



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**340± ACRES WITH A HOME**  
**KEMPER COUNTY, MS**

**\$1,050,000**



OFFICE (769) 760-0005 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE KEMPER 340

## PROPERTY PROFILE

### LOCATION:

- 7285 MS-495  
Preston, MS 39354
- Kemper County, MS
- 12.9± NW of Kemper Lake
- 16.1± Miles NW of De Kalb
- 39± Miles NW of Meridian
- 130± Miles NE of Hattiesburg
- 211± Miles NE of Slidell, LA

### COORDINATES:

- 32.84325, -88.8603

### PROPERTY USE:

- Residential
- Recreational
- Hunting & Fishing
- Timber Investment

### TAX INFORMATION:

- Tax Year 2025
- Parcel 036-34-09.000: \$5.50
- Parcel 036-34-01.000: \$855.15
- Parcel 036-33-03.000: \$830.32
- Parcel 053-04-06.000: \$252.26

### PROPERTY INFORMATION:

- 340± Total Acres
- 100± Acres of Towering Mature Hardwoods
- 140± Acres of 8-Year-Old Pine Plantation
- 70± Acres of Natural Regeneration
- 7± Miles of Extensive Trail System
- 1,256± SqFt Home
  - 2 Bedrooms/1 Bath
  - Covered Back Porch
  - Covered Parking
- 1.2± Miles of Paved Road Frontage
- 0.86± Miles of Cow Creek Frontage
- 5 Established Food Plots
- 5 Access Points
- 3 Box Blinds
- Small Barn
- Utilities Available
- Deer/Turkey/Duck/Small Game



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# WELCOME TO THE KEMPER 340

**IF YOU'VE BEEN LOOKING FOR A TURNKEY MISSISSIPPI HUNTING AND TIMBER TRACT WITH A PLACE TO STAY, YOU'LL WANT TO TAKE A HARD LOOK AT THIS 340± ACRE PROPERTY IN KEMPER COUNTY.** Located at 7285 MS-495 in Preston, this rare offering has been held by the same family for more than 75 years and is the kind of place where memories have been made for generations. With direct access from both Highway 495 and Luke Road, along with approximately 1.2 miles of paved road frontage, getting to and around the property is easy and convenient.

At the heart of the Kemper 340 sits a comfortable two-bedroom, one-bathroom home that serves perfectly as a hunting camp, weekend getaway, or base of operations for enjoying everything the land has to offer. The home features a covered back porch, covered parking, power through EMEPA, and water provided by Northwest Kemper Water Association.



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# MORE ABOUT THE KEMPER 340

The land itself is exceptionally diverse, offering a strong combination of recreational value and long-term investment potential. Approximately 100 acres consist of towering mature hardwoods that provide outstanding wildlife habitat, while 140± acres are planted in an eight-year-old pine plantation with future timber income potential. An additional 70± acres of natural regeneration creates excellent bedding cover and habitat diversity for deer and other game species.

For the hunter, this property is truly turnkey and ready to enjoy from day one. A well-maintained trail system stretches approximately seven miles throughout the tract, providing access to all corners of the property. Five separate access points allow hunters to approach stands and hunting areas from multiple directions while minimizing pressure on wildlife. The property also features five established food plots, three box blinds, and approximately 0.86 miles of frontage along Cow Creek. Deer, turkey, ducks, and small game are abundant throughout the property, creating outstanding hunting opportunities throughout the season.



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# MORE ABOUT THE KEMPER 340

Additional improvements include a small barn ideal for storing tractors, ATVs, implements, and other equipment needed to maintain and enjoy the property. Kemper Lake, a popular 650± acre fishing and recreational lake, is located just 12.9± miles away, adding even more outdoor opportunities nearby.

Whether you're searching for a turnkey hunting property, a timber investment, a family retreat, or a legacy tract to pass down for generations, the Kemper 340 offers acreage, habitat diversity, improvements, and historical legacy, checking all the boxes. From the established food plots and box blinds to the extensive trail system, home, barn, and diverse timber stands, everything is in place for the next owner to step in and start enjoying the property immediately.

