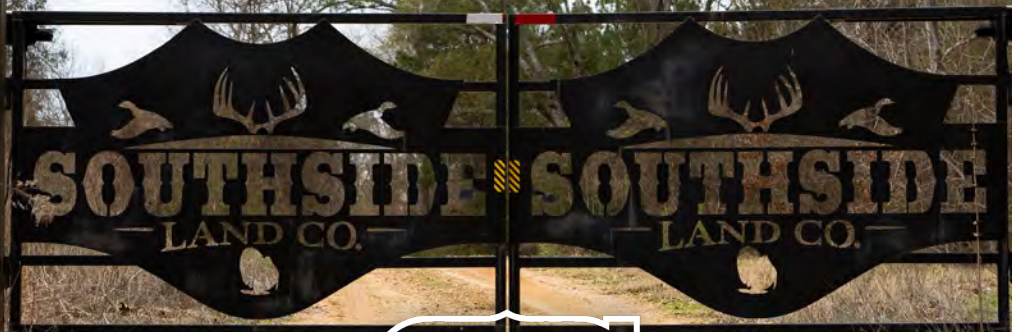


ONE EQUITY SHARE
SOUTHSIDE LAND COMPANY, LLC
JEFFERSON COUNTY, MS
\$325,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

LOCATION:

- 1001 Travelers Rest
Lorman, MS 39096
- Jefferson County
- 40± Miles N of Natchez
- 80± Miles S of Jackson
- 110± Miles N of
Baton Rouge

COORDINATES:

- 31.82301, -91.18727

PROPERTY USE:

- Recreational
- Fishing
- Trophy Hunting
- Family Fun
- Weekend Getaway

PROPERTY INFORMATION:

- 3,100± Total Acres
- 24 Total Shares
- World Class Deer Hunting
- Duck Holes
- Turkey & Small Game
- Large Timber
- Hills and River Bottoms
- 40+ Box Stands
- 50+ Wildlife Plots
- Exceptional Road System
- Tractor Shed & Camp Tractor
- Walk-In Cooler & Covered
Skinning Rack
- Community Room
- Diverse Habitat
- Annual Dues/Debt Assumption
Available Upon Request
- Family Friendly Camp, Bring the
Wives and Kids
- Membership Subject to Approval
of Club and Debt Assumption



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BRADEN SMITH

LAND SPECIALIST

C: 601-757-9193

O: 769-888-2522

braden@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO SOUTHSIDE LAND COMPANY, LLC

WELCOME TO SOUTHSIDE LAND COMPANY, LLC, SITUATED IN JEFFERSON COUNTY, MISSISSIPPI, APPROXIMATELY 40 MILES NORTH OF NATCHEZ. If you're searching for a premier hunting property with a family atmosphere that offers a unique combination of size, quality, and variety, look no further! This is a once-in-a-lifetime opportunity to own an equity share in 3,100± acres of prime hunting land. The Southside Land Company, LLC, is truly one of the most diverse hunting tracts in the southwest, offering a rare blend of deer, duck, turkey, and small game hunting all within easy reach of South Louisiana.

The property is split between 1,400± acres of hills, featuring some of the best turkey hunting in the state. Mature hardwood timber, large food plots, and nearly endless interior roads land you almost anywhere you need to be with a short walk. The remaining 1,600± acres are located in the sought-after Mississippi River Bottoms, known for their exceptional waterfowl and big mature Mississippi whitetails, plus excellent fishing opportunities.

For hunters, this property is truly a dream come true. The land consistently produces trophy-quality deer (140–160 inches) year after year, and the established duck holes deliver consistent limits of waterfowl season after season. With box blinds and feeders already in place, all you need to do is load the family, show up, and start hunting!



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MORE ABOUT SOUTHSIDE LAND COMPANY, LLC

Beyond hunting, the property is equipped with a 600± square foot, heated and cooled community room providing a comfortable retreat after a day in the field. The facility also includes a walk-in cooler, a camp tractor and shed, and a skinning shed for convenience and efficiency.

