



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

17± ACRES WITH A CAMP
JEFFERSON COUNTY, MS

\$250,000



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE JEFFERSON 17

PROPERTY PROFILE

LOCATION:

- 176 Phillips Road
Lorman, MS 39069
- Jefferson County
- 13.6± Miles SE of Lorman
- 41± Miles NW of Brookhaven
- 45± Miles S of Vicksburg
- 110± Miles N of Baton Rouge, LA
- 115± Miles S East of Monroe, LA

COORDINATES:

- 31.79485, -90.9721

TAX INFORMATION:

- \$2,296.75

PROPERTY USE:

- Residential
- Recreational
- Hunting & Fishing

PROPERTY INFORMATION:

- 17± Total Acres
- 2± Acres with a Camp
 - 3,520± SqFt Camp
 - 3 Bedrooms/2 Baths
 - Back Patio
 - Covered Parking
 - Enclosed Skinning Shed
 - Additional Cement Slab
- 15± Acres
 - 2 Food Plots
 - Box Stand
 - Natural Regrowth
 - Live Creek
 - Deer, Turkey & Small Game



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BRADEN SMITH

LAND SPECIALIST

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4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE JEFFERSON 17

THE JEFFERSON 17 IS A TURNKEY RECREATIONAL PROPERTY OFFERING A WELL-ROUNDED SETUP FOR COMFORTABLE LIVING AND SERIOUS OUTDOOR USE! The Jefferson County land is located on Phillips Road, roughly 13 miles southeast of Lorman, Mississippi, and less than 15 miles from Alcorn State University.

The main camp features approximately 3,520± square feet under roof, with 2,040 square feet of heated and cooled living space, including three bedrooms and two bathrooms. A large back patio and covered carport are ideal for entertaining or relaxing after a day in the woods. The camp sits on 2± acres and includes a grain-bin-style enclosed skinning rack complete with water and electricity, making it fully equipped for processing game on site.



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MORE ABOUT THE JEFFERSON 17

Less than one mile up Phillips Road is an additional 15± acre tract offering natural regrowth, two established food plots, and a live creek just along the back boundary. This area is well known for producing quality deer and turkey and has a strong history of hunting success.

The Jefferson 17 is turnkey, well-located, and ready for its next owner to step in and enjoy!

**Contact Braden Smith today to schedule a personal tour
and experience #TheSmallTownWay!**



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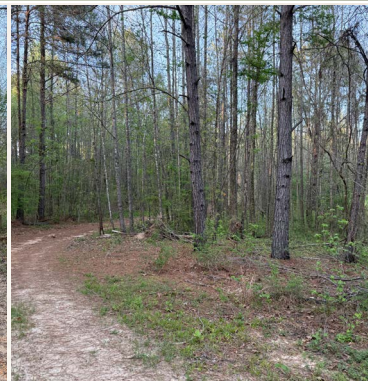
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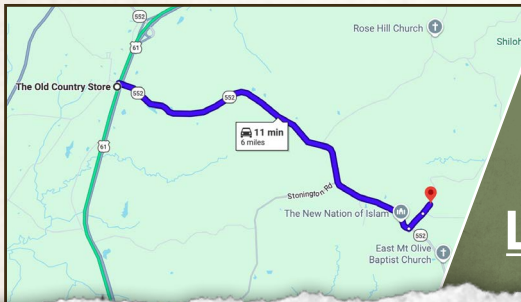
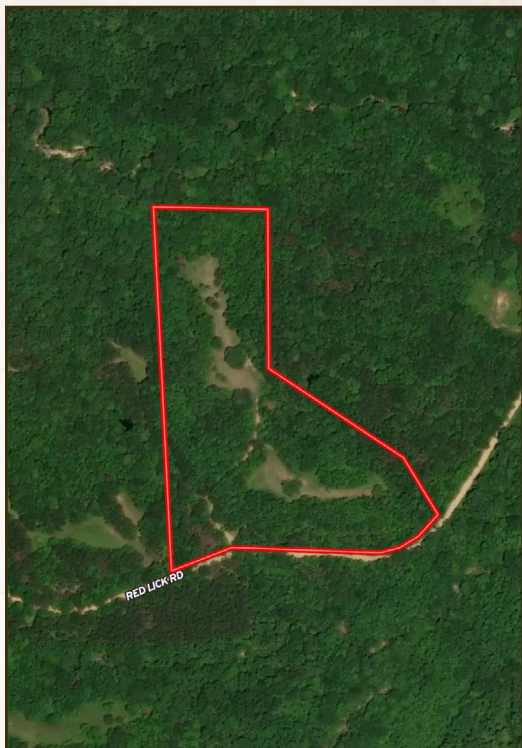
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land id. LINK



Directions From the Old Country Store in Lorman, MS: Cross over US-61 onto Red Lick Road and continue 5.5 miles. Turn left on Brady Road and proceed 0.25 miles. Take another left on Phillips Road and the property will be the first camp on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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