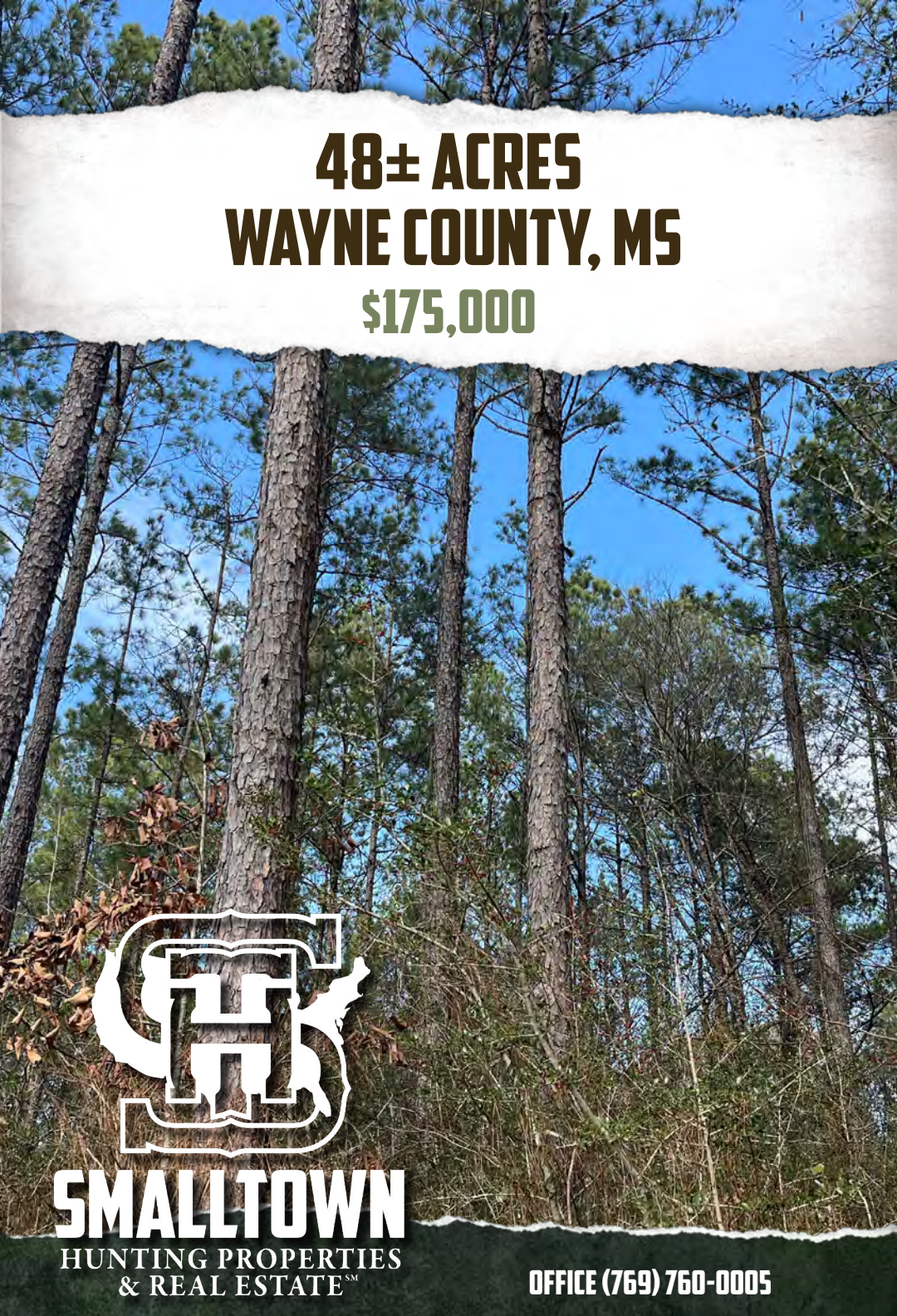
48± ACRES
WAYNE COUNTY, MS

$175,000



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OFFICE (769) 760-0005

THE WAYNE 48

PROPERTY PROFILE

LOCATION:

- Highway 45
  State Line, MS 39362
- Wayne County
- 8± Miles S of Buckatunna
- 16± Miles S of Waynesboro
- 63± Miles N of Mobile

COORDINATES:

- 31.4622, -88.46817

TAX INFORMATION:

