

**5 BOB WEST DRIVE
WAYNE COUNTY, MS**

A HOME ON 3.1± ACRES | \$440,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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

5 BOB WEST DRIVE

PROPERTY PROFILE

LOCATION:

- 5 Bob West Drive
Waynesboro, MS 39367
- Bob West Community
- Wayne County
- 6.4± Miles E of Waynesboro

COORDINATES:

- 31.6662, -88.55225

PROPERTY USE:

- Residential
- Multi-Generational Living
- Hobby Farm/Workshop
- Recreational

PROPERTY INFORMATION:

- 3.1± Total Acres
- 3,073± SqFt Brick Home
- 3 Bedrooms/2 Bathrooms
- Additional Bonus Room
- Back Porch
- Separate Mother-In-Law House
- Stocked Fishing Pond
- Open Yard
- Shed & Shop Area
- 480± SqFt Garage

TAX INFORMATION:

- Parcel ID: 066-14-00000104
- \$2,429.71 (2025)



DEWAYNE ATKINSON | LAND SPECIALIST
C: 601-832-3075 | dewayne@smalltownproperties.com

TRESTON COCHRAN | LAND SPECIALIST
C: 601-410-5702 | treston@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | smalltownproperties.com Information is believed to be accurate but not guaranteed.

WELCOME TO 5 BOB WEST DRIVE

THE WAYNE 3.1 SITS ON JUST OVER THREE ACRES IN A QUIET, PEACEFUL PART OF WAYNE COUNTY, MISSISSIPPI, AND OFFERS THE KIND OF SPACE AND PRIVACY THAT'S GETTING HARDER TO FIND. Located at 5 Bob West Drive in Waynesboro, the home is a solid brick build from 1999 with more than 3,000 square feet of living area, giving you plenty of room to spread out. The layout includes multiple living spaces along with a true mother-in-law house, making it ideal for extended family, guests, or anyone needing a separate private area.

The land itself adds a lot of value. A stocked pond sits right out front and offers good fishing and a relaxing view from the home. The yard is open and usable, and the property includes a shed with a dedicated shop area, giving you space for tools, equipment, or hobby work. It's the kind of setup that works well for someone who enjoys being outdoors, tinkering, or simply having room to breathe.



DEWAYNE ATKINSON | LAND SPECIALIST
C: 601-832-3075 | dewaync@smalltownproperties.com

TRESTON COCHRAN | LAND SPECIALIST
C: 601-410-5702 | treston@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | smalltownproperties.com Information is believed to be accurate but not guaranteed.

MORE ABOUT 5 BOB WEST DRIVE

Even with the quiet setting, you're still only minutes from Waynesboro, making daily errands and school access easy. The Bob West community is known for its calm, rural feel, and the Wayne 3.1 fits right in with that atmosphere. Whether you're looking for a primary residence with extra space, a home that can accommodate family, or a place with land and a stocked pond to enjoy, this one offers a strong mix of comfort, privacy, and long-term potential.

Contact Dewayne Atkinson or Treston Cochran today to schedule a private showing and make 5 Bob West Drive your new address.



DEWAYNE ATKINSON | LAND SPECIALIST
C: 601-832-3075 | dewaync@smalltownproperties.com

TRESTON COCHRAN | LAND SPECIALIST
C: 601-410-5702 | treston@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | smalltownproperties.com Information is believed to be accurate but not guaranteed.

5 BOB WEST DRIVE

WAYNE COUNTY, MISSISSIPPI



DEWAYNE ATKINSON | LAND SPECIALIST
C: 601-832-3075 | dewaync@smalltownproperties.com

TRESTON COCHRAN | LAND SPECIALIST
C: 601-410-5702 | treston@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | smalltownproperties.com Information is believed to be accurate but not guaranteed.

