

**428± ACRES**  
**JEFFERSON COUNTY, MS**  
**\$1,880,000**



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

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# THE JEFFERSON 428

## PROPERTY PROFILE

### LOCATION:

- Highway 61  
Fayette, MS 39096
- Jefferson County
- 17± Miles SW of the  
Canemount WMA
- 82± Miles SW of Jackson
- 98± Miles N of Baton Rouge

### COORDINATES:

- 31.7313679, -91.0584521

### PROPERTY USE:

- Recreational
- Hunting & Fishing
- Potential Lodge/Cabin Site
- Investment/Passive Income

### PROPERTY INFORMATION:

- 428± Acres
- Mixed Timber
- Rolling Terrain
- Deer & Turkey
- Established Food Plots
- Frontage on Highway 61
- Internal Road System
- Utilities Available
- Pond
- Cell Tower

### TAX INFORMATION:

- Parcel #1: 0078-35-016
- Parcel #2: 0078-56-001
- Parcel #3: 0083-35-001
- Parcel #4: 0083-36-002
- Parcel #5: 0083-56-001
- Taxes TBD



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**JOSH BECKHAM**

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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 JEFFERSON 428

WELCOME TO A HIGHLY ACCESSIBLE PROPERTY IN JEFFERSON COUNTY, MISSISSIPPI, THAT OFFERS RECREATION, TIMBER, HUNTING, AND INCOME POTENTIAL! This 428± acre property is in the heart of hunting paradise, located less than 1.5 miles north of the town of Fayette, a short drive from the Canemount WMA, and just east of the Mississippi River. The Jefferson 428 offers an exceptional mix of timber investment, recreational use, and long-term income.

The tract features multiple access points stretching from Main Street back to the north along Highway 61 to Sunny Side Road with an additional access point from Sunshine Road, allowing convenient access and strong future optionality. For over 40 years, the property has been under professional timber management; timber is currently being cruised and will be scheduled for harvest in the near future. The rolling terrain provides excellent drainage and scenic topography, along with a well-established internal road system providing access throughout.



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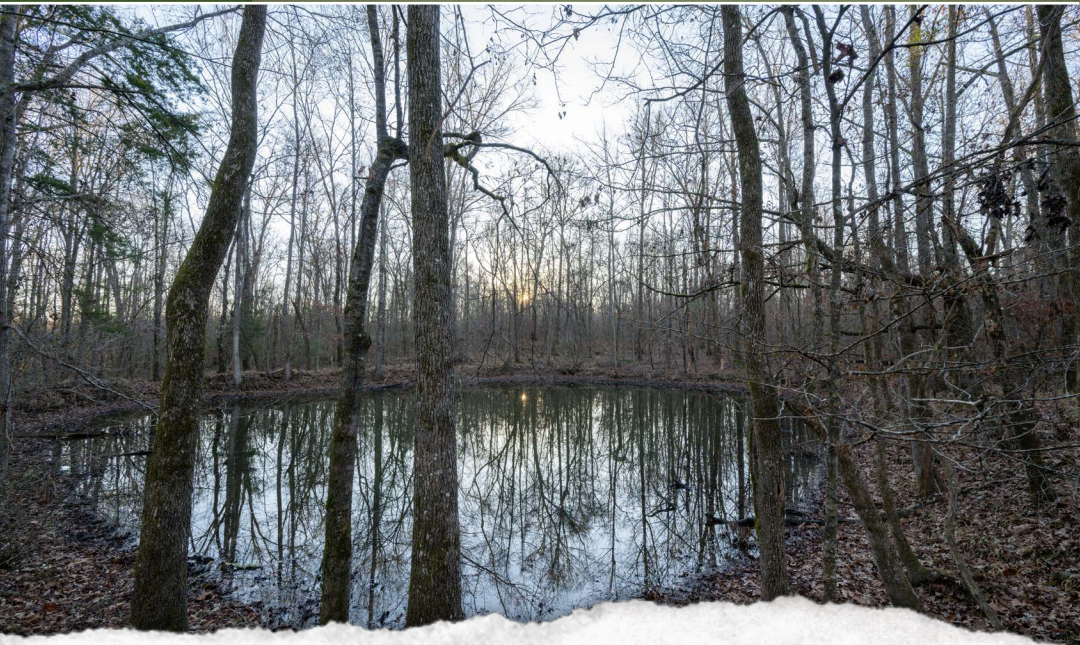
# MORE ABOUT THE JEFFERSON 428