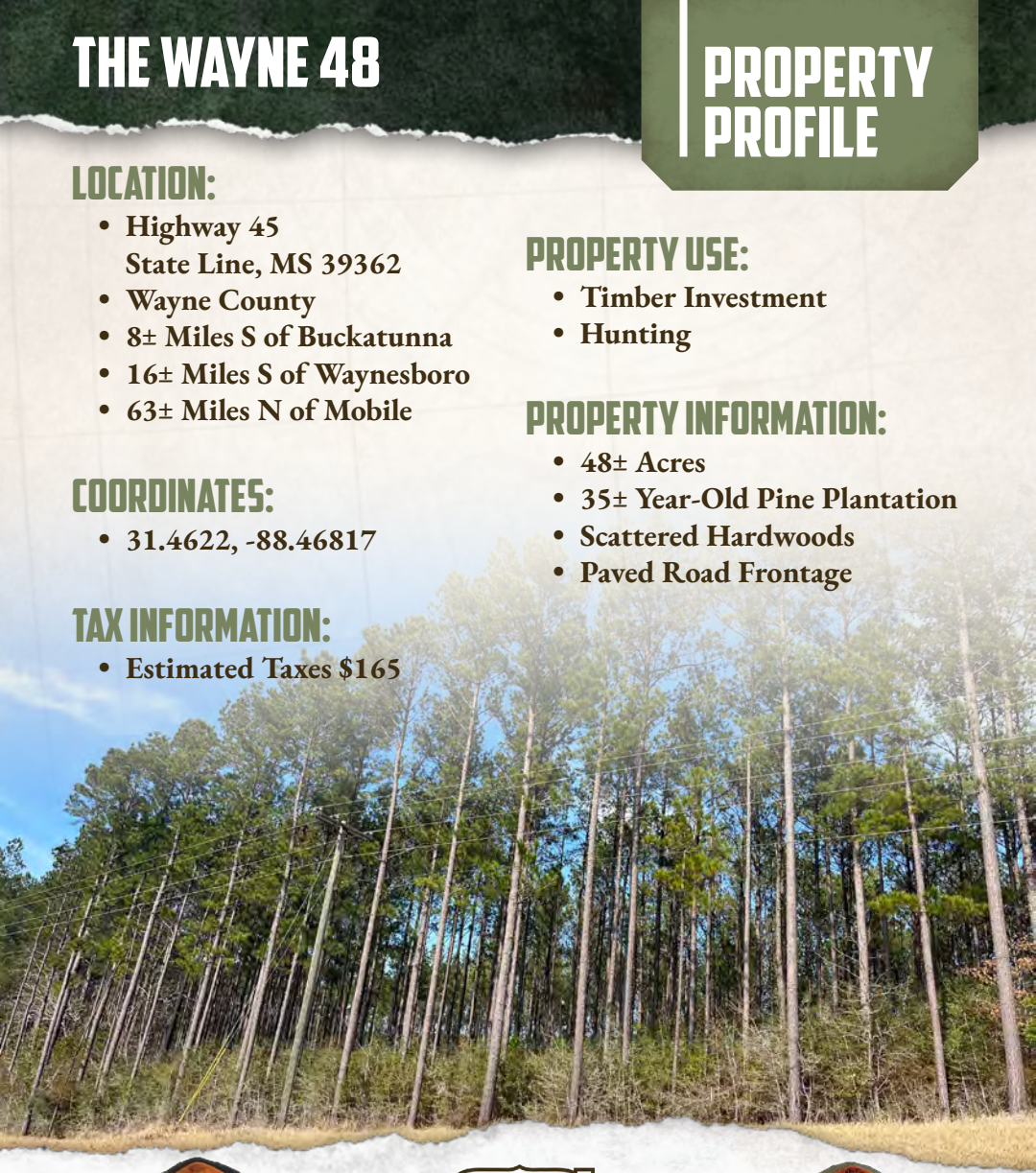
- Estimated Taxes $165

PROPERTY USE:

- Timber Investment
- Hunting

PROPERTY INFORMATION:

- 48± Acres
- 35± Year-Old Pine Plantation
- Scattered Hardwoods
- Paved Road Frontage



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C: 601-410-5702 | treston@smalltownproperties.com

HUNTER WADLEY | LAND SPECIALIST
C: 601-410-1992 | hunter.wadley@smalltownproperties.com

