



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

281.90± ACRES
AMITE COUNTY, MS
\$1,043,030

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

THE AMITE 281.90

PROPERTY PROFILE

PROPERTY INFORMATION:

- 281.90± Total Acres
- Merchantable Pine and Hardwood Timber
- Tickfaw River on the East
- Cuba Creek on the West
- 2 Pipelines
- Food Plots
- Sloughs for Ducks
- Internal Trails
- Abundant Wildlife
- Power Provided by Magnolia EPA

LOCATION:

- MS-568, Osyka, MS 39657
- Amite County
- 15± Miles SE of Liberty
- 48± Miles NW of Hammond, LA
- 64± Miles NE of Baton Rouge, LA
- 102± Miles NW of New Orleans, LA

COORDINATES:

- 31.0229, -90.6554

TAX INFORMATION:

2023 - \$867.13

- Parcel #: 15 70025 0002600
- Parcel #: 15 70035 0000100
- Parcel #: 15 70037 0000300

PROPERTY USE:

- Hunting & Fishing
- Year-Round Recreation
- Home/Cabin Site
- Timber Investment



LEE WHITE | LAND SPECIALIST
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ALINDA CRUISE WHITE | LAND & RESIDENTIAL SPECIALIST
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Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

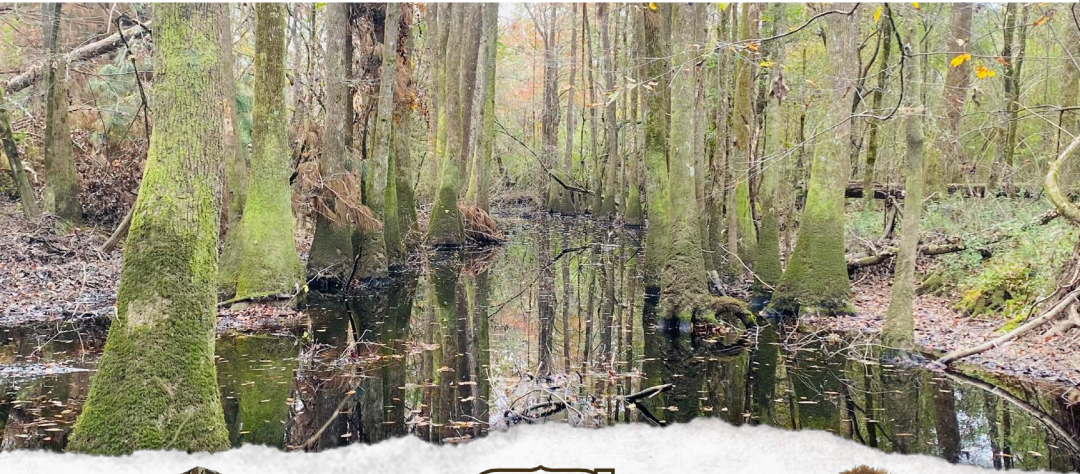
WELCOME TO THE AMITE 281.90

INTRODUCING THE AMITE 281.90 - A PLACE FOR YEAR-ROUND RECREATION SITUATED IN THE COMMUNITY OF GILLSBURG, MS. The 281.90± acre property is located in southeastern Amite County, just west of the MS-568 and MS-584 intersection. The Tickfaw River is the eastern boundary, and Cuba Creek meanders down the western boundary, offering fishing, swimming, and arrowhead hunting. As an added bonus, this property is surrounded by large acreage parcels and offers a good mixture of merchantable pine and hardwood timber throughout. In addition to abundant wildlife, you will find an established trail system, food plots, and sloughs for the ducks. Two pipelines cross the tract from east to west, providing ideal opportunities to establish additional food plots. This land is an excellent choice to develop into your own great hunting tract.

If you are thinking about building your forever home or a cabin, the secluded Amite 281.90 is perfect! Power is available and provided by Magnolia EPA.

The property is conveniently located 15± miles southeast of Liberty, less than 50 miles northwest of Hammond, approximately 64 miles northeast of Baton Rouge, and barely over 100 miles from New Orleans. You could easily plan an afternoon hunt and enjoy being outdoors.

Call Lee or Alinda White to schedule a private tour of the Amite 281.90, where recreational opportunities are endless!



