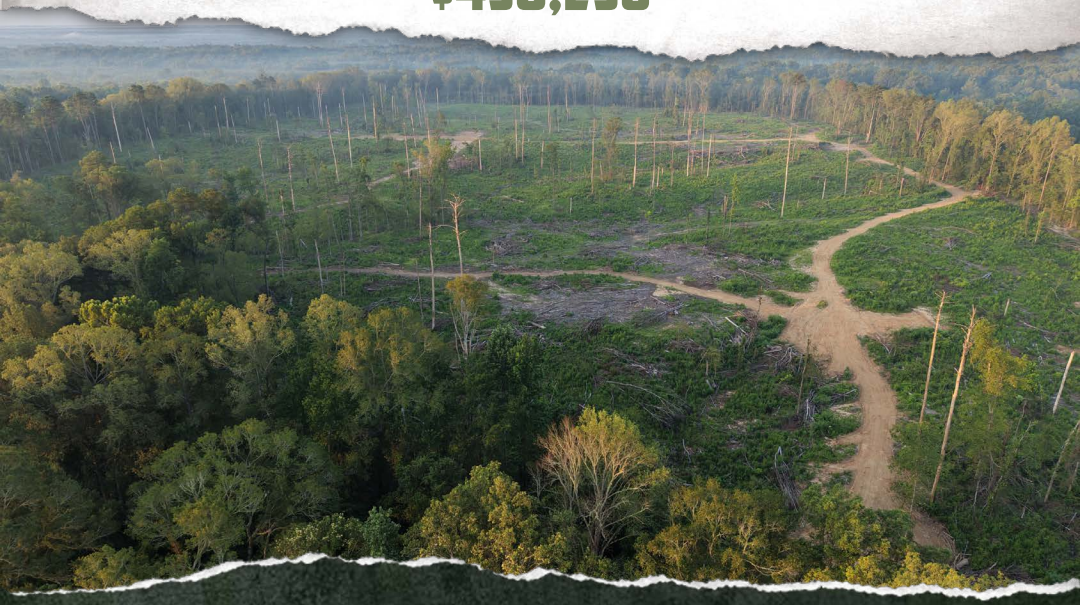
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

141± ACRES
CLAIBORNE COUNTY, MS

$458,250



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THE CLAIBORNE 141

PROPERTY PROFILE

LOCATION:

- Carroll Road
  Port Gibson, MS 39150
- Claiborne County
- 45± Miles NW of Brookhaven
- 78± Miles SW of Madison
- 115± Miles N of
  Baton Rouge, LA

COORDINATES:

- 31.8536, -90.94855

PROPERTY USE:

- Hunting
- Recreational
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 141± Total Acres
- 110± Acres of Fresh Cutover
- 30± Acres of 10-Year-Old Pines
- Excellent Internal Road System
- Paved Road Frontage
- Large Scattered Oaks
- Cleared Food Plots
- 2 Live Creeks
- Small Pond
- Deer & Turkey
- Utilities Available at the Road

TAX INFORMATION:

- 2025 Taxes: $500.39

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BRADEN SMITH
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4848 Main St. - Flora, MS 39071
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE CLAIBORNE 141

WELCOME TO THE CLAIBORNE 141 IN PORT GIBSON. If you're looking for a property that has wildlife in mind, this 141± acre tract in Claiborne County, Mississippi, deserves a look. Made up of 30± acres of ten-year-old planted pines and 110± acres of fresh cutover, this place has all the right ingredients for great hunting now and even better hunting in the years to come.

The property is gated at the entrance and offers gentle terrain that's easy to navigate. It also sets up well for a cabin or camp near the front of the property, giving you a convenient place to stay while keeping the rest of the tract dedicated to hunting.

Don't let the fresh cutover fool you. The current owner had wildlife in mind when this property was harvested. A wide stream management zone stretches across the Claiborne 141, providing excellent cover along with plenty of mast-producing trees. Large oak trees are also scattered around the edges and throughout the back of the tract, giving deer another dependable food source.

