

An aerial photograph of a river flowing through a dense forest. The river is dark and winding, with some fallen trees and debris visible in the water. The surrounding forest is lush green. The image is split horizontally by a white, torn-paper-like border.

63± ACRES WITH A CABIN
FRANKLIN COUNTY, MS
\$449,000

An aerial photograph of a small, light-colored cabin with a dark roof, situated in a clearing within a dense forest. The forest is lush green, and the cabin is the only man-made structure visible. The image is split horizontally by a white, torn-paper-like border.

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THE FRANKLIN 63

PROPERTY PROFILE

LOCATION:

- 5582 White Apple Road
Roxie, MS 39661
- Franklin County
- 27.2± Miles SE of Natchez
- 44.8± Miles SW of Brookhaven
- 79± Miles N of Baton Rouge, LA

COORDINATES:

- 31.45385, -91.0895

PROPERTY USE:

- Hunting & Fishing
- Recreational
- Residential

PROPERTY INFORMATION:

- 63± Acres
- 1,200± SqFt Log Cabin
- 2 Bedrooms/2 Baths
- 0.4± Miles of Wells
Creek Frontage
- Established Internal
Trail System
- Deer, Turkey, Small Game
- Mature Hardwoods
- Plantation Pines
- Tractor Shed
- Stocked Pond

TAX INFORMATION:

- 2025 Taxes: \$785.72



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

BRADEN SMITH

LAND SPECIALIST

C: 601-757-9193

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braden@smalltownproperties.com

4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE FRANKLIN 63

WELCOME TO THE FRANKLIN 63 IN ROXIE, MISSISSIPPI! This 63± acre tract, located on White Apple Road in Franklin County, is about as well-rounded of a hunting property as you'll find. It's got a little bit of everything: mature hardwoods, plantation pines, creek bottoms, ridges, a pipeline, a stocked pond, a cabin, and roughly 0.4 miles of Wells Creek running along the property.

The tract has a great history of deer, and come springtime, the turkeys are plentiful. The way the ridges and creek bottoms lay creates natural funnels that help move deer through the property, giving you some really good spots to set up and hunt. There's already a good internal trail system in place with food plots and stands established, making this tract turnkey and set up ready to enjoy from day one.



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MORE ABOUT THE FRANKLIN 63

A 1,200± square foot fully furnished log cabin offers two bedrooms, two bathrooms, front and back porches, a full alarm system, and an on-demand hot water heater. Outside, you'll also find a tractor shed and fire pit. This is a good, comfortable camp ready for its new owners.

If you're looking for a place that you can hunt, fish, bring the family, and enjoy year-round, the Franklin 63 is hard to beat.