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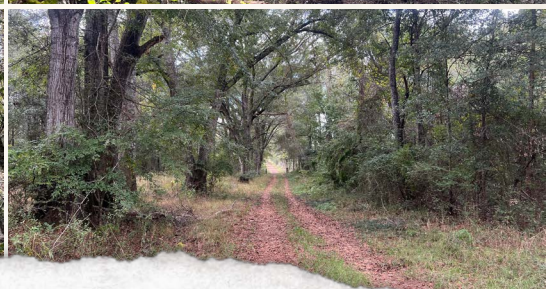
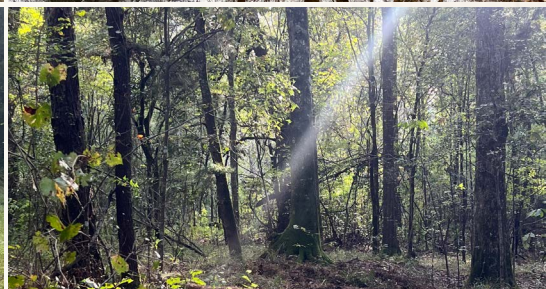


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281.90± ACRES **AMITE COUNTY, MISSISSIPPI**



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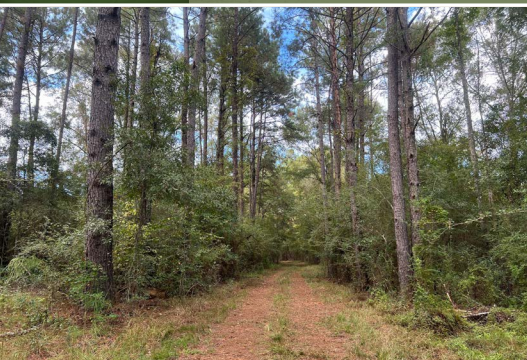


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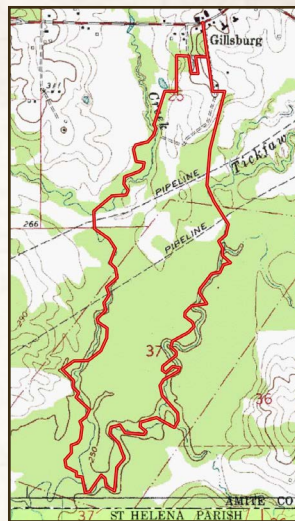
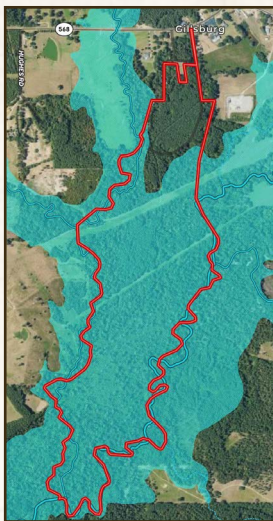
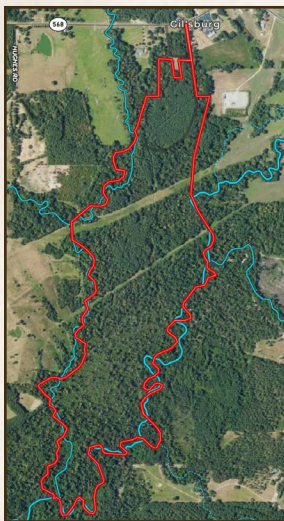
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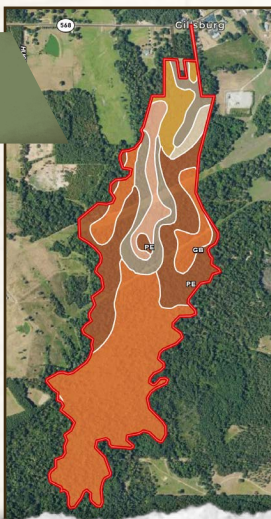
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FLOOD MAP

TOPOGRAPHY MAP



SOIL MAP



Code	Description	Acres	%	CPI	NCCPI	CAP
Gb	Gillsburg silt loam, 0 to 2 percent slopes, occasionally flooded	147.7	51.63%	-	40	2w
Pe	Peoria silt loam	70.67	24.71%	-	58	3w
PrB	Providence silt loam, 2 to 5 percent slopes	31.36	10.96%	-	49	2e
Bu	Bude silt loam	15.53	5.43%	-	56	2w
OrC	Ora loam, 5 to 8 percent slopes	15.3	5.35%	-	41	3e
SmE	Smithdale sandy loam, 12 to 35 percent slopes	5.25	1.84%	-	27	7e
Ar	Ariel silt loam, 0 to 2 percent slopes, occasionally flooded	0.23	0.08%	-	53	2w
SmD	Smithdale sandy loam, 8 to 12 percent slopes	0.01	0.003%	-	53	4e



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Directions From the Intersection of MS-584 and MS-568 in Gillsburg, MS: Travel west on MS-568 for 0.2 miles. Pass the Arrowhead Mercantile Store on the left and immediately turn left onto Felder Lane (no sign). Continue to a locked gate.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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