An on-site cellular tower lease runs through the year 2047, generating consistent monthly income. Lease details and options for the cellular tower are available upon request.

From a recreational standpoint, the property is turnkey and top-notch. Food plots are already in place, and the diverse habitat supports strong whitetail deer hunting, an excellent turkey population, and small game hunting.

Enjoy the Jefferson 428 immediately while it continues to perform as a solid land investment. Take advantage of a rare opportunity to acquire a large, contiguous, and highly accessible Mississippi tract.

**Contact Josh Beckham today to schedule a personal tour and experience #TheSmallTownWay!**



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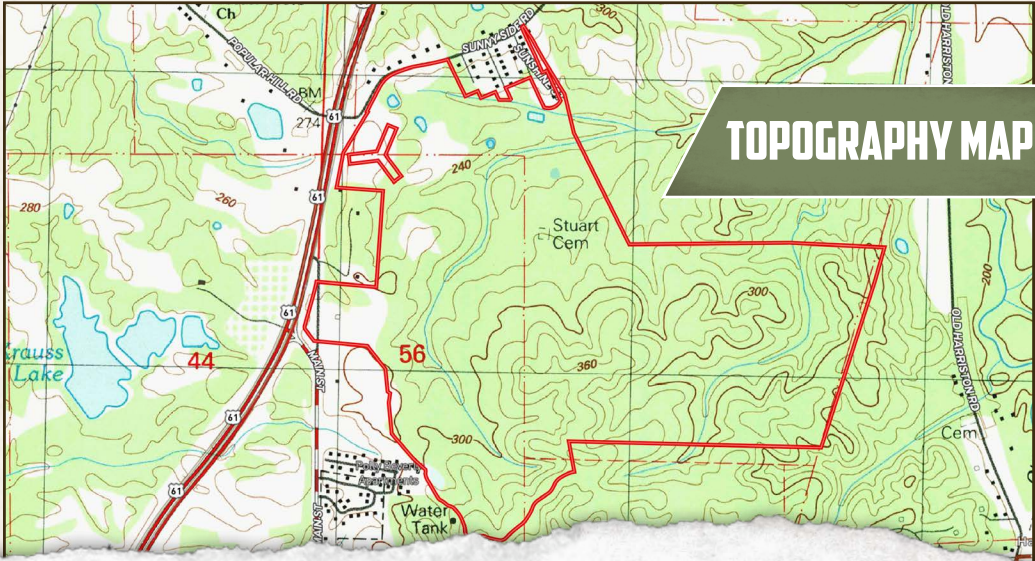
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## WATER MAP



## TOPOGRAPHY MAP



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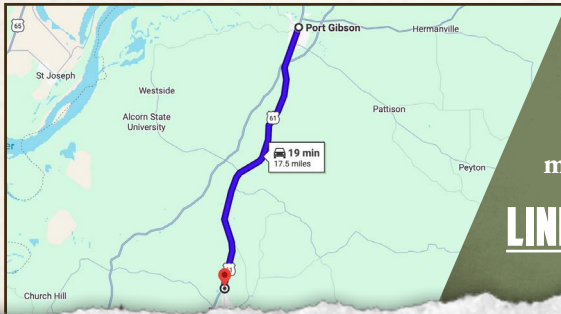
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land id. LINK



Directions From Port Gibson, MS:  
 Travel 17.4 miles south on Highway 61. Turn left on Main Street, and in 0.1 miles the property will be on the left.

**LINK TO GOOGLE MAP DIRECTIONS**



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