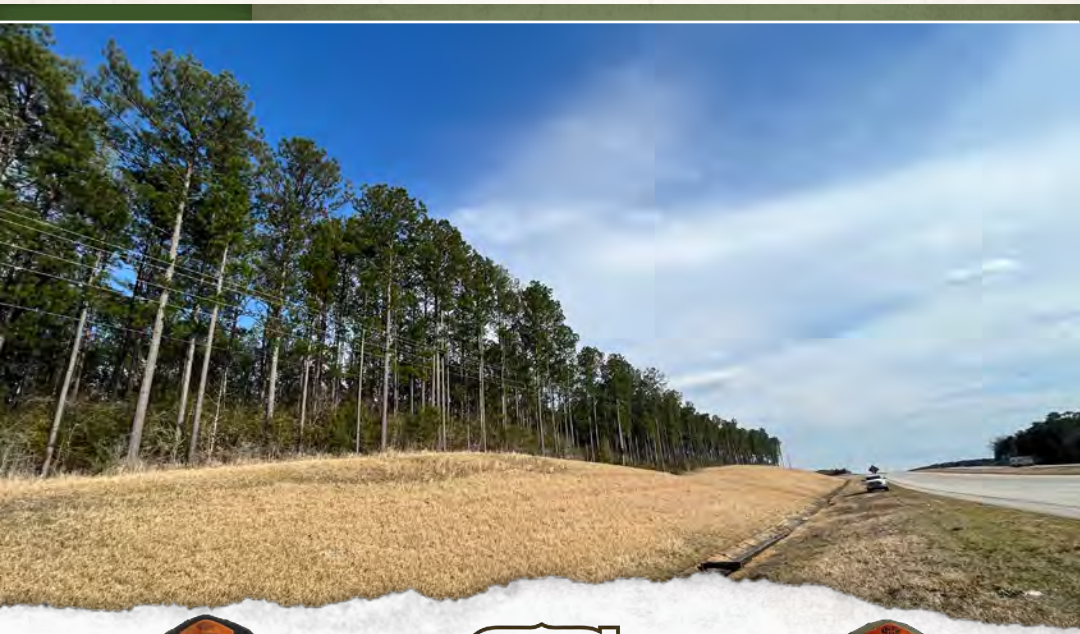
2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE WAYNE 48

ARE YOU LOOKING FOR A TIMBER INVESTMENT WITH THE POTENTIAL OF AN IMMEDIATE RETURN? Welcome to the Wayne 48, located off Highway 45 approximately 16 miles south of Waynesboro, MS, and roughly eight miles south of Buckatunna. This 48± acre Wayne County tract is nestled in the heart of the Pine Belt, boasting a 35± year-old pine plantation. The timber stand is ready for harvest, which covers the vast majority of the property with scattered hardwoods in the low-lying areas. The Wayne 48 could be developed to fit your wants and needs as a clean slate after harvesting timber. With frontage on Highway 45, this tract offers quick access for hunting while also watching your investment grow. While there is no deeded access to the property, the current owner has a long-standing verbal agreement with the timber company to the east to allow open access to the property. Interested buyers can be provided with contact info to the timber company to verify continued verbal access to the property.

Contact Hunter Wadley or Treston Cochran
to set up a showing today.



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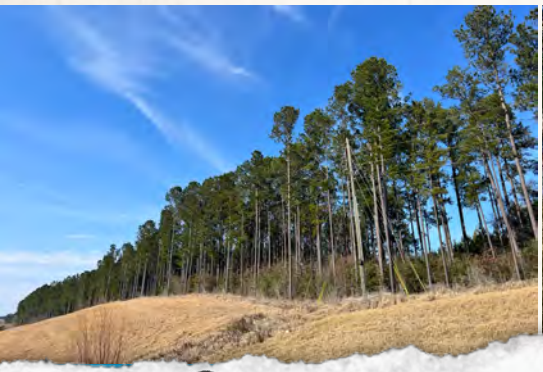
48± ACRES | WAYNE COUNTY, MISSISSIPPI



