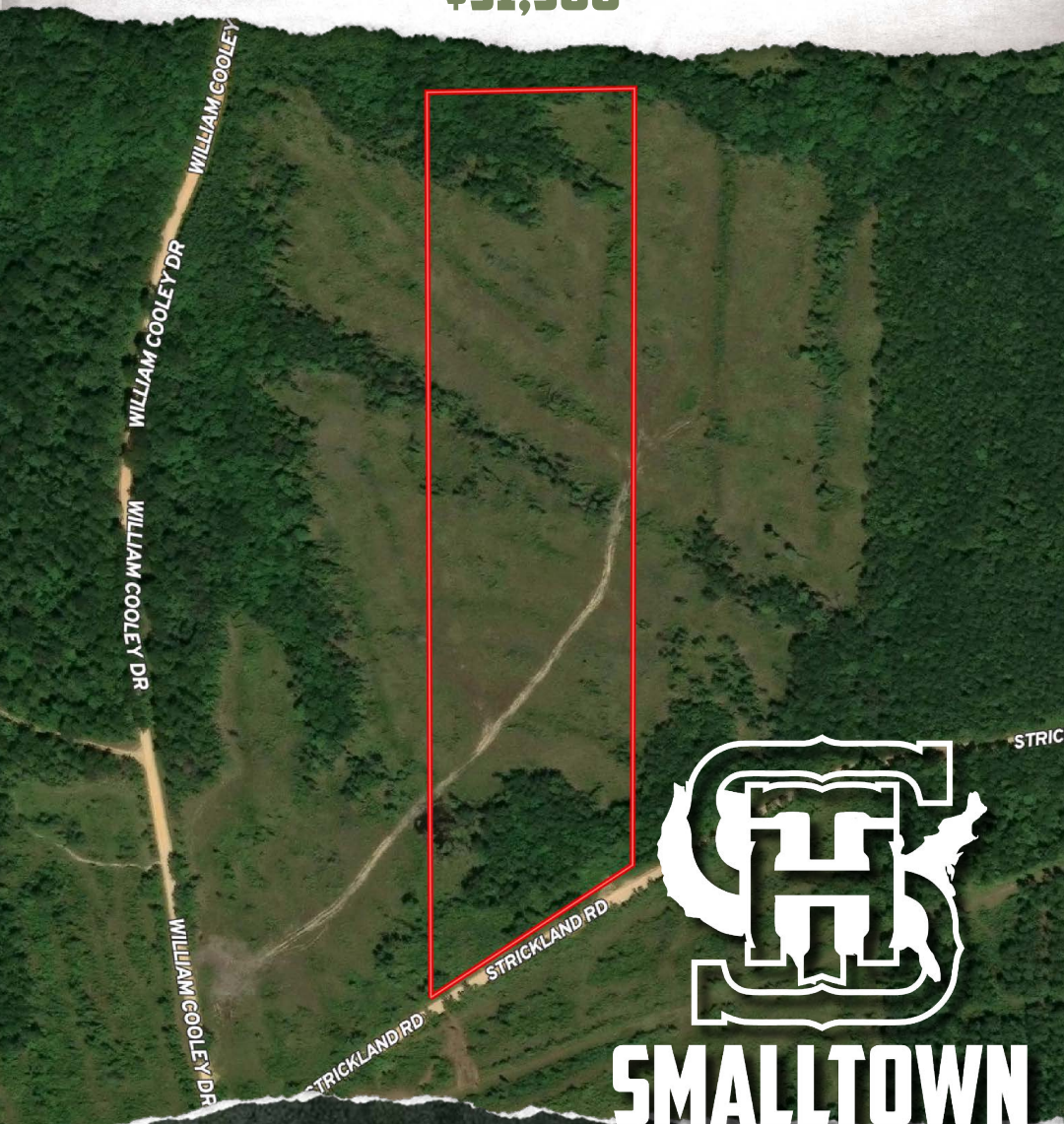


16.08± ACRES
WAYNE COUNTY, MS
\$51,500



WILLIAM COOLEY DR
WILLIAM COOLEY DR
WILLIAM COOLEY DR
WILLIAM COOLEY DR

STRICKLAND RD
STRICKLAND RD



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE SM

OFFICE (769) 760-0005

LOCATION:

- Strickland Road
Waynesboro, MS 39367
- Wayne County
- 20± Miles S of Waynesboro
- DeSoto National Forest Nearby

COORDINATES:

- 31.564478, -88.847902

PROPERTY USE:

- Hunting
- Home/Cabin Site

PROPERTY INFORMATION:

- 16.08± Acres
- County Road Frontage
- Gently Rolling Terrain
- Cutover & Young
Natural Mixed Timber
- Power and Water Nearby

TAX INFORMATION:

- Taxes \$50 Estimated
- Parcel: Part of
203-24-00000200



DENNIS WEST | MANAGING BROKER
C: 601-248-4396 | dennis@smalltownproperties.com

HUNTER WADLEY | LAND SPECIALIST
C: 601-410-1992 | hunter.wadley@smalltownproperties.com

WELCOME TO WAYNE 16

ARE YOU LOOKING FOR A MANAGEABLE PIECE OF LAND WITH BIG POTENTIAL? THIS 16.08± ACRE TRACT IN WAYNE COUNTY, MISSISSIPPI, CHECKS ALL THE BOXES.

The land features seasoned cutover with natural regeneration, offering great wildlife habitat and excellent hunting opportunities. The high, flat terrain makes for easy access and opens the door to multiple cabin or home site options. With frontage on Strickland Road and utilities available at the road, the property is ideal for development. Best of all, you're within walking distance of the DeSoto National Forest, giving you direct access to thousands of acres of public land for hunting, hiking, and recreation.

Whether you're after a private getaway, a future home site, or a small recreational property, the Wayne 16.08 is a solid investment in a great location.

**Contact Dennis West or Hunter Wadley
today to schedule a private showing.**



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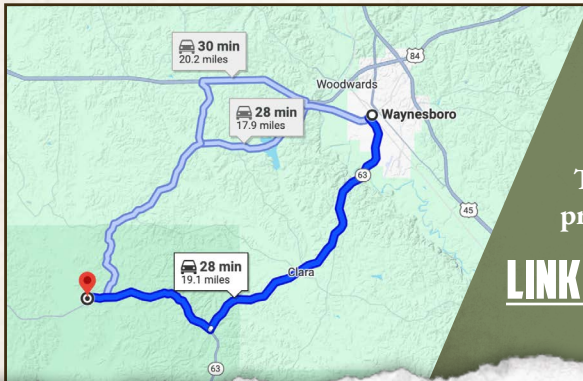
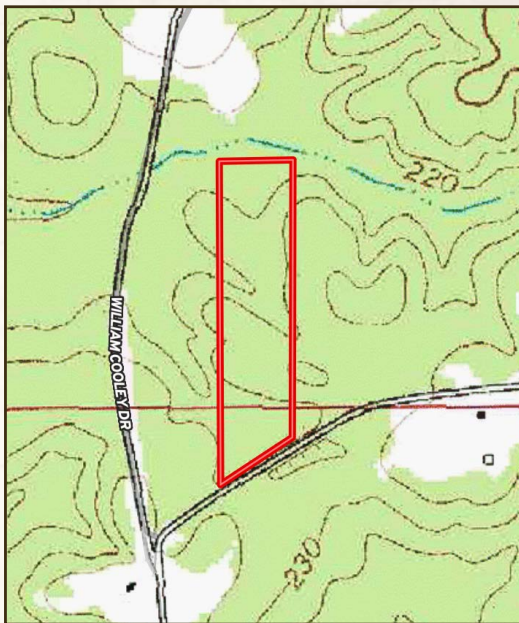
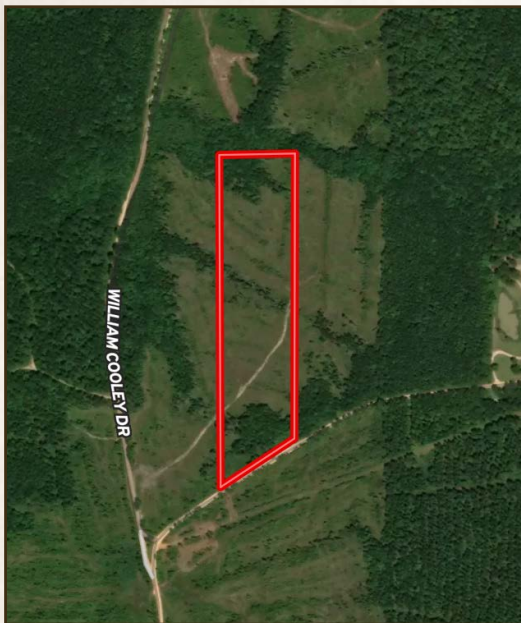
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16.08 ± ACRES

WAYNE COUNTY, MISSISSIPPI

land id. LINK

TOPOGRAPHY MAP



Directions from Waynesboro, MS: Travel south on Hwy 63 to Strickland Road and turn right. Travel approximately 6 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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