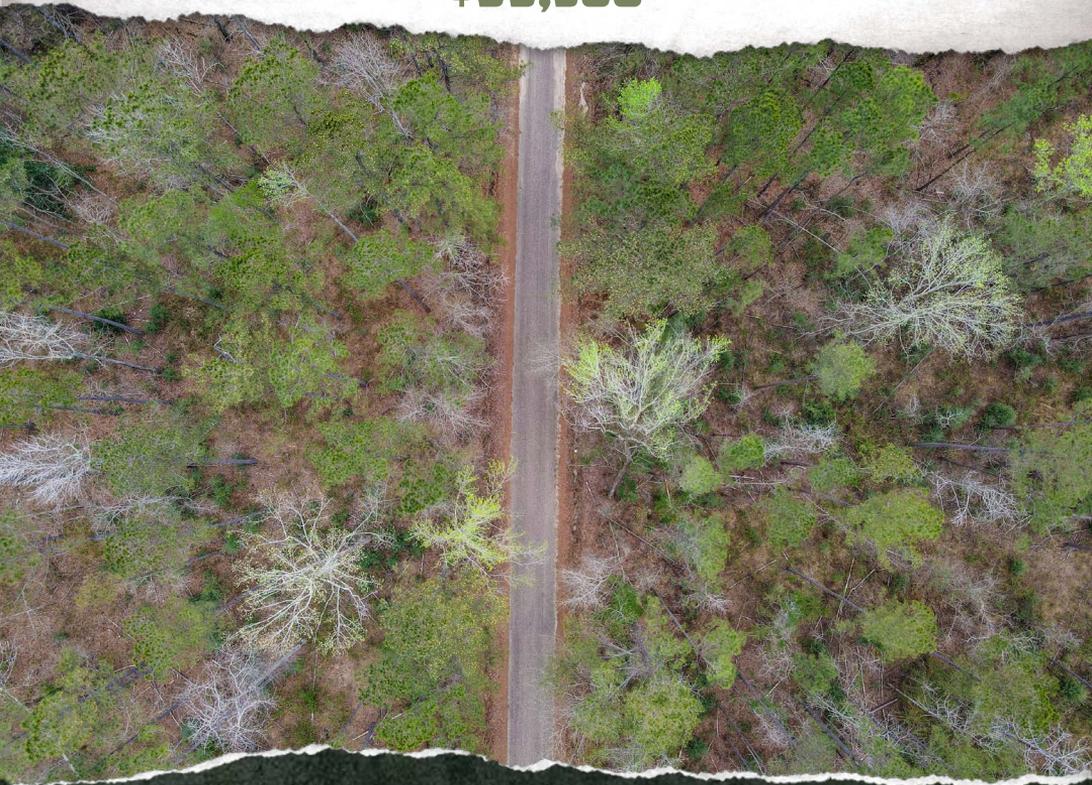




# SMALLTOWN

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

**34.72± ACRES**  
**JEFFERSON DAVIS COUNTY, MS**  
**\$99,500**



# THE JEFFERSON DAVIS 34.72

## PROPERTY PROFILE

### LOCATION:

- Grice Road  
Columbia, MS 39421
- Jefferson Davis County
- 11.3± Miles SW of Bassfield
- 13.9± Miles N of Columbia
- 43± Miles NW of Hattiesburg
- 123± Miles N of New Orleans

### COORDINATES:

- 31.4192, -89.8338

### PROPERTY USE:

- Hunting
- Recreational
- Investment

### PROPERTY INFORMATION:

- 34.72± Acres
- Thinned Pine Timber
- Established Road System
- Great Access
- Gas Line for Food Plots
- Hardwood Funnels
- Thriving Whitetail  
and Turkey Population
- Road Frontage
- Clear, Year-Round Creek
- Additional Acreage Available

