



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

TRACT #2 | 10± ACRES
GEORGE COUNTY, MS
\$44,000



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

THE GEORGE 10 TRACT #2

PROPERTY PROFILE

LOCATION:

- Off Doe Ridge Highland
Lucedale, MS 39452
- No Deeded Access
- George County
- 5.9± Miles NW of Lucedale
- 52.1± Miles NE of Ocean Springs
- 45.6± Miles NW of Mobile, AL

COORDINATES:

- 30.97851, -88.63277

PROPERTY USE:

- Recreational
- Potential Development
- Investment

PROPERTY INFORMATION:

- 10± Acres
- Marketable Timber
- Additional Acreage Available

TAX INFORMATION:

- 2024: \$24.64
- Parcel # 0401-12-0-001.07



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DEWAYNE ATKINSON

LAND SPECIALIST

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

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE GEORGE 10 TRACT #2

LOCATED JUST 6 MILES NORTHWEST OF DOWNTOWN LUCEDALE IN GEORGE COUNTY, MISSISSIPPI, IS A 10± ACRE SECLUDED TRACT OFFERING A RARE OPPORTUNITY TO OWN A PIECE OF UNTAPPED POTENTIAL IN ONE OF THE GULF SOUTH'S MOST NATURALLY RICH REGIONS. Though there is no deeded access, the property is surrounded by quiet timberland and features a healthy stand of marketable timber, ideal for long-term investment, recreational use, or future development. Wildlife is abundant—deer, turkey, and small game roam freely—creating a haven for hunters, conservationists, or anyone seeking a private retreat.

Positioned less than an hour from Mobile, Alabama, the property benefits