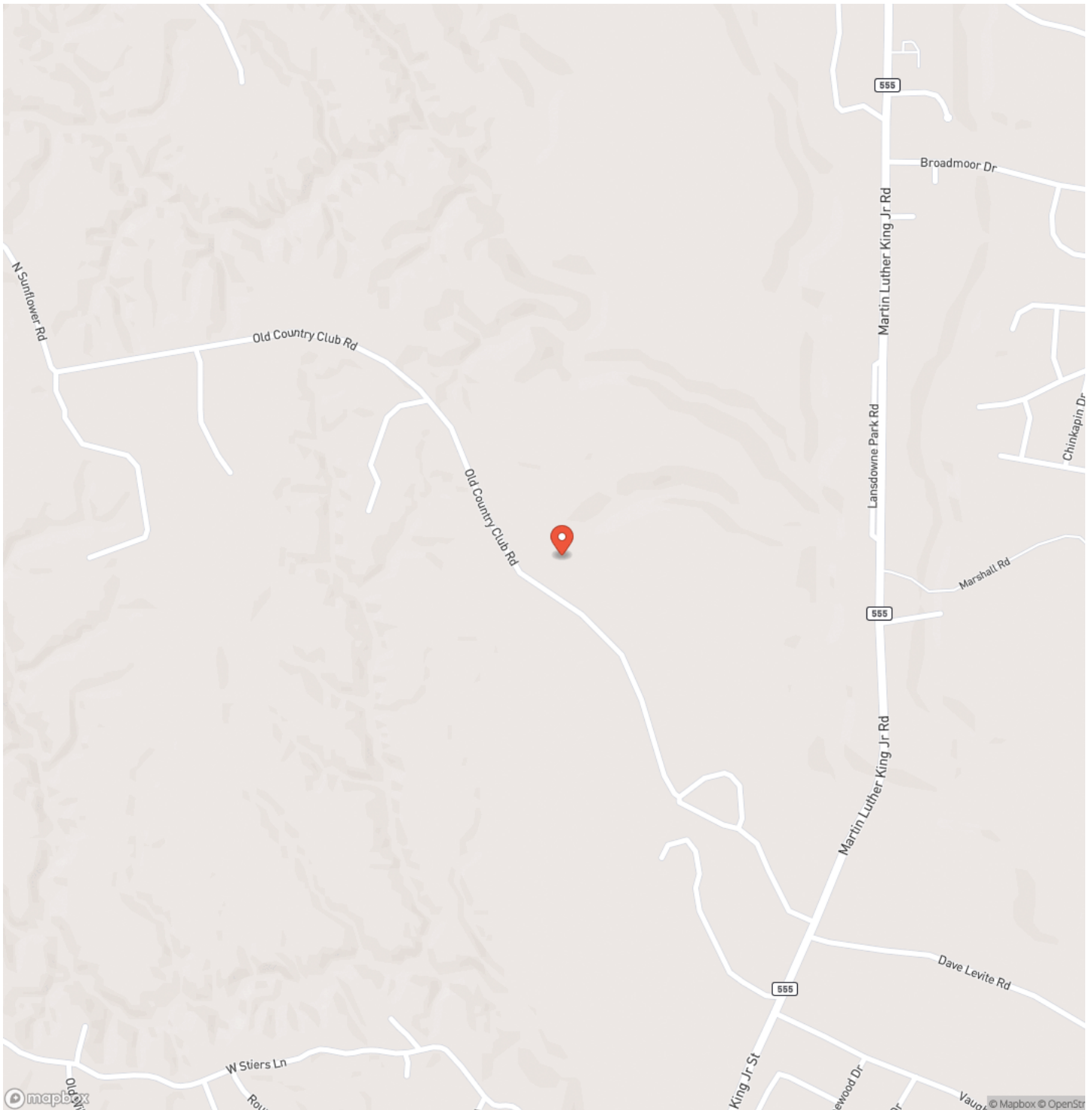
- 300± acres
- Adams County, Mississippi
- Less than 3 miles from downtown Natchez
- 120± acres of hardwood timber
- Significant timber investment potential
- Excellent whitetail and turkey habitat
- Proven wildlife success in the surrounding area
- Outstanding recreational and hunting potential
- Rare acreage and investment opportunity this close to Natchez
- Excellent long-term land investment
- Ideal combination of timber, wildlife, recreation, and investment

Large-acreage properties in such close proximity to downtown Natchez rarely come to market. With substantial hardwood acreage, proven recreational appeal, and a location that is nearly impossible to replicate, this property offers the kind of combination that sophisticated land investors and recreational buyers look for.