**Contact Braden Smith today to schedule a private showing
and experience #TheSmallTownWay.**



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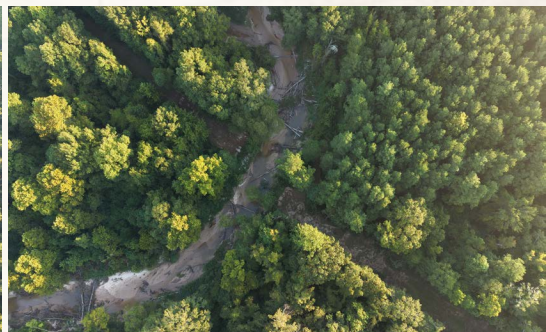
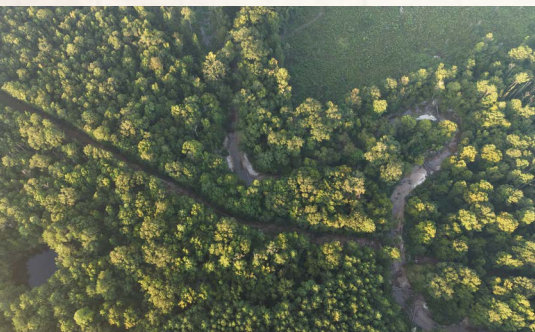
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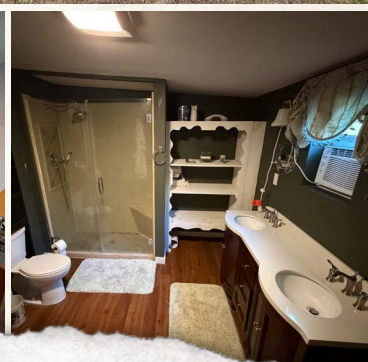
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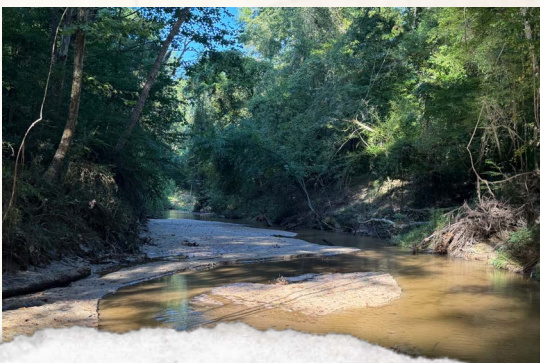
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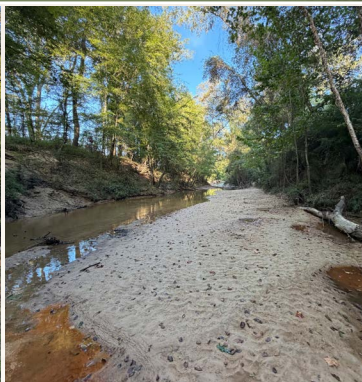
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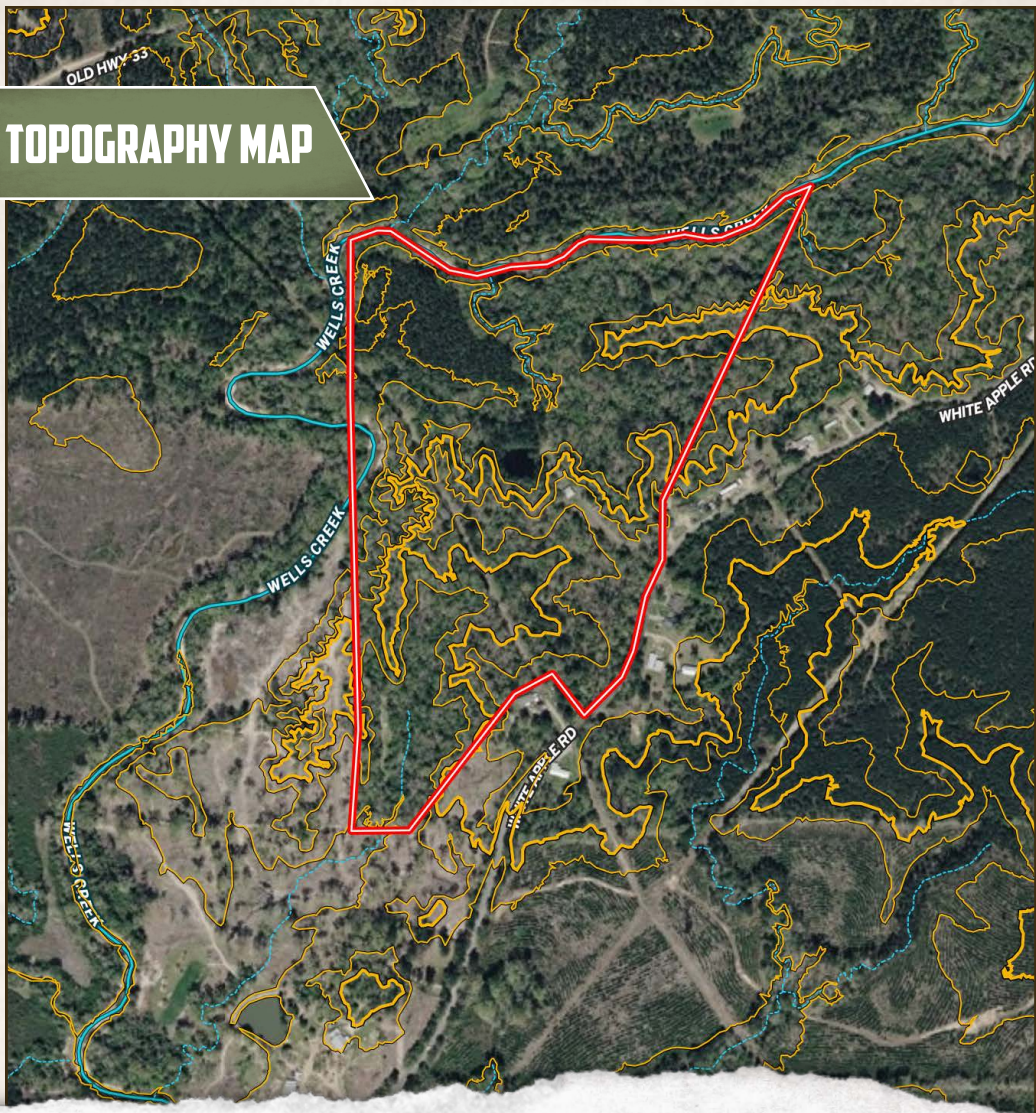
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TOPOGRAPHY MAP