**Contact Derek Eaves today to schedule a private showing and experience #TheSmallTownWay.**



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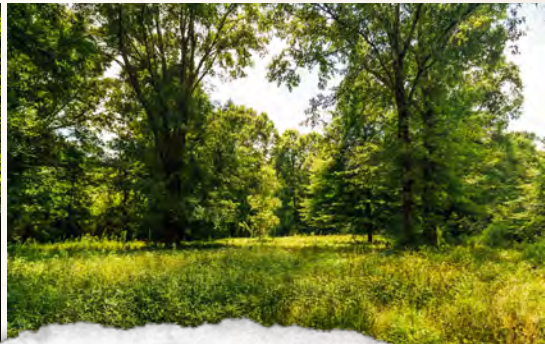
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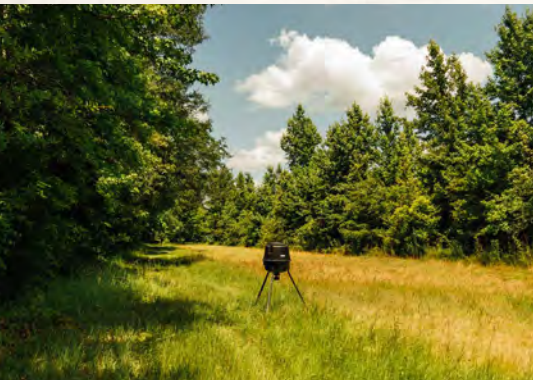
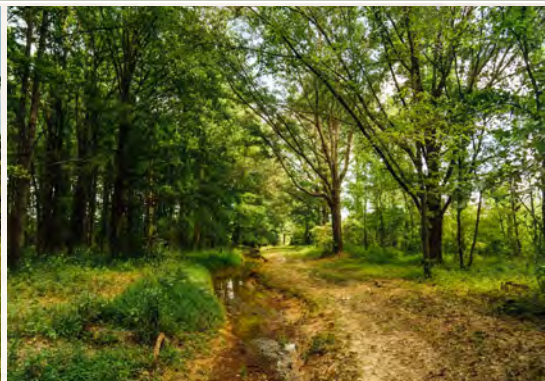
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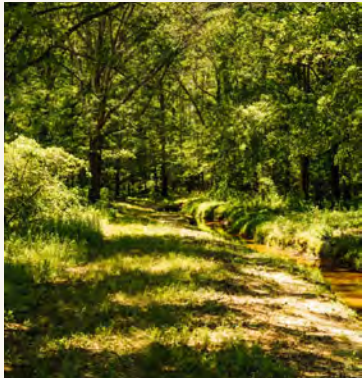
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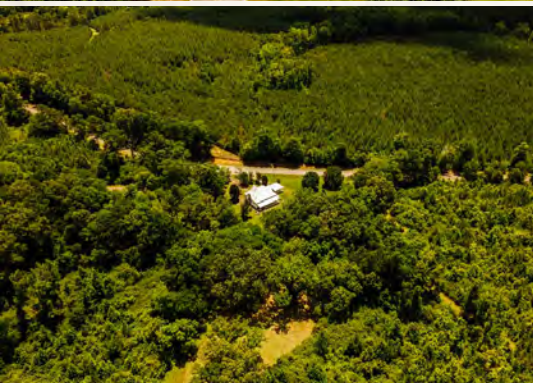
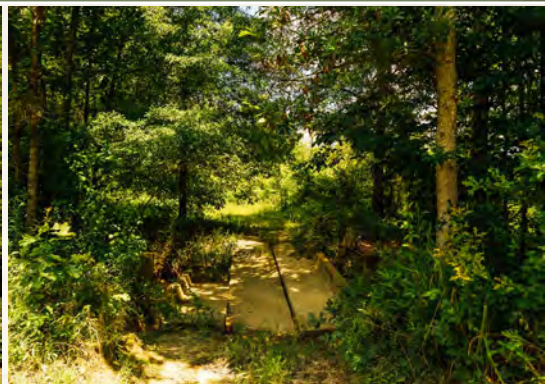
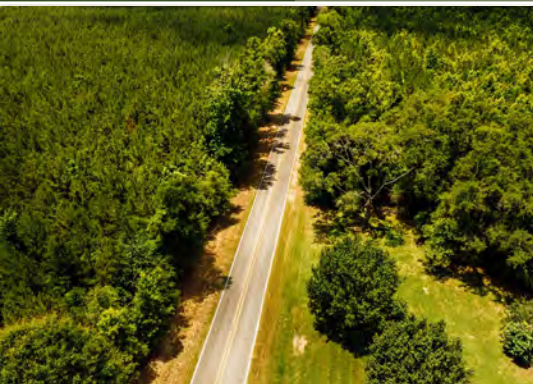
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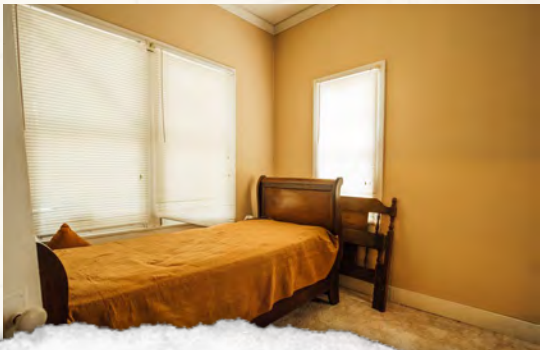
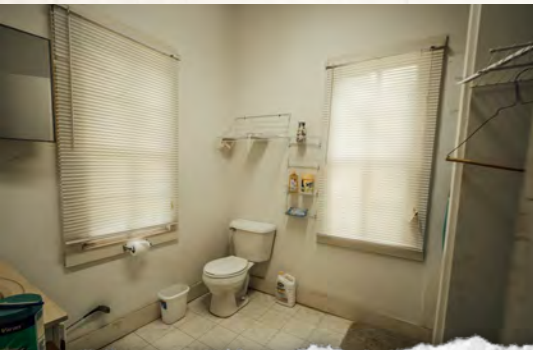
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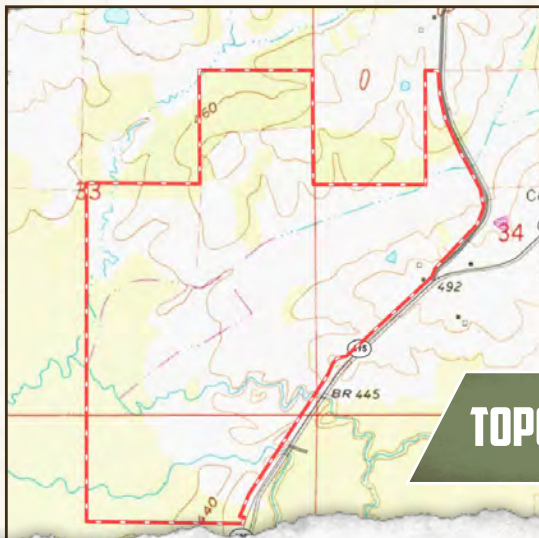
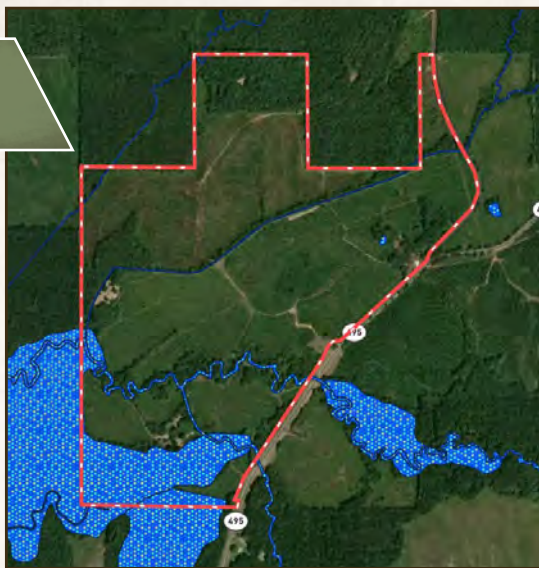
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## FLOOD MAP



