

453± ACRES
JEFFERSON COUNTY, MS

$1,925,250

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

OFFICE (318) 974-8185 | WWW.SMALLTOWNPROPERTIES.COM

THE JEFFERSON 453

PROPERTY PROFILE

LOCATION:

- Rodney Road
  Lorman, MS 39096
- Jefferson County
- 14± Miles SW of Port Gibson
- 75± Miles SW of Jackson
- 107± Miles N of Baton Rouge

COORDINATES:

- 31.8190593, -91.0961999

PROPERTY USE:

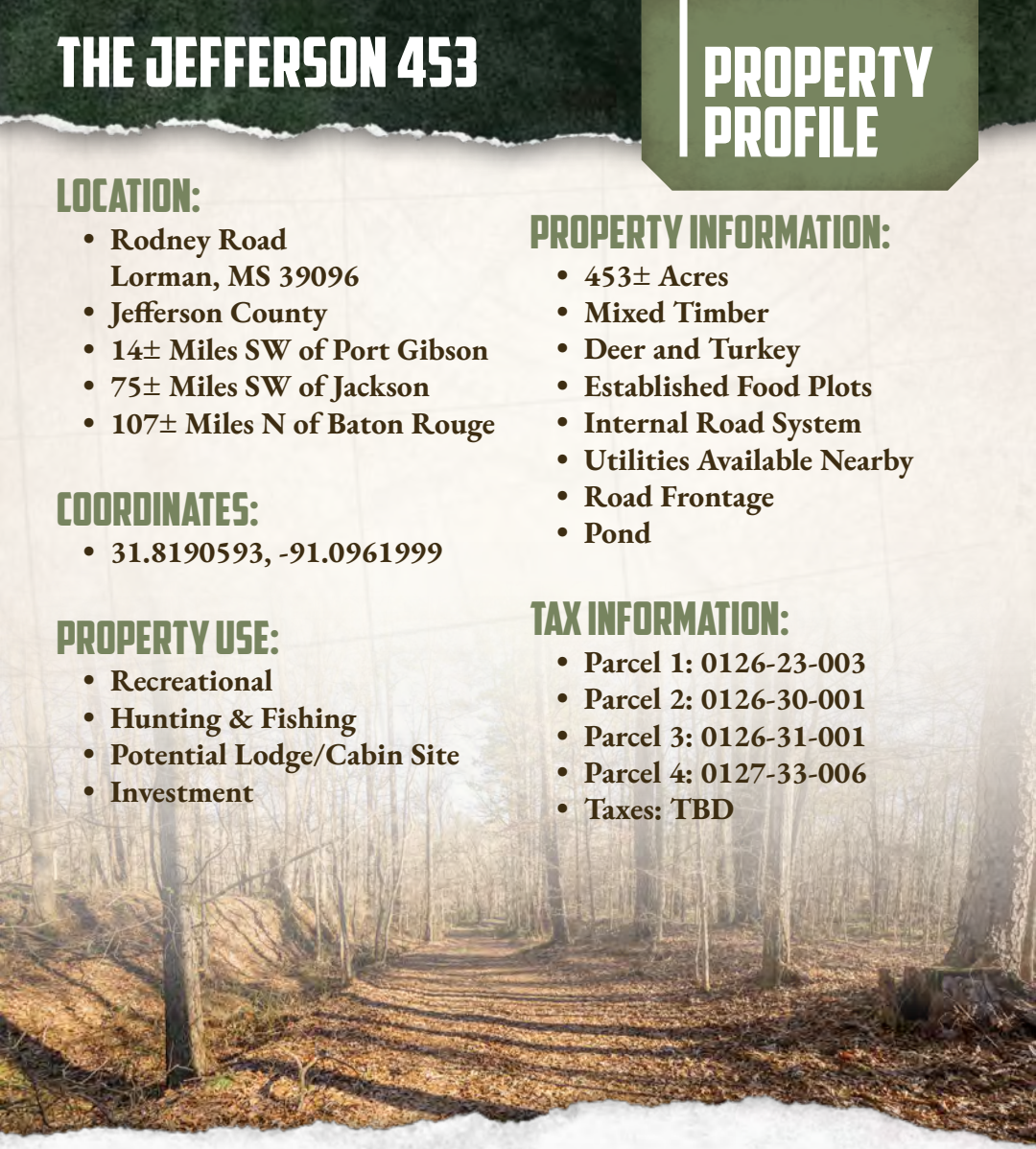
- Recreational
- Hunting & Fishing
- Potential Lodge/Cabin Site
- Investment