What sets Southside Land Company, LLC apart is its limited hunting pressure, strong family-friendly rules, and diverse habitat, ensuring consistent game populations and great hunting every year.

Whether you're looking for a family retreat, an investment in outdoor recreation, or simply a place to hunt and fish, this offering is truly a rare opportunity.

Call Braden Smith today to schedule a private viewing of Southside Land Company, LLC.



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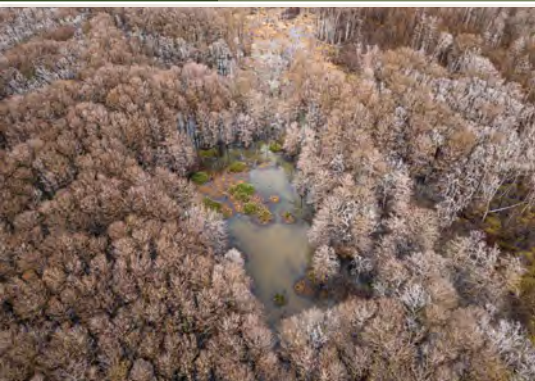
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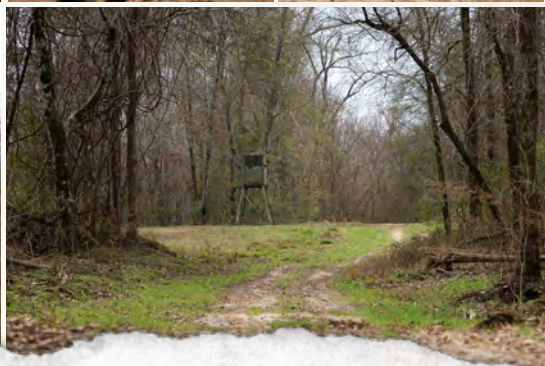
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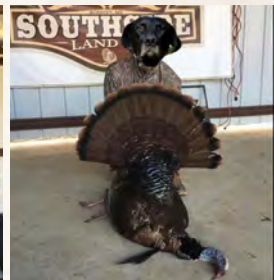
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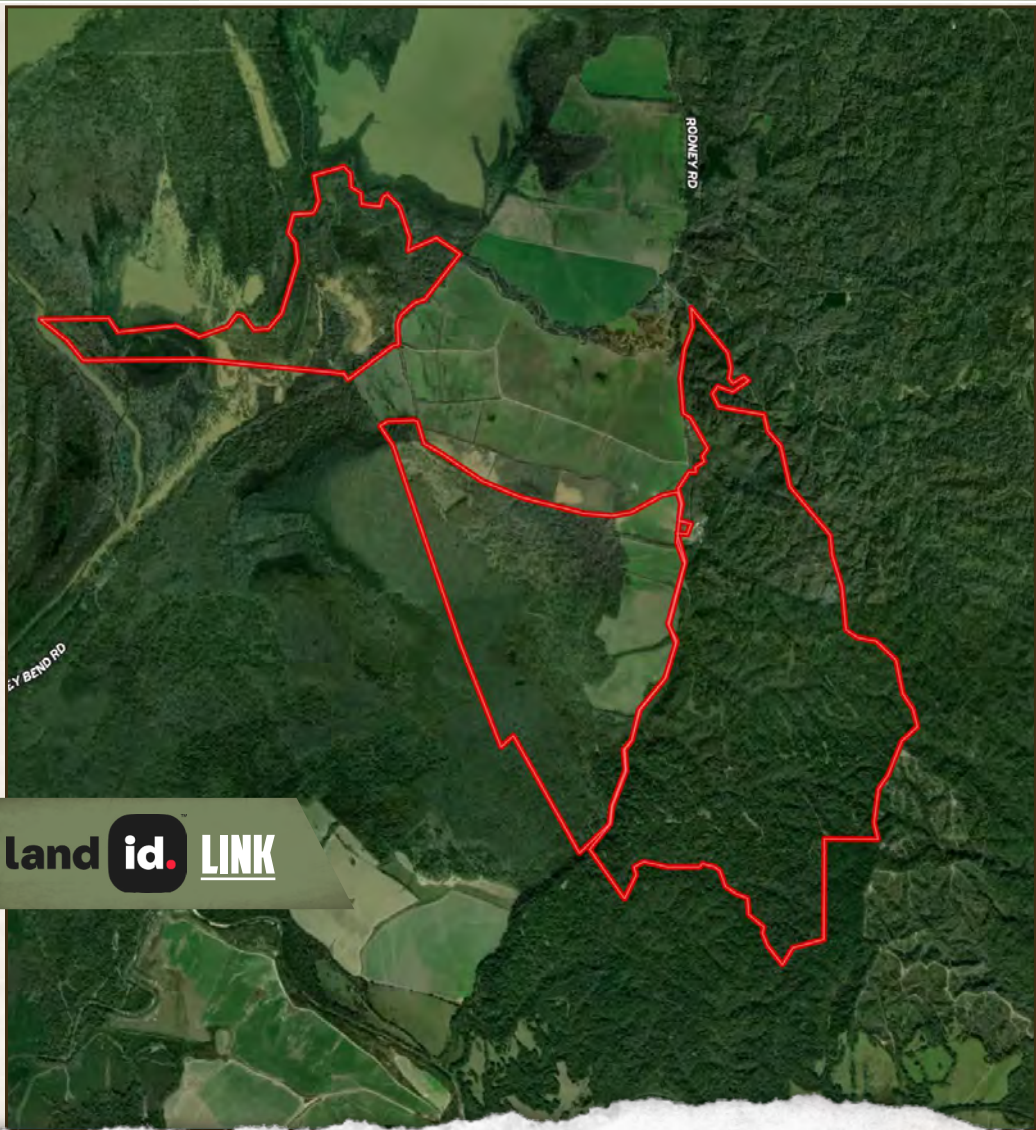
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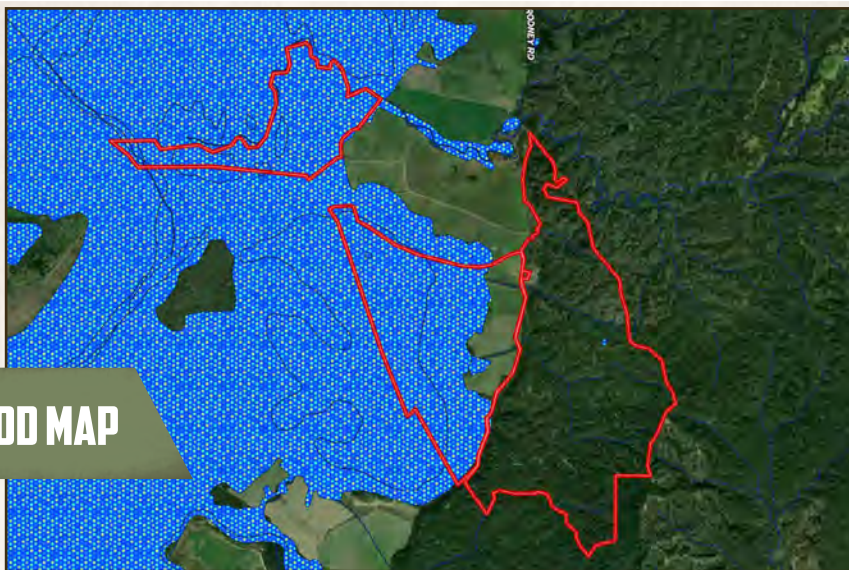
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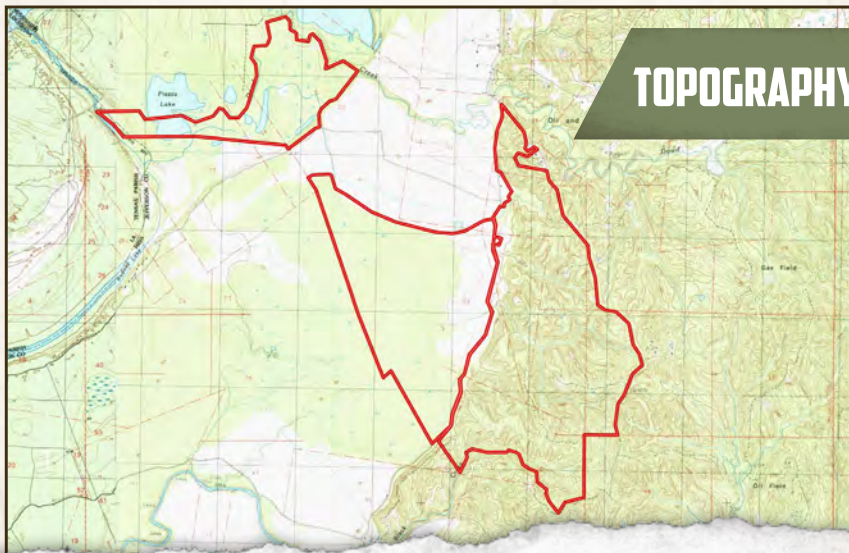
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FLOOD MAP



