

134± ACRES
WILKINSON COUNTY, MS
\$515,900



OFFICE (769) 888-2522

THE WILKINSON 134

PROPERTY PROFILE

LOCATION:

- MS-24 Centreville, MS 39631
- Wilkinson County
- 2± Miles W of Centreville
- 25± Miles NE of Jackson, LA
- 27± Miles NW of Clinton, LA
- 36± Miles NE of Saint Francisville, LA
- 48± Miles N of Baton Rouge, LA

COORDINATES:

- 31.0782, -91.0992

PROPERTY USE:

- Hunting
- Recreational
- Home/Cabin Sites

PROPERTY INFORMATION:

- 134± Acres
- 60± Acres of Plantation Pine
- Power Line
- Pond
- Thompson Creek Traverses Property
- 1,900'± Frontage on MS-24
- 1,500'± Frontage on Old Mississippi 33
- Electricity Available: Entergy
- Water Available: South Centreville Water Assoc

TAX INFORMATION:

2024 - \$564.56

- Parcel #: 11E20105 0004700
- Parcel #: 11E20015 0000200



LEE WHITE | LAND SPECIALIST
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ALINDA CRUISE WHITE | LAND & RESIDENTIAL SPECIALIST
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Information is believed to be accurate but not guaranteed.

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WELCOME TO THE WILKINSON 134

DISCOVER WHAT THE WILKINSON 134 HAS TO OFFER! Situated just two miles west of Centreville, MS, and less than eight miles north of the Louisiana state line, this 134± acre Wilkinson County property provides recreational and hunting opportunities along with potential home or cabin sites.

The property consists of a mixed stand of timber with 60± acres being planted pine plantation and the remaining balance in hardwood and cutover that is growing back in natural regeneration. The adjoining lands to the west are all timber tracts that are rarely hunted. A power line and Old Hwy 24 E bisect the property, providing excellent sites for food plots and shooting houses. The Wilkinson 134 has been free from hunting for approximately 4 years. Additionally, Thompson Creek meanders through the property, offering a water source for the local wildlife. A pond is located near the western boundary.



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MORE ABOUT THE WILKINSON 134

If you are interested in building your forever home or a weekend getaway camp, you have several options. Utilities are available through Entergy and the South Centreville Water Association. Access is convenient from the north and south with 1,900± frontage feet on MS-24 and 1,500± feet on Old Mississippi 33.

With the location and habitat available, the Wilkinson 134 would make an excellent private hunting paradise.

**To schedule a private showing and discuss the options,
call Lee or Alinda White today.**



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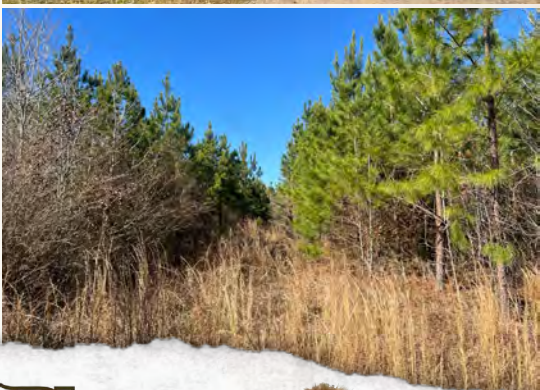
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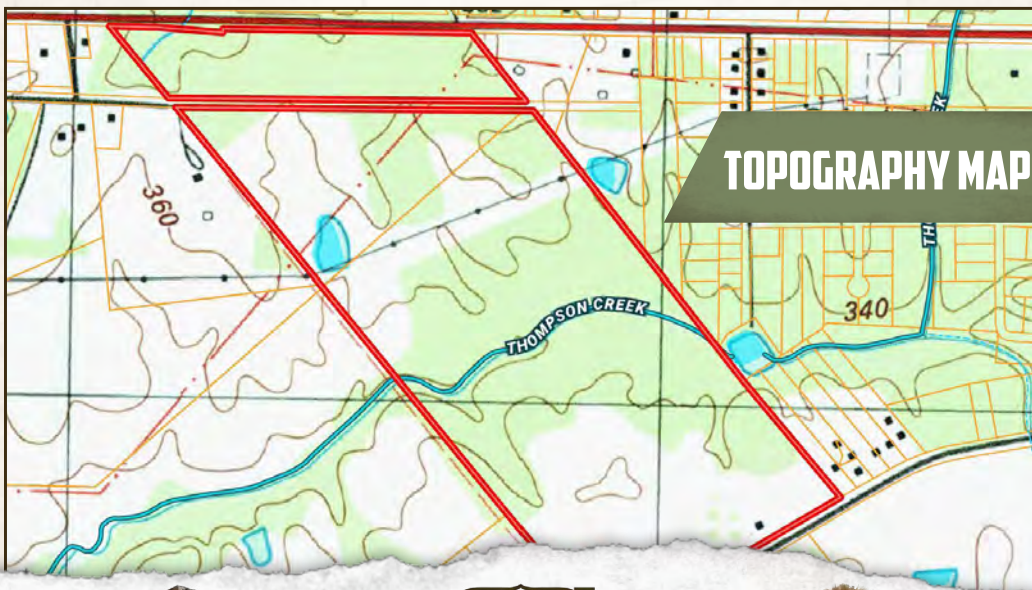


