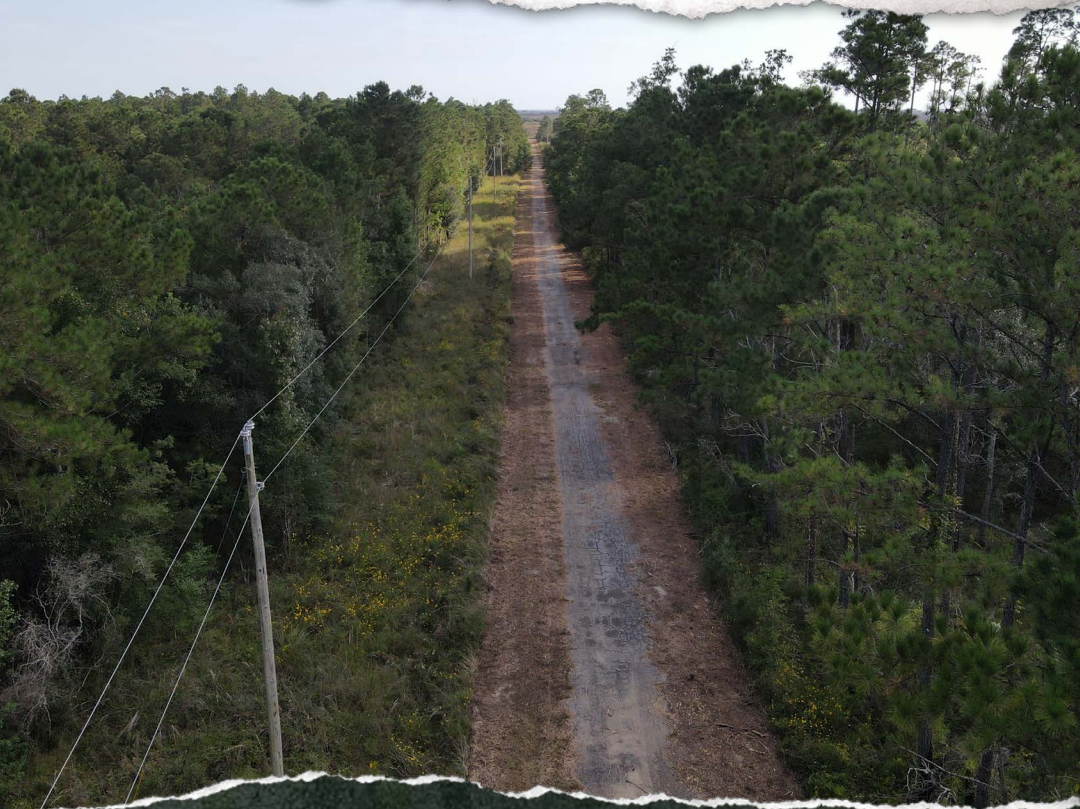




SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

8.5± ACRES
HANCOCK COUNTY, MS
\$59,000



OFFICE (769) 760-0005 | WWW.SMALLTOWNPROPERTIES.COM

THE HANCOCK 8.5

PROPERTY PROFILE

LOCATION:

- Off Grand Plains Bayou Drive Bay St. Louis, MS 39520
- Hancock County
- 11.4± Miles SW of Waveland
- 14± Miles SW of Bay St. Louis
- 28.5± Miles SE of Slidell, LA
- 30.7± Miles SW of Gulfport
- 53.8± Miles SW of Biloxi
- 57.4± Miles NE of New Orleans

PROPERTY USE:

- Hunting & Fishing
- Recreational
- Potential Home Site

COORDINATES:

- 30.22345, -89.51754

PROPERTY INFORMATION:

- 8.5± Surveyed Acres
- Within a Gated Waterfront Development
- Private Pond
- Boat Ramp Access

TAX INFORMATION:

- 2024 - \$108.00
- Parcel 179-0-29-044.000



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DEWAYNE ATKINSON

LAND SPECIALIST

C: 601-832-3075

O: 769-760-0005

dewayne@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE HANCOCK 8.5

THE HANCOCK 8.5 IS LOCATED WITHIN A GATED WATERFRONT DEVELOPMENT APPROXIMATELY 14 MILES SOUTHWEST OF BAY ST. LOUIS, MISSISSIPPI. The 8.5± acre Hancock County tract blends natural beauty with upscale amenities. Hunting is allowed on the property, and the current owners actively hunt the land—primarily for hogs—making it a rare find for outdoor enthusiasts who want both recreation and refinement. The land features a private pond and is surrounded by paved asphalt roads, offering easy access throughout the community. Residents enjoy exclusive use of a private boat ramp, perfect for launching into nearby waterways for fishing, kayaking, or exploring the scenic coastal environment.



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MORE ABOUT THE HANCOCK 8.5

The surrounding area offers a rich mix of entertainment and lifestyle amenities. Just a short drive away, the Silver Slipper Casino Hotel provides beachfront gaming, dining, and live entertainment. Bay St. Louis is known for its vibrant arts scene, historic charm, and attractions like the Bay St. Louis Little Theatre and the 100 Men Hall, a cultural landmark hosting concerts and community events. The Hancock County Sports Complex offers recreational facilities for all ages, while the nearby beaches and scenic byways invite exploration and relaxation.

Whether you're looking to build a weekend retreat, a full-time residence, or a recreational base, this property delivers a rare combination of space, privacy, and access to the best of coastal Mississippi living.

**Contact Dewayne Atkinson today to learn more
and experience #TheSmallTownWay!**



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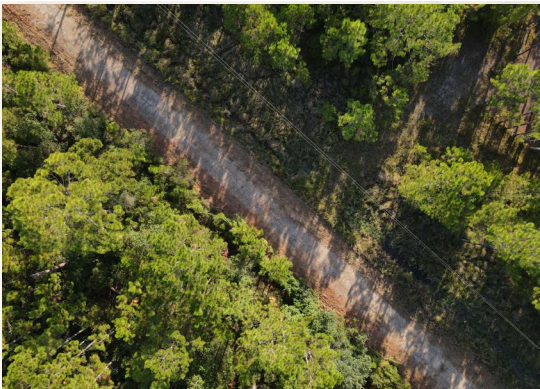
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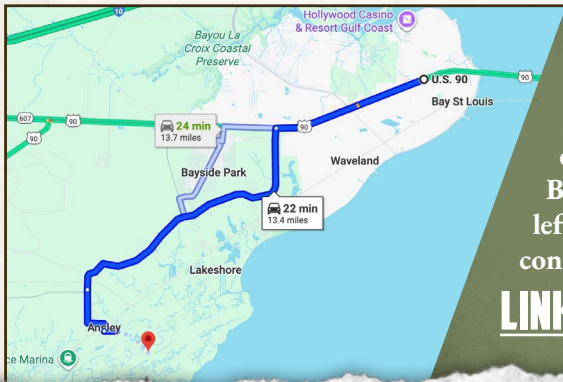
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8.5± ACRES

HANCOCK COUNTY, MISSISSIPPI

land id. LINK



Directions From Bay St Louis, MS:
 Travel 4 miles southwest on US-90 W. Turn on Lower Bay Road and continue 9 miles. Turn left on John Bayou Drive and proceed 0.6 miles. Turn left onto Grand Plains Bayou Drive and continue 0.4 miles.

LINK TO GOOGLE MAP DIRECTIONS



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