PROPERTY INFORMATION:

- 453± Acres
- Mixed Timber
- Deer and Turkey
- Established Food Plots
- Internal Road System
- Utilities Available Nearby
- Road Frontage
- Pond

TAX INFORMATION:

- Parcel 1: 0126-23-003
- Parcel 2: 0126-30-001
- Parcel 3: 0126-31-001
- Parcel 4: 0127-33-006
- Taxes: TBD





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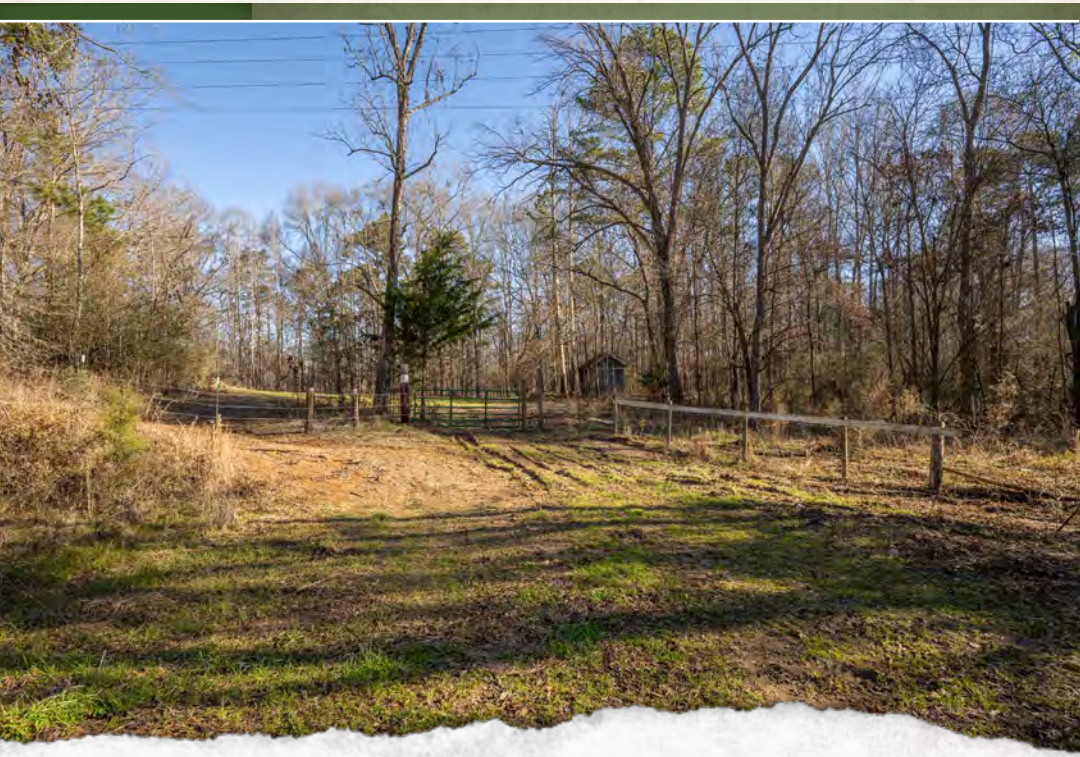
JOSH BECKHAM
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2204 N 7th Street, Suite D - West Monroe, LA 71291
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE JEFFERSON 453

THE JEFFERSON 453, LOCATED JUST WEST OF LORMAN, MISSISSIPPI, OFFERS YEAR-ROUND ENJOYMENT. The 453± acre Jefferson County tract offers frontage along Rodney Road and is only a few miles from the Mississippi River. The property is loaded with wildlife, including mature whitetail deer, an abundant turkey population, and a variety of small game, along with a private fishing pond.

