



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

**A HOME ON 120± ACRES**  
**GREENE COUNTY, MS**  
**\$759,000**



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

# THE GREENE 120

## PROPERTY PROFILE

### LOCATION:

- 545 Loftin Drive  
Richton, MS 39476
- Greene County
- 12± Miles E of Richton
- 34± Miles E of Hattiesburg
- 88± Miles N of Mobile
- 148± Miles N of New Orleans

### COORDINATES:

- 31.433459, -88.805199

### PROPERTY USE:

- Country Estate
- Hunting
- Recreational
- Timber Investment

### PROPERTY INFORMATION:

- 120± Acres
- 2,477± SqFt Home
  - 4 Bedrooms/3 Baths
  - Two-Car Garage
  - Back Deck
- 4± Acre Stocked Lake
- Planted Loblolly Pines
- Borders The DeSoto National Forest
- Frontage on Brewertown Road
- Rolling Terrain
- Interior Trail System
- Deer, Turkey and Small Game

### TAX INFORMATION:

- 2024 Taxes
  - Parcel 001-00-001.02-05: \$128.72
  - Parcel 016-00-003.00-04: \$1,780.01



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#### DENNIS WEST

EAST MISSISSIPPI MANAGING BROKER

ALABAMA QUALIFYING BROKER

LOUISIANA ASSOCIATE BROKER

C: 601-248-4396 | O: 769-760-0005

[dennis@smalltownproperties.com](mailto:dennis@smalltownproperties.com)

2121 5th St., Ste 206 - Meridian, MS 39301

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# WELCOME TO THE GREENE 120

## WELCOME TO YOUR PRIVATE RETREAT IN THE HEART OF SOUTH MISSISSIPPI!

This beautiful 120± acre property in Greene County offers a perfect blend of recreation, comfort, and investment potential.

The land features well-managed stands of loblolly pine timber, a scenic 4± acre lake stocked with largemouth bass, and a network of interior trails for easy access throughout. Bordering the DeSoto National Forest, you'll enjoy endless opportunities for hunting, fishing, and outdoor adventure. Deer, turkey, and small game are abundant, making for an ideal setup for any outdoor enthusiast.



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# MORE ABOUT THE GREENE 120

The property includes a spacious 2,477± square foot traditional southern farmhouse. Inside, you will find four bedrooms, three baths, a large living area with a custom-built bookcase surrounding the fireplace, and the kitchen features granite countertops, custom cabinetry, and stainless-steel appliances. The primary bedroom is complete with a walk-in closet, and the ensuite has a jacuzzi tub and spacious open shower. A staircase leads to a second-floor home office and additional bedroom, providing great flexibility for family or guests. The home also enjoys a two-car garage, a welcoming front porch, and a back deck overlooking the peaceful lake—perfect for morning coffee or evening sunsets.

Whether you're looking for a family home, weekend getaway, or hunting retreat, this Greene County property has it all—timber value, wildlife, water, and a beautiful home to enjoy.