### TAX INFORMATION:

- TBD



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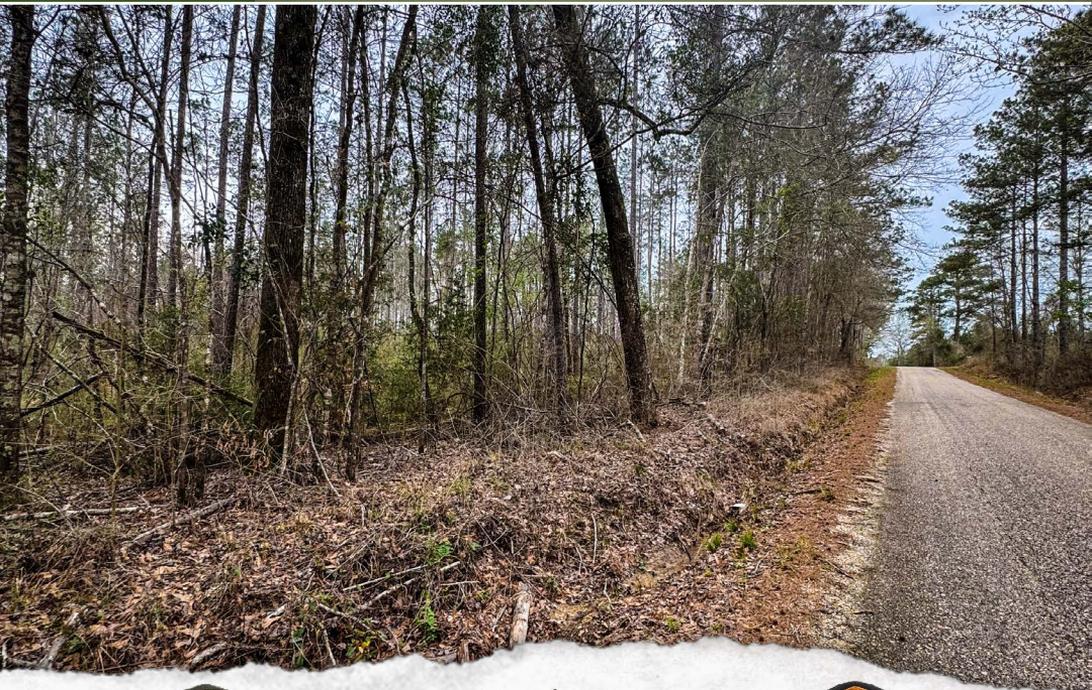


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# WELCOME TO THE JEFFERSON DAVIS 34.72

**THE JEFFERSON DAVIS 34.72 OFFERS A RARE OPPORTUNITY TO OWN A WELL-MANAGED PLANTATION THAT HAS HAD ITS FIRST THINNING.** Located in an excellent part of Jefferson Davis County, MS, the 34.72± acre tract is perfectly suited for the outdoor enthusiast or the savvy investor. The property doubles as a premier wildlife habitat and an excellent timber investment.

The land has been managed to support thriving populations of deer and turkey, featuring a diverse blend of cover and forage. A standout feature is the gas line running through the acreage, providing a ready-made, expansive food plot area that serves as a natural magnet for game. In addition to the pine plantation is a beautiful hardwood draw in the bottom, which offers a reliable travel corridor for wildlife and adds significant aesthetic and timber value to the landscape.



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O: 769-760-0005

Information is believed to be accurate but not guaranteed.

# MORE ABOUT THE JEFFERSON DAVIS 34.72

For those looking to build, the property boasts excellent home sites with the gentle topography characteristic of this sought-after region. With power nearby, transitioning from a raw timber tract to a custom residential estate or a private hunting cabin is significantly easier and more cost-effective.

Whether you are looking for a small hunting tract or a high-quality place to build a weekend retreat or home, the Jefferson Davis 34.72 is a gem that provides the perfect balance of natural beauty, recreational utility, and long-term financial growth.