TOPOGRAPHY MAP



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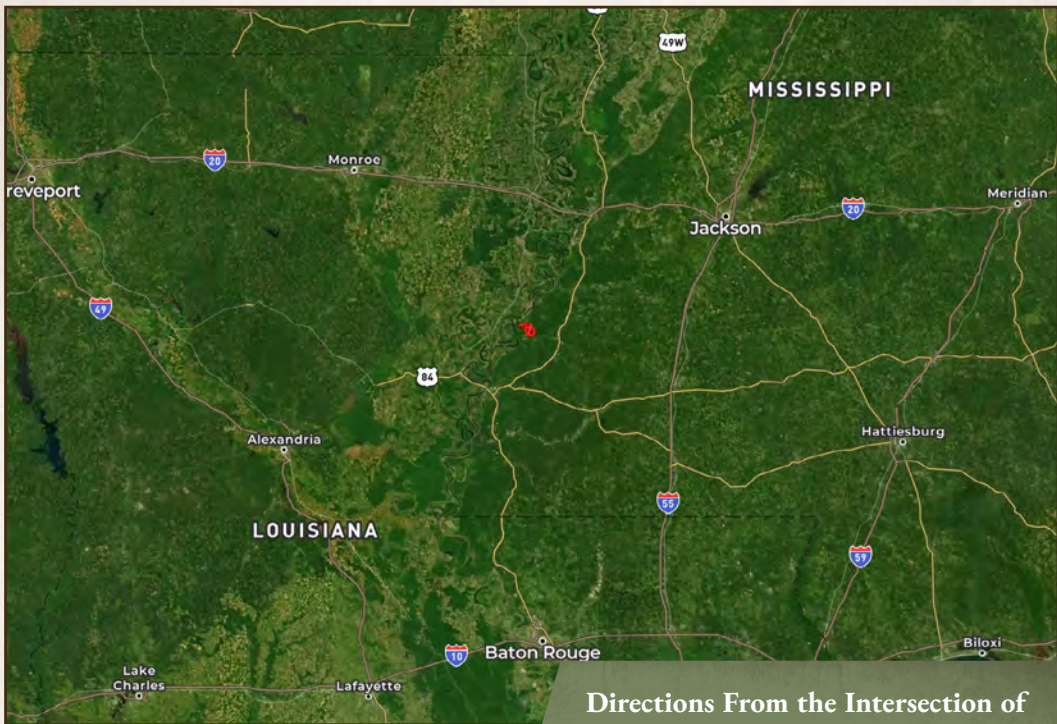
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Directions From the Intersection of Hwy 61 and MS-553 in Fayette, MS: Travel 5 miles northwest on MS-553 toward Edwards Road. Turn right onto Mable Aldridge Road and proceed 3.8 miles. Turn right onto Rodney Rd/Travelers Rest and in 3.5 miles, the gate to Southside Land Company, LLC will be on your left.

LINK TO GOOGLE MAP DIRECTIONS



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