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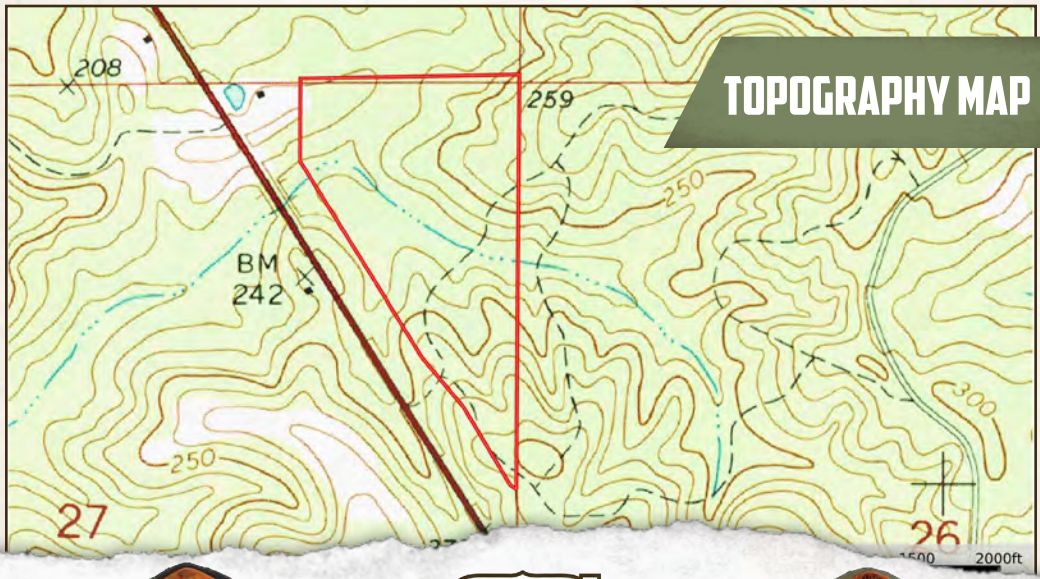
48± ACRES | WAYNE COUNTY, MISSISSIPPI

TOPOGRAPHY MAP



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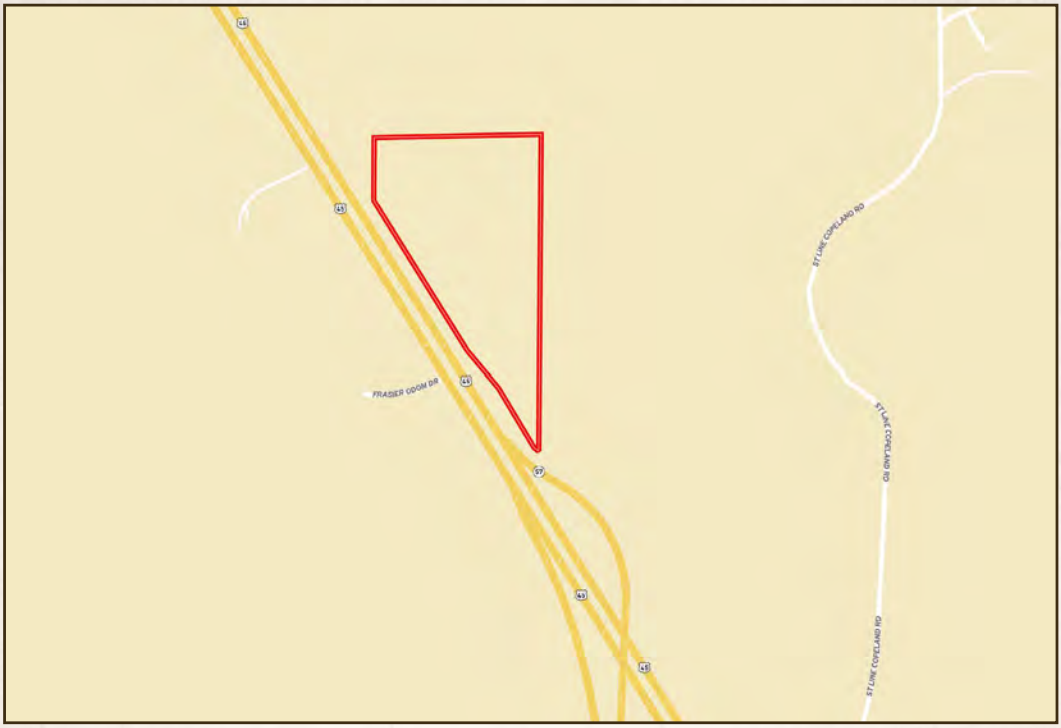

Directions from Waynesboro, MS: Travel 16 miles south on US-45 South, then turn right on to MS-42 and proceed 0.7 miles. Turn right to merge onto MS-57N, in 1.9 miles the property will be on the right.

LINK TO GOOGLE MAP DIRECTIONS

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