**Call Steve Martens or Dewayne Atkinson today to schedule a private tour and see for yourself why this gem is one of the most well-rounded turnkey hunting properties in south Mississippi!**

*\*An additional 125.43± acre tract is also available.*

*Below is a video that showcases the entire 160± acre tract.*

**[CLICK HERE OR SCAN THE CODE TO WATCH A VIDEO](#)**



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34.72± ACRES

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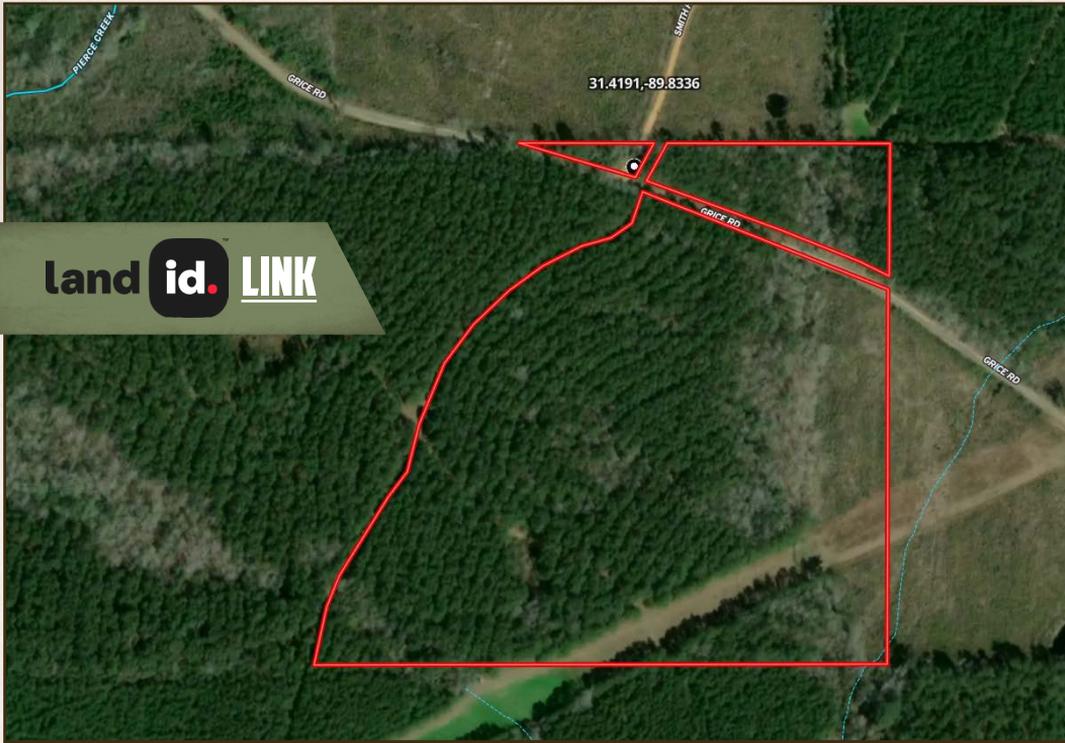
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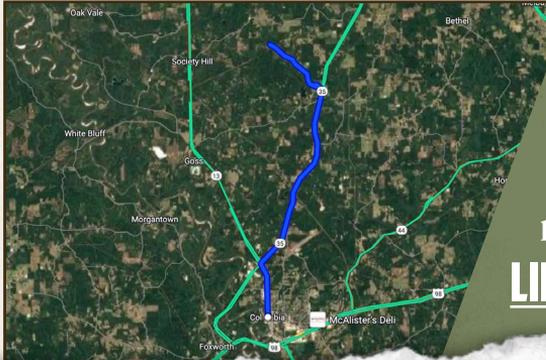
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34.72± ACRES

JEFFERSON DAVIS COUNTY, MISSISSIPPI



land id. LINK



Directions From Columbia, MS:  
 Travel 6.5 miles north on Hwy 35.  
 Turn left on Bunker Hill Road and  
 continue 1.5 miles. Turn left on Grice  
 Road and proceed 2.75 miles to the  
 property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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