



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

**484± ACRES WITH A BARNDOMINIUM
JONES COUNTY, MS**

\$2,999,500

TURNKEY RECREATIONAL ESTATE

*Plus a 60 ± Acre
Private Lake!*

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

THE JONES 484

PROPERTY PROFILE

LOCATION:

- 176 Busby Road
Ellisville, MS 39437
- Jones County
- 11.9± Miles S of
the LUL Airport
- 12.2± Miles S of Laurel
- 19.5± Miles NE of
the PIB Airport
- 28± Miles NE of Hattiesburg

PROPERTY USE:

- Trophy Fishing & Waterfowl
- Deer & Dove Hunting
- Timber Investment
- Residential

TAX INFORMATION:

- 2025 Taxes: \$4,247.60 Total
- 051-29-00-004.00 - \$3,452.80
- 050-30-00-001.00 - \$364.93
- 062-20-00-006.02 - \$207.07
- 062-20-00-006.03 \$222.80

COORDINATES:

31.5452, -89.1357

PROPERTY INFORMATION:

- 484± Total Acres
- 180± Acres of Mixed Timber
- 90± Acres of Longleaf Pines
- 60± Acre Private Lake
- 35± Acres of Ponds
- 20± Acre Dove Field
- 3± Acres of Hardwoods
- 0.9± Mile Long Gated Drive
- 2,800± SqFt Barndominium
 - Built in 2022
 - Screened Porch
 - Security System
 - Storm Shelter
- 20x20 Tractor Shed
- 3 Floodable Duck Impoundments
- 5 Shooting Houses
- Food Plots
- Heavy-Duty Gated Security
- Jones County School District



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™



MAGNOLIA
REAL ESTATE
HOME TOWN REALTORS



SUSAN BLACKLEDGE | BROKER/OWNER
C: 601-422-3614 | Susan.blackledge@yahoo.com

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

Information is believed to be accurate but not guaranteed.

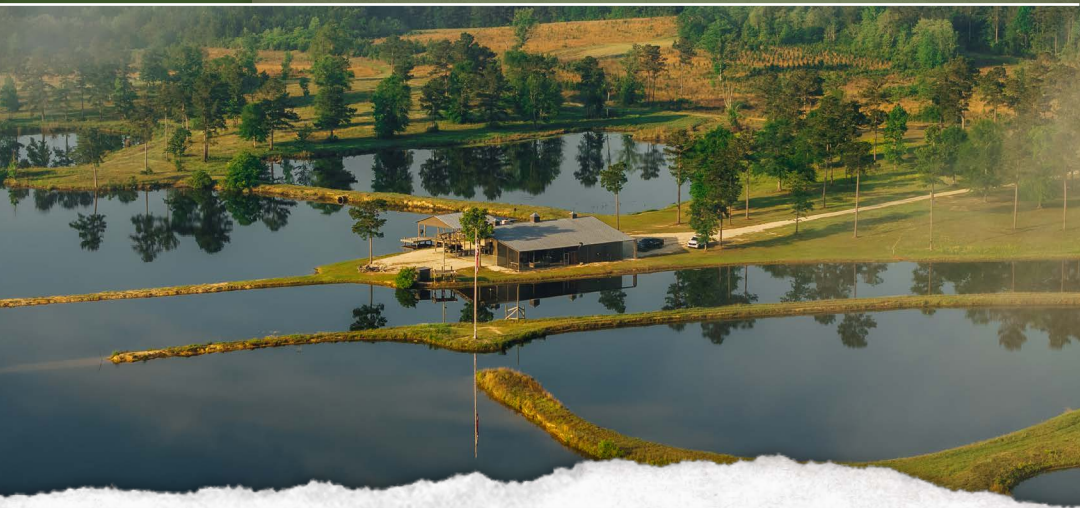
2121 5th St., Ste 206 - Meridian, MS 39301
O: 769-760-0005 | smalltownproperties.com

308 Hill St. - Ellisville, MS 39437
O: 601-433-2598 | magnoliarealtors.com

WELCOME TO THE JONES 484

WELCOME TO THE JONES 484—A TURNKEY ESTATE DESIGNED FOR HIGH-END RECREATION, PRIVACY, AND LONG-TERM TIMBER INCOME. Located just outside of Ellisville, Mississippi, the 484± acre property features a signature 60± acre lake alongside 35–40 acres of additional ponds. The lake is MDEQ classified as low-impact and was built to professional specs, featuring two 20×40 concrete boat ramps and a covered three-bay boat dock with barge-driven pilings. The waters are fully stocked with trophy bass, bream, white perch, and grass carp. For waterfowl hunters, the land includes three floodable duck impoundments with 8” and 12” control valves; a 12± acre flooded roost hole, partially planted in rice; and 3± acres of four-year-old hardwoods such as pin oaks and gobbler sawtooths.