The property has two gated access points from Rodney Road and has been professionally managed for timber for decades. The tract features a diverse mix of timber, including cherry bark, red oak, white oak, poplar, ash, and more. Two spring-fed, year-round creeks run throughout the property, complemented by a well-established internal road system that provides excellent access.





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MORE ABOUT THE JEFFERSON 453

From a recreational standpoint, the Jefferson 453 is phenomenal, with established food plots already in place ready for the next owner to step right in with ease. Multiple potential build sites are available, with utilities nearby.

This tract presents a rare opportunity to acquire a large, contiguous, and highly accessible Mississippi property that delivers recreation, income, and long-term investment potential. If you are looking for your next dream property, the Jefferson 453 is a solid choice!

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



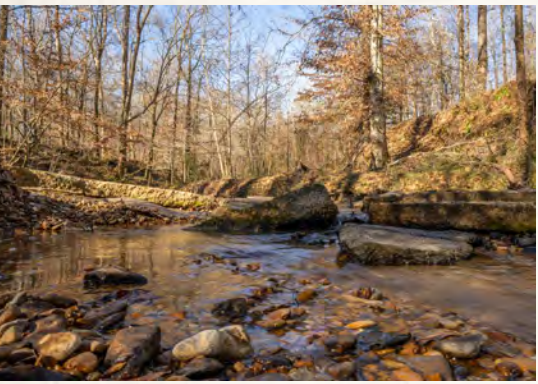


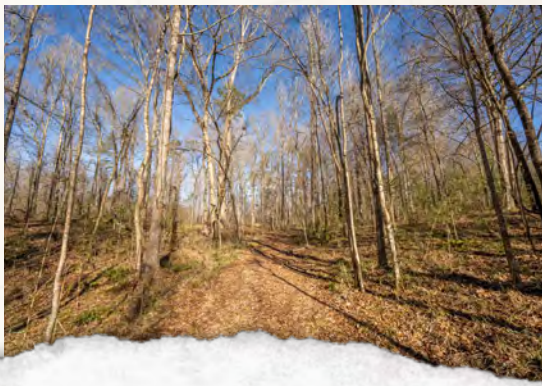
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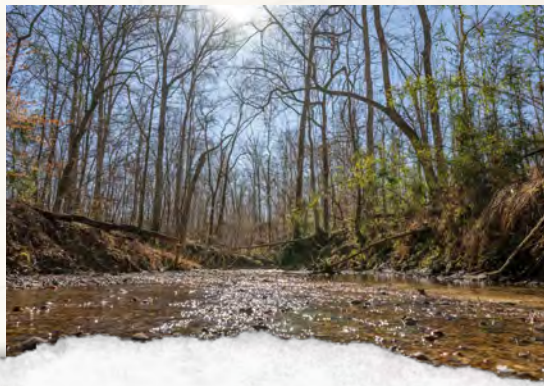
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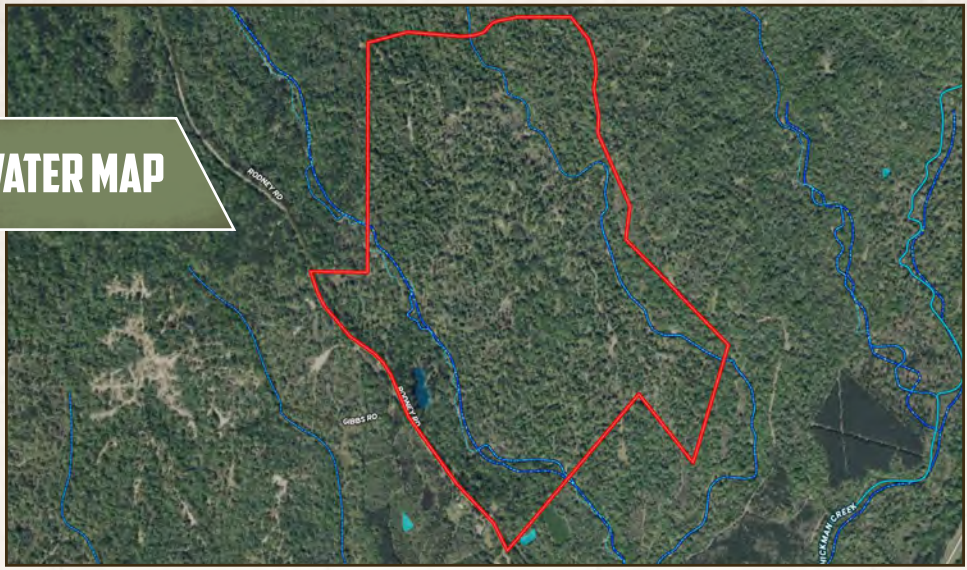