**Contact Dennis West today to schedule a personal tour  
and make 545 Loftin Drive your new address!**



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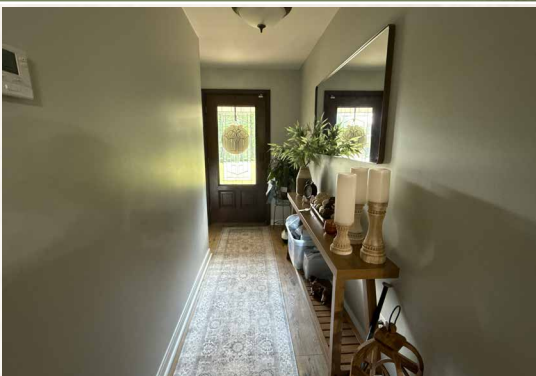
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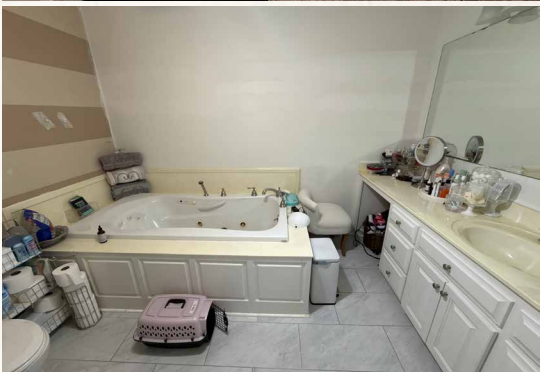
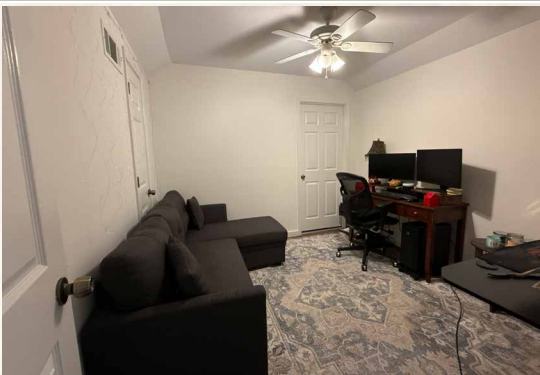
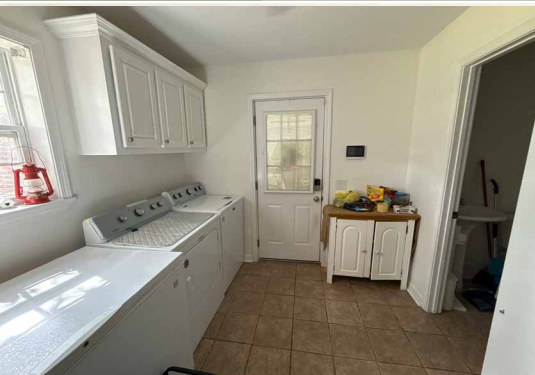
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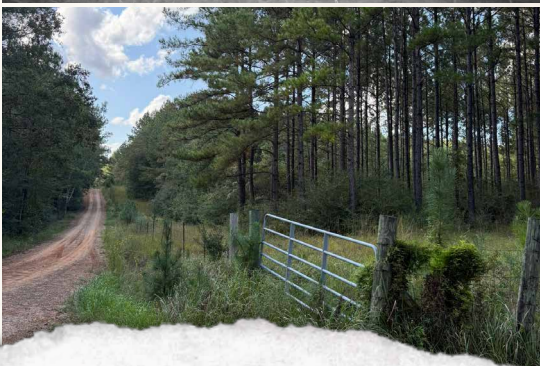
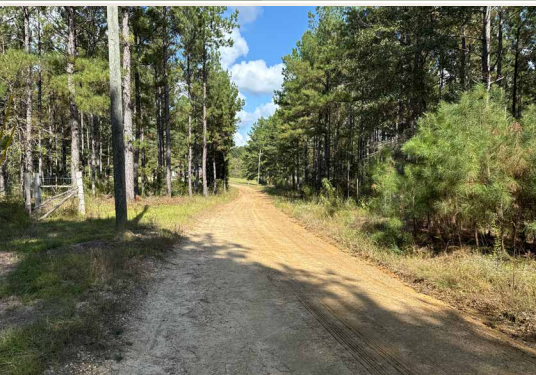
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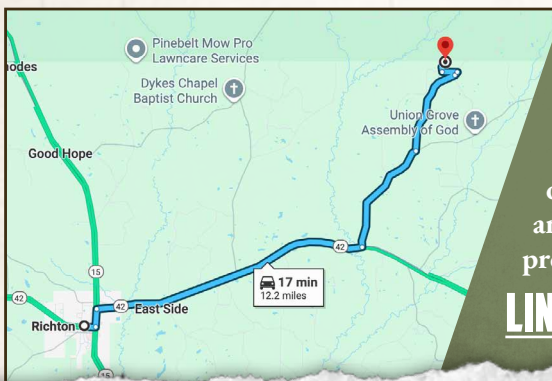
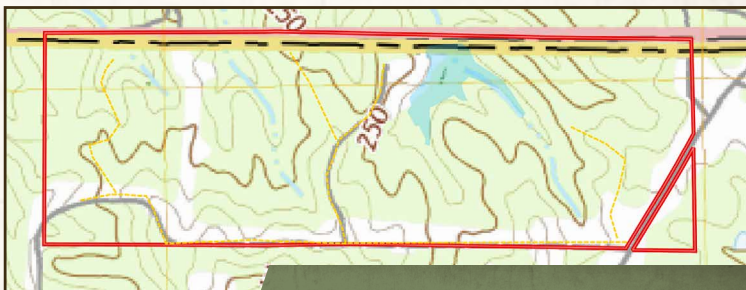
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## DESOTO NATIONAL FOREST



land id.  
**LINK**



Directions from Richton, MS:  
Travel 6.8 miles east on Hwy 42.  
Turn left on Union Road and continue  
2.6 miles. Turn left on Brewertown  
Road and proceed 2 miles. Turn left  
on International Paper Company Road  
and travel 0.3 miles. Turn right and the  
property will be at the end of the drive.

**LINK TO GOOGLE MAP DIRECTIONS**



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