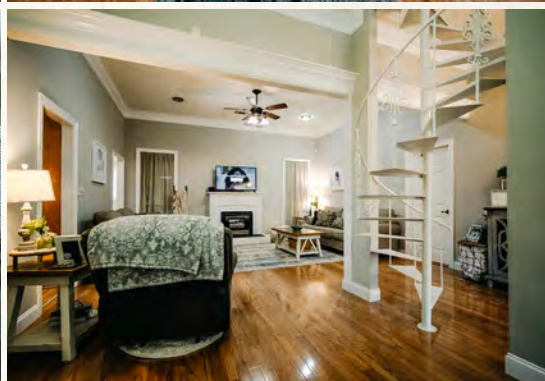
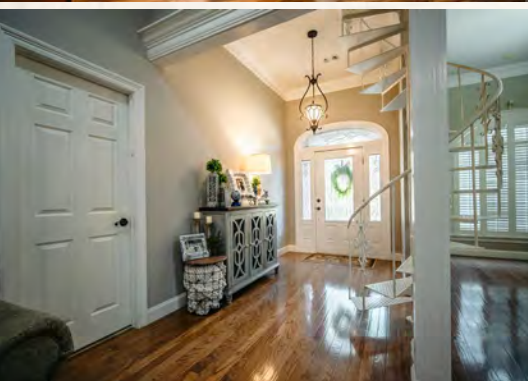


DEWAYNE ATKINSON | LAND SPECIALIST
C: 601-832-3075 | dewaync@smalltownproperties.com

TRESTON COCHRAN | LAND SPECIALIST
C: 601-410-5702 | treston@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | smalltownproperties.com

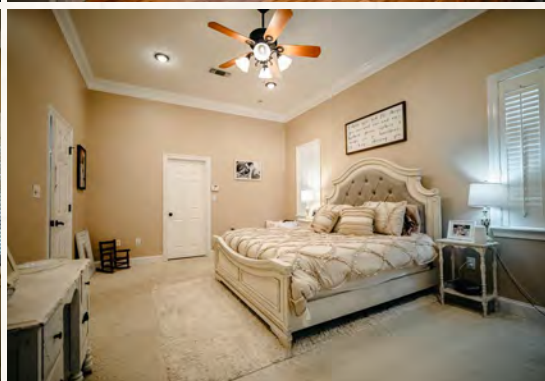
Information is believed to be accurate but not guaranteed.



DEWAYNE ATKINSON | LAND SPECIALIST
C: 601-832-3075 | dewaync@smalltownproperties.com

TRESTON COCHRAN | LAND SPECIALIST
C: 601-410-5702 | treston@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | smalltownproperties.com Information is believed to be accurate but not guaranteed.

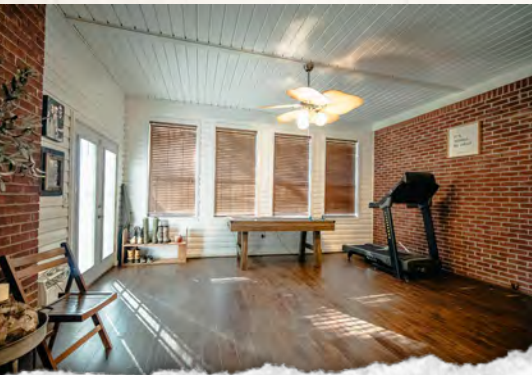
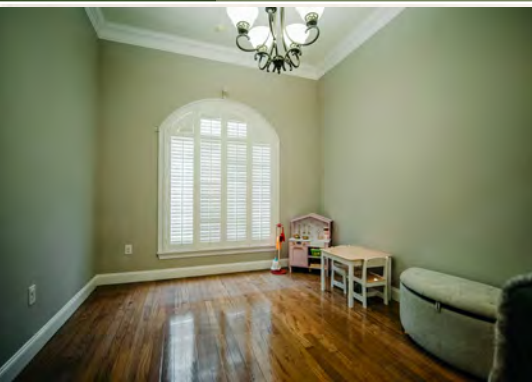


DEWAYNE ATKINSON | LAND SPECIALIST
C: 601-832-3075 | dewaync@smalltownproperties.com

TRESTON COCHRAN | LAND SPECIALIST
C: 601-410-5702 | treston@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | smalltownproperties.com Information is believed to be accurate but not guaranteed.