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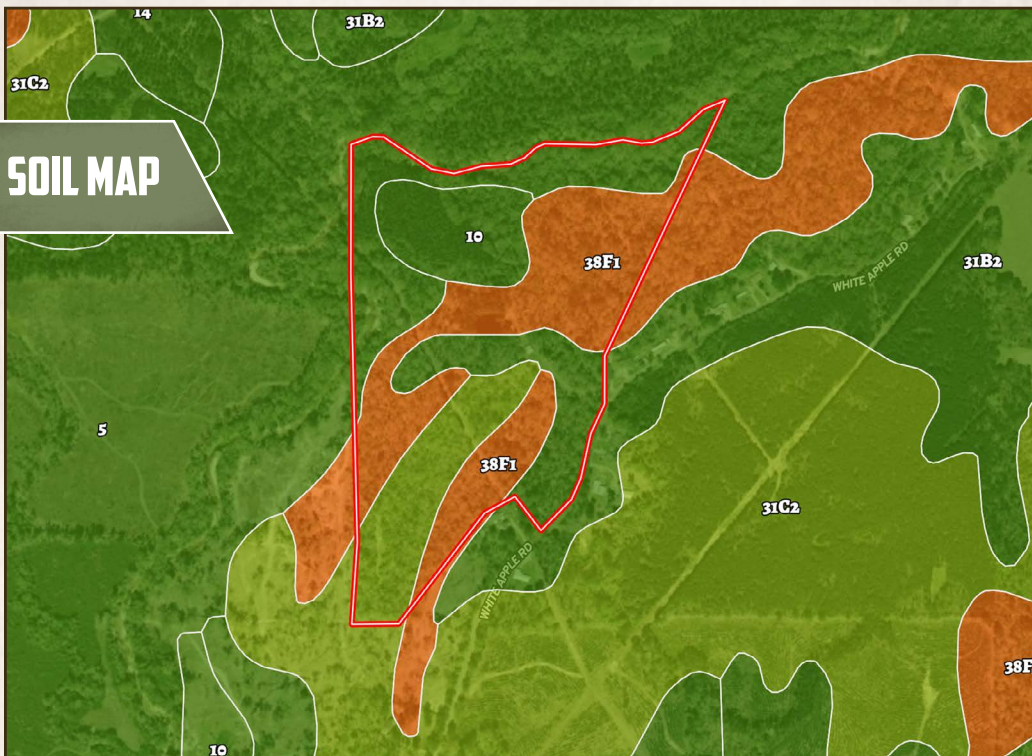
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
38F1	Smithdale sandy loam, 15 to 40 percent slopes	23.55	38.08	0	13	7e
5	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded, south	12.82	20.73	0	47	2w
31C2	Loring silt loam, 5 to 8 percent slopes, moderately eroded	9.61	15.54	0	39	3e
31B2	Loring silt loam, 2 to 5 percent slopes, moderately eroded	8.31	13.44	0	47	2e
10	Ariel silt loam, 0 to 2 percent slopes, occasionally flooded	7.56	12.23	0	53	2w
TOTALS		61.85()	100%	-	33.55	4.06



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OLD HWY 33

WELLS CREEK

WHITE 2

land id. LINK

WHITE APPLE RD



Directions from the Roxie Truck Stop
in Roxie, MS: Travel south on MS-33
for 5 miles. Turn left onto White Apple
Road and continue for 1.3 miles to the
property on the left.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)



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