The improvements are centered around a sophisticated 80×80 barndominium. Built in 2022, the home offers a total of 6,400± square feet with 2,800± square feet of spray-foam insulated living space, a 30×10 screened porch with a bathroom/mudroom, and a \$30,000 water filtration system. The home also includes a security camera system and a monitored safe/storm shelter. Outdoor amenities include a 20×20 tractor shed and a motorhome power hookup. The estate is highly secure, accessed via a nearly mile-long drive leading to a custom heavy-duty gated entrance with a specialized multi-lock system. A secondary barrier levee provides added protection for the main lake engineering.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™



MAGNOLIA
REAL ESTATE
HOME TOWN REALTORS



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

Information is believed to be accurate but not guaranteed.

SUSAN BLACKLEDGE | BROKER/OWNER
C: 601-422-3614 | Susan.blackledge@yahoo.com

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

308 Hill St. - Ellisville, MS 39437
O: 601-433-2598 | magnoliarealtors.com

MORE ABOUT THE JONES 484

Hunters will find diverse habitats featuring five shooting houses (four insulated), expandable food plots, and a 20-acre established dove field. The timber profile is robust, including 90 acres of longleaf pine (1–3 years old) and 180 acres of mixed, pine-dominant timber in various age classes for sustainable income.

Situated within 15 miles of both regional and municipal airports, the Jones 484 combines ultimate privacy with top-tier water and timber assets.

**Contact Dewayne Atkinson or Susan Blackledge
to learn more and schedule a personal tour.**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™



MAGNOLIA
REAL ESTATE
HOME TOWN REALTORS



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

Information is believed to be accurate but not guaranteed.

SUSAN BLACKLEDGE | BROKER/OWNER
C: 601-422-3614 | Susan.blackledge@yahoo.com

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

308 Hill St. - Ellisville, MS 39437
O: 601-433-2598 | magnoliarealtors.com

484± ACRES WITH A BARNDOMINIUM

JONES COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™



MAGNOLIA
REAL ESTATE
HOME TOWN REALTORS



SUSAN BLACKLEDGE | BROKER/OWNER
C: 601-422-3614 | Susan.blackledge@yahoo.com

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

308 Hill St. - Ellisville, MS 39437
O: 601-433-2598 | magnoliarealtors.com

484± ACRES WITH A BARNDOMINIUM

JONES COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™



MAGNOLIA
REAL ESTATE
HOME TOWN REALTORS



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

SUSAN BLACKLEDGE | BROKER/OWNER
C: 601-422-3614 | Susan.blackledge@yahoo.com

308 Hill St. - Ellisville, MS 39437
O: 601-433-2598 | magnoliarealtors.com



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™



MAGNOLIA
REAL ESTATE
HOME TOWN REALTORS



SUSAN BLACKLEDGE | BROKER/OWNER
C: 601-422-3614 | Susan.blackledge@yahoo.com

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

308 Hill St. - Ellisville, MS 39437
O: 601-433-2598 | magnoliarealtors.com

484± ACRES WITH A BARNDOMINIUM

JONES COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™



MAGNOLIA
REAL ESTATE
HOME TOWN REALTORS



SUSAN BLACKLEDGE | BROKER/OWNER
C: 601-422-3614 | Susan.blackledge@yahoo.com

308 Hill St. - Ellisville, MS 39437
O: 601-433-2598 | magnoliarealtors.com

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

484± ACRES WITH A BARNDOMINIUM

JONES COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™



MAGNOLIA
REAL ESTATE
HOME TOWN REALTORS



SUSAN BLACKLEDGE | BROKER/OWNER
C: 601-422-3614 | Susan.blackledge@yahoo.com

308 Hill St. - Ellisville, MS 39437
O: 601-433-2598 | magnoliarealtors.com

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

484± ACRES WITH A BARNDOMINIUM

JONES COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™



MAGNOLIA
REAL ESTATE
HOME TOWN REALTORS



SUSAN BLACKLEDGE | BROKER/OWNER
C: 601-422-3614 | Susan.blackledge@yahoo.com

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

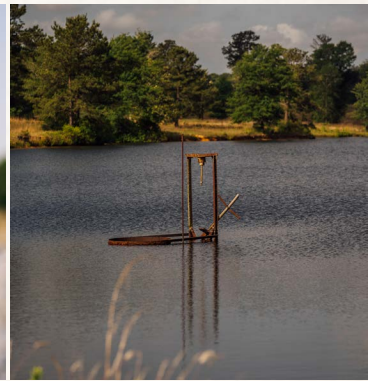
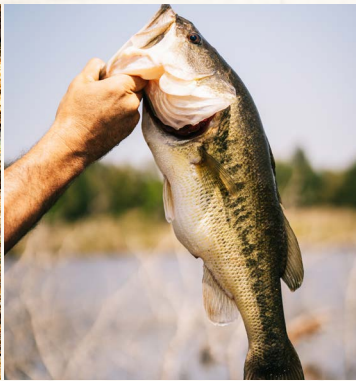
2121 5th St., Ste 206 - Meridian, MS 39301
O: 769-760-0005 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