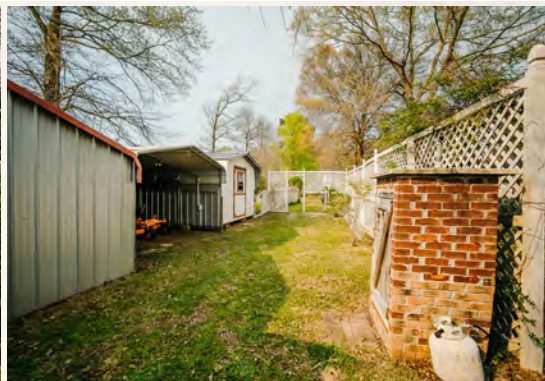
5 BOB WEST DRIVE WAYNE COUNTY, MISSISSIPPI



DEWAYNE ATKINSON | LAND SPECIALIST
C: 601-832-3075 | dewaync@smalltownproperties.com

TRESTON COCHRAN | LAND SPECIALIST
C: 601-410-5702 | treston@smalltownproperties.com

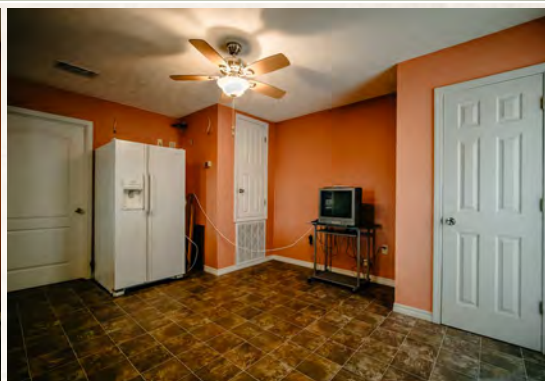
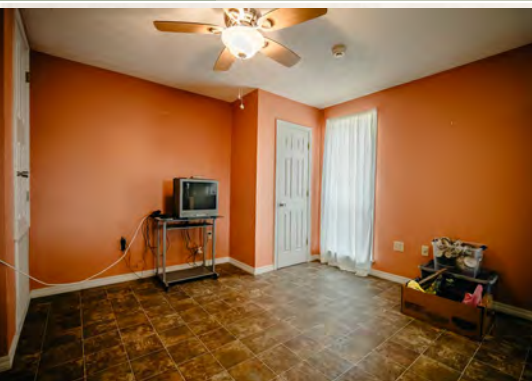
2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | smalltownproperties.com Information is believed to be accurate but not guaranteed.



DEWAYNE ATKINSON | LAND SPECIALIST
C: 601-832-3075 | dewaync@smalltownproperties.com

TRESTON COCHRAN | LAND SPECIALIST
C: 601-410-5702 | treston@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | smalltownproperties.com Information is believed to be accurate but not guaranteed.

