



# SMALLTOWN

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

**42± ACRES**  
**FORREST COUNTY, MS**  
**\$189,000**



OFFICE (769) 760-0005 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE FORREST 42

# PROPERTY PROFILE

## LOCATION:

- Titus Stewart Road  
Hattiesburg, MS 39401
- Forrest County
- 9.7± Miles S of Hattiesburg

## COORDINATES:

- 31.2279, -89.2543

## PROPERTY USE:

- Hunting & Fishing
- Recreational
- Potential Home/Cabin Site

## PROPERTY INFORMATION:

- 42± Acres
- Mature Timber
- Private Pond
- Level to Gently Rolling Terrain
- Railroad Right-of-Way Buffer
- Whitetail Deer

## TAX INFORMATION:

- Parcel ID: 1-054-13-005.00
- 2025 Taxes: \$195.14



REGISTERED  
FORESTER  
#2879

**DEWAYNE ATKINSON** | LAND SPECIALIST  
C: 601-832-3075 | [dewayne@smalltownproperties.com](mailto:dewayne@smalltownproperties.com)

**HUNTER MARLOW** | LAND SPECIALIST  
C: 601-701-3088 | [hmarlow@smalltownproperties.com](mailto:hmarlow@smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

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# WELCOME TO THE FORREST 42

WELCOME TO 42± ACRES IN FORREST COUNTY, MISSISSIPPI, LOCATED IN A PRIME SPOT JUST OUTSIDE OF HATTIESBURG'S CITY LIMITS. The moment you step into the Forrest 42, you feel like you're in the country. Laid out with a great mix of open ground and mature timber, the Forrest 42 gives you the kind of setup that works just as well for a private homesite as it does for a full-time recreational getaway. The open fields provide room for planting, gardening, or running a few cows, while the wooded sections offer the type of cover that consistently holds deer. It's the kind of place where you can slip in on a cool morning, ease along the edges, and catch deer feeding out of the timber at daylight.

A nice pond sits on the Forrest 42, giving you a built-in fishing spot for kids, family, or just a quiet afternoon by yourself. Between the pond, the timber, and the open ground, you've got a well-rounded piece of land that checks all the boxes for someone wanting a place to hunt, fish, and enjoy the outdoors without being far from town.



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# MORE ABOUT THE FORREST 42

The terrain is mostly level with gentle rolling hills, offering several good spots for a house or camp. The eastern boundary is buffered by a railroad right-of-way, giving you a permanent privacy line on that side. Even with its secluded feel, you're still close to all the conveniences of Hattiesburg, making it easy to enjoy the land during the week or on weekends.

Whether you're looking for a small farm, a private homestead, or a recreational tract with deer hunting and a pond you can fish in year-round, the Forrest 42 fits the bill. It's manageable, versatile, and set up for someone who wants land they can actually use from day one.

**Contact Dewayne Atkinson or Hunter Marlow today to schedule a private showing and experience #TheSmallTownWay.**



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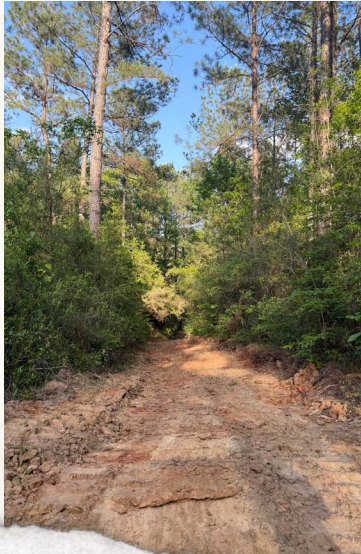
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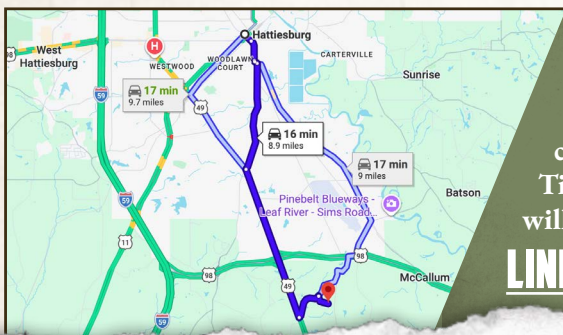
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land id. LINK



Directions From Hattiesburg, MS:  
 Travel south on Highway 49 for 6.4 miles. Turn left onto Ralston Road and continue for 0.9 miles. Turn right onto Titus Stewart Road, and the property will be on the right in 0.4 miles.

**LINK TO GOOGLE MAP DIRECTIONS**



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