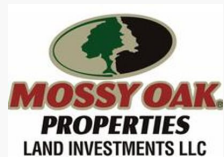
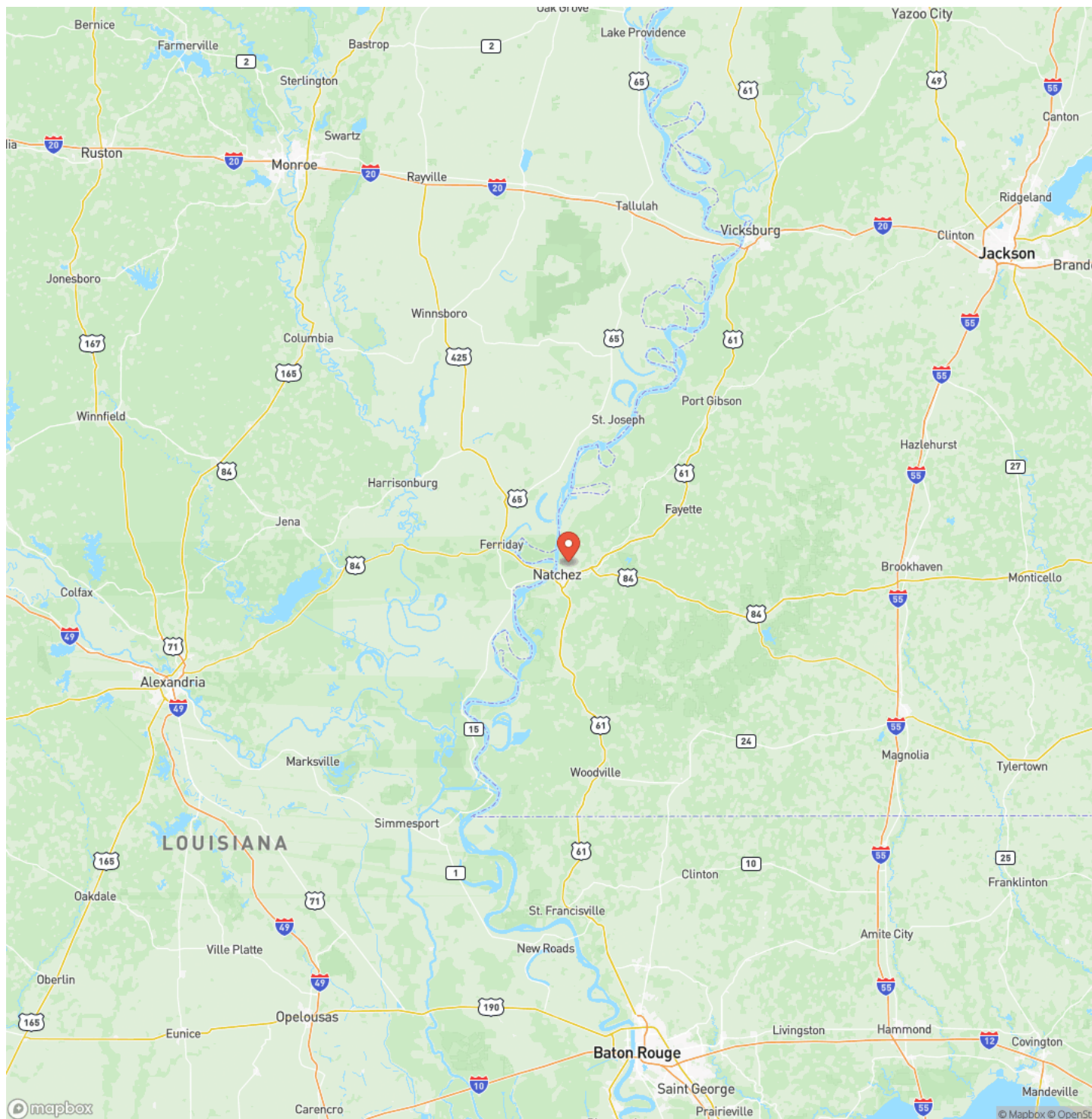




Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Wes Middleton

Mobile

(601) 597-3546

Office

(601) 304-0744

Email

wmiddleton@mossyoakproperties.com

Address

112 Main Street

City / State / Zip

Natchez, MS 39120

NOTES

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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 Land Investments
1985 Lakeland Blvd Suite 201
Jackson, MS 39216
(601) 362-0059
<https://mossyOakproperties.com/>