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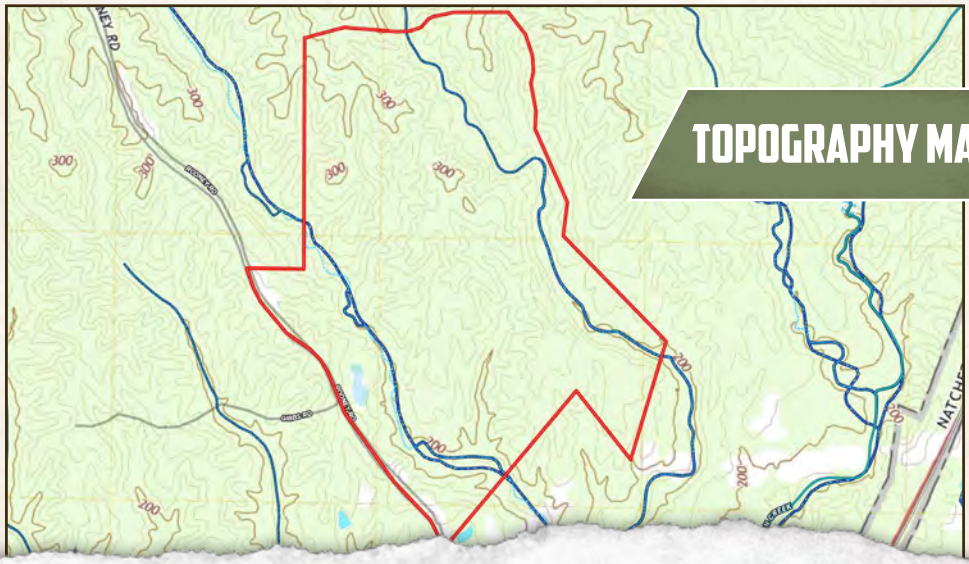
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WATER MAP



TOPOGRAPHY MAP





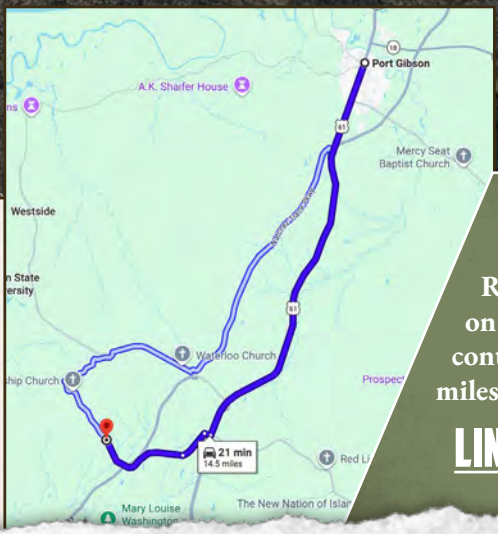
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land id. LINK





Directions From Port Gibson, MS: Travel 11 miles south on US-61. Turn right on Rodney Road and in 0.2 miles, turn left on Cemetary Road. Travel 0.8 miles and continue on Rodney Road for another 2.5 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS



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