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MORE ABOUT THE CLAIBORNE 141

Several large food plots have already been cleared and are ready to plant, making it easy for the next owner to step in and hunt. A small pond, a live creek, thick bedding cover, and natural food sources all come together to create the kind of habitat that consistently holds deer.

One thing that really sets the Claiborne 144 apart is the road system. The interior roads are second to none, allowing you to get around the entire property with ease. Whether you're checking cameras, planting food plots, or heading to the stand, getting around is simple.

If you've been looking for a property with great access, excellent habitat, and all the hard work already done, this Claiborne County tract is well worth a look. It's ready for the next owner to enjoy this season while continuing to get even better in the years ahead.

Call Braden Smith today to schedule a private showing and experience #TheSmallTownWay!

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141± ACRES | CLAIBORNE COUNTY, MISSISSIPPI

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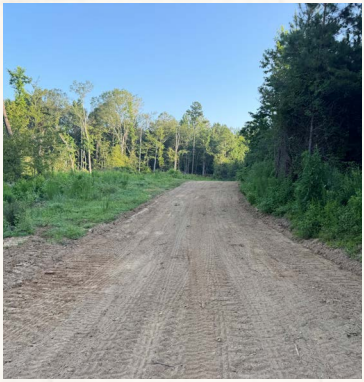

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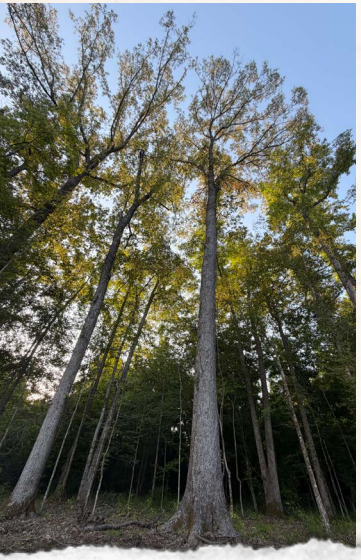

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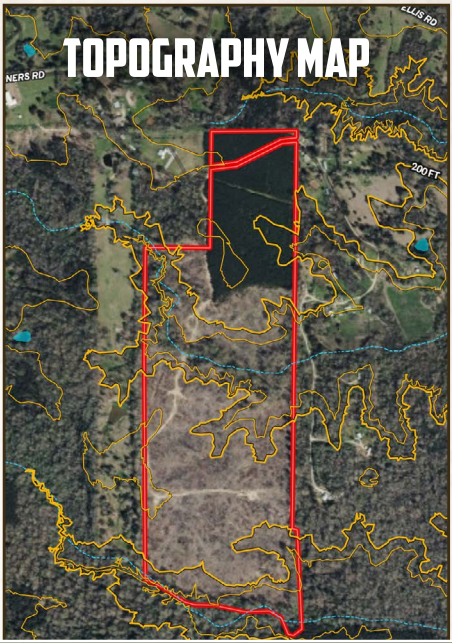

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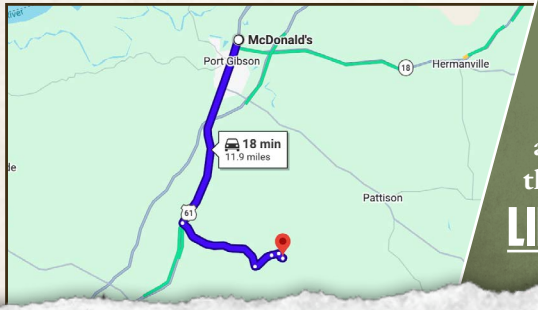

Directions from the McDonald's in Port Gibson, MS: Travel south on US-61 for 7.1 miles. Turn left onto Woodvine Road and continue for 3.4 miles. Turn left to stay on Woodvine Road for 0.7 more miles, and then continue straight onto Warners Road for 0.3 miles. Turn right onto Carroll Road and proceed 0.2 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS

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