## TOPOGRAPHY MAP



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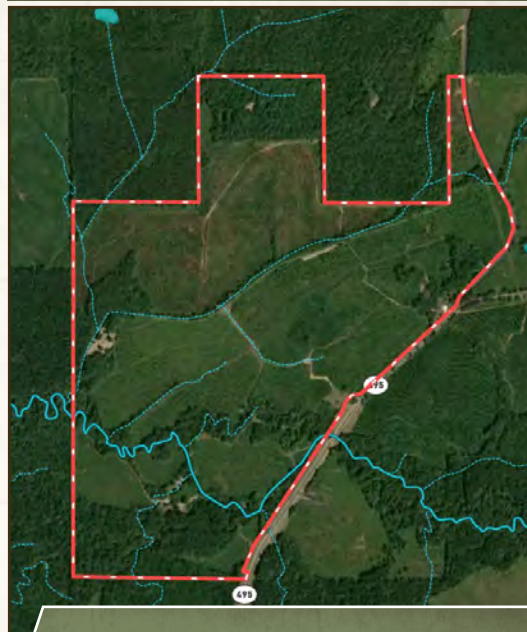
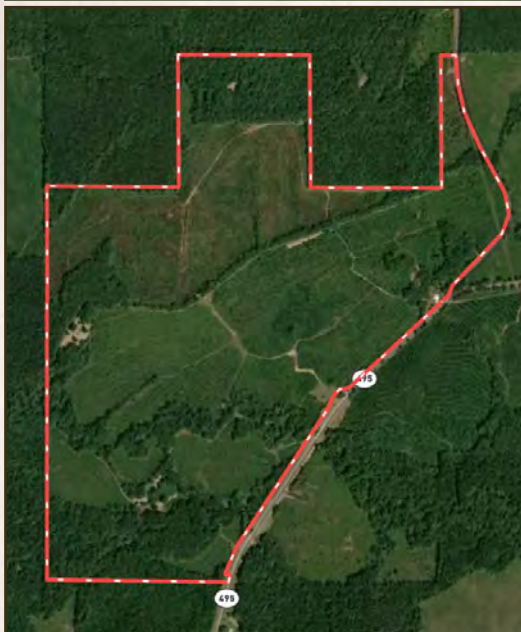
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land id. LINK

# WATER FEATURES



Directions From DeKalb, MS:  
Travel on Main Avenue for 0.6 miles. Turn left onto Highway 16 West and continue for 2.9 miles. Turn right onto Highway 397 North and proceed for 9.7 miles. Turn left onto Highway 495 South and travel for 2.9 miles. The property and sign will be on the right.

**LINK TO GOOGLE MAP DIRECTIONS**



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