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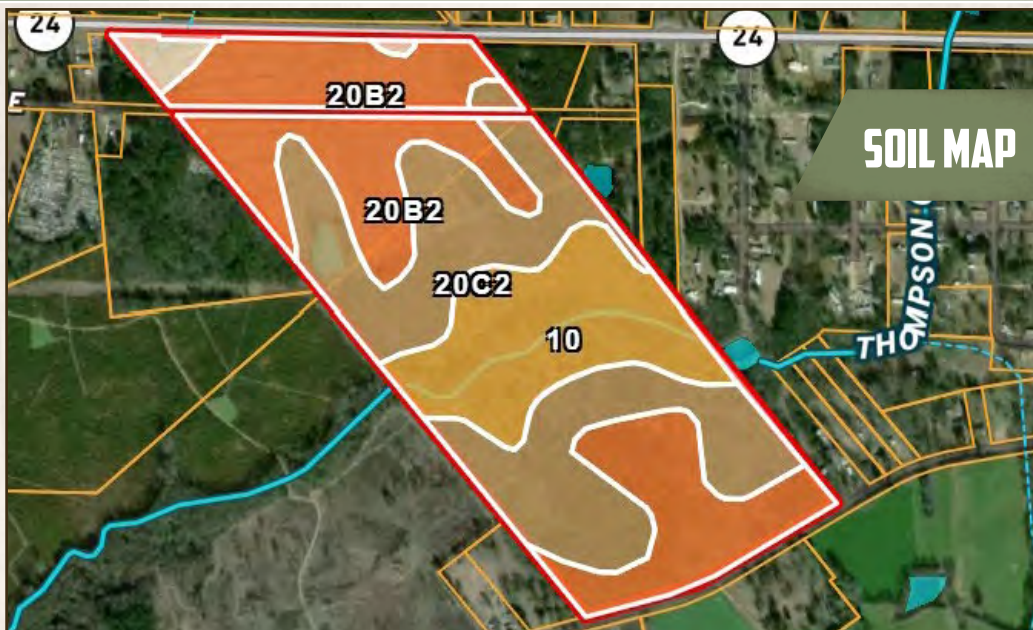
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SOIL MAP

Code	Description	Acres	%	CPI	NCCPI	CAP	?
20C2	Providence silt loam, 5 to 8 percent slopes, eroded	49.66	39.18%	-	28	3e	?
20B2	Providence silt loam, 2 to 5 percent slopes, eroded	48.85	38.54%	-	28	2e	?
10	Gillsburg silt loam, 0 to 2 percent slopes, occasionally flooded	25.69	20.27%	-	40	2w	?
11F2	Lexington-Smithdale complex, 5 to 40 percent slopes, eroded	2.56	2.02%	-	49	6e	?



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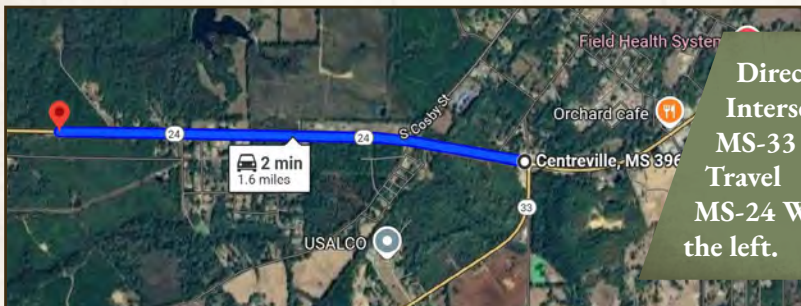


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Directions From the Intersection of MS-24 and MS-33 in Centreville, MS: Travel 1.6 miles west on MS-24 W to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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