308 Hill St. - Ellisville, MS 39437
O: 601-433-2598 | magnoliarealtors.com

484± ACRES WITH A BARNDOMINIUM

JONES COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™




MAGNOLIA
REAL ESTATE
HOME TOWN REALTORS



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

Information is believed to be accurate but not guaranteed.

SUSAN BLACKLEDGE | BROKER/OWNER
C: 601-422-3614 | Susan.blackledge@yahoo.com

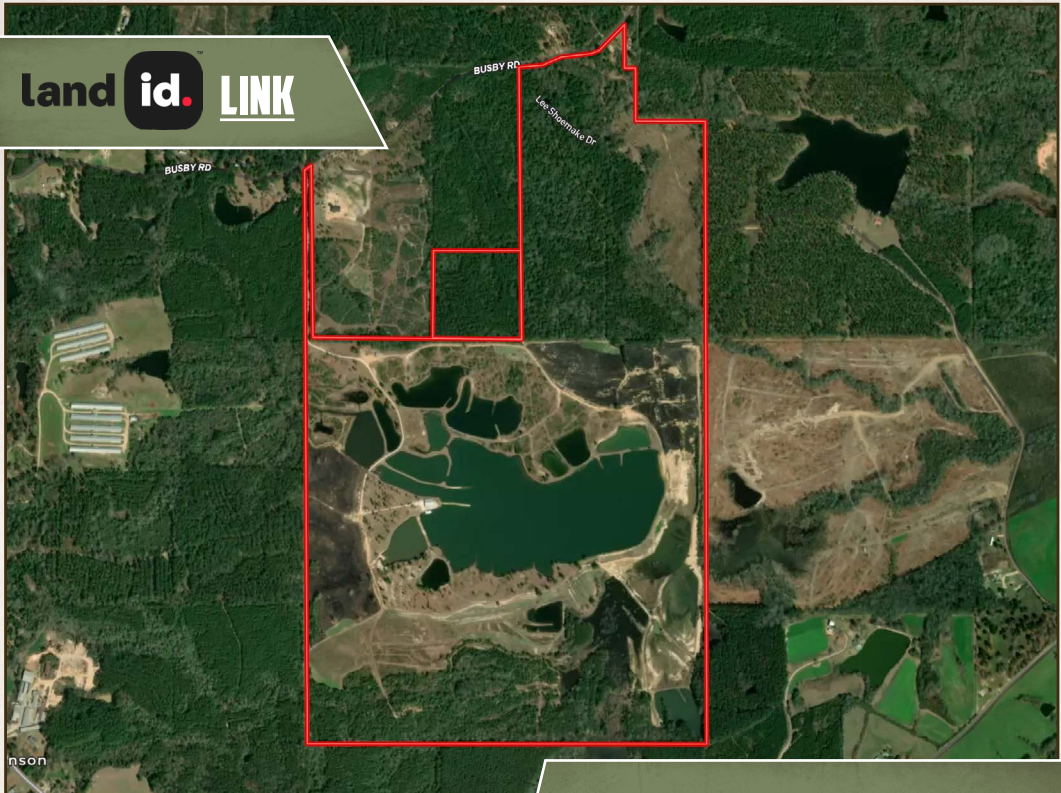
2121 5th St., Ste 206 - Meridian, MS 39301
O: 769-760-0005 | smalltownproperties.com

308 Hill St. - Ellisville, MS 39437
O: 601-433-2598 | magnoliarealtors.com

484± ACRES WITH A BARNDOMINIUM

JONES COUNTY, MISSISSIPPI

land id. LINK



Directions From Ellisville, MS:
Travel 1.2 miles on MS-29 S/Church Street. Turn left to stay on MS-29 S and continue 4.1 miles. Turn left on Busby Road and proceed 0.9 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™



MAGNOLIA
REAL ESTATE
HOME TOWN REALTORS



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

SUSAN BLACKLEDGE | BROKER/OWNER
C: 601-422-3614 | Susan.blackledge@yahoo.com

308 Hill St. - Ellisville, MS 39437
O: 601-433-2598 | magnoliarealtors.com