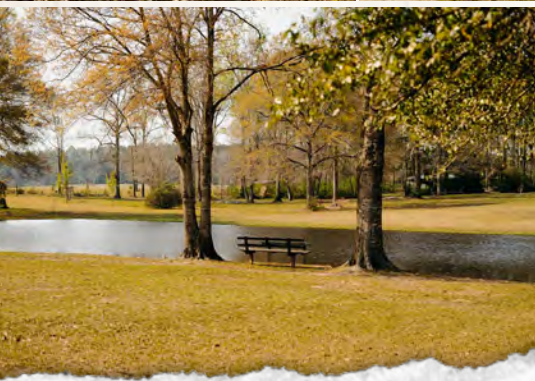
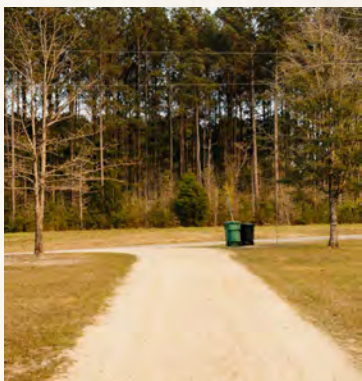
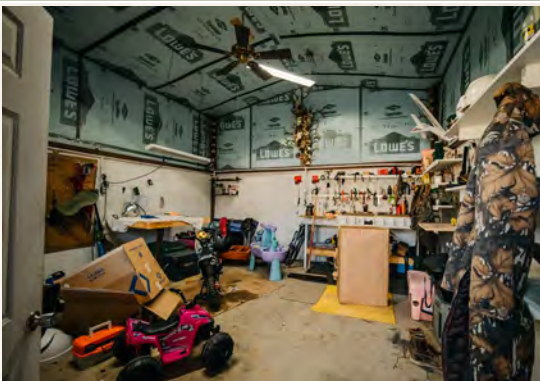


DEWAYNE ATKINSON | LAND SPECIALIST
C: 601-832-3075 | dewaync@smalltownproperties.com

TRESTON COCHRAN | LAND SPECIALIST
C: 601-410-5702 | treston@smalltownproperties.com

5 BOB WEST DRIVE

WAYNE COUNTY, MISSISSIPPI



DWAYNE ATKINSON | LAND SPECIALIST
C: 601-832-3075 | dewaync@smalltownproperties.com

TRESTON COCHRAN | LAND SPECIALIST
C: 601-410-5702 | treston@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | smalltownproperties.com Information is believed to be accurate but not guaranteed.

5 BOB WEST DRIVE

WAYNE COUNTY, MISSISSIPPI



DEWAYNE ATKINSON | LAND SPECIALIST
C: 601-832-3075 | dewaync@smalltownproperties.com

TRESTON COCHRAN | LAND SPECIALIST
C: 601-410-5702 | treston@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | smalltownproperties.com Information is believed to be accurate but not guaranteed.

5 BOB WEST DRIVE

WAYNE COUNTY, MISSISSIPPI



DEWAYNE ATKINSON | LAND SPECIALIST
C: 601-832-3075 | dewaync@smalltownproperties.com

TRESTON COCHRAN | LAND SPECIALIST
C: 601-410-5702 | treston@smalltownproperties.com

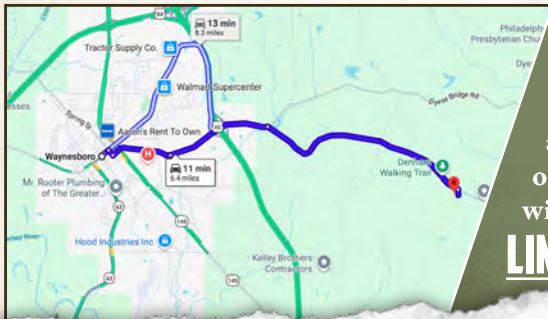
2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | smalltownproperties.com Information is believed to be accurate but not guaranteed.

5 BOB WEST DRIVE

WAYNE COUNTY, MISSISSIPPI



land id. LINK



Directions From Waynesboro, MS:
Travel on Wayne Street for 1 mile.
Continue straight onto Dyess Bridge
Road and continue for 1.7 miles. Turn
right onto County Lake Denham Road
and proceed for 3.5 miles. Turn right
onto Bob West Drive, and the property
will be ahead in less than 500 feet.

[LINK TO GOOGLE MAP DIRECTIONS](#)



DEWAYNE ATKINSON | LAND SPECIALIST
C: 601-832-3075 | dewayne@smalltownproperties.com

TRESTON COCHRAN | LAND SPECIALIST
C: 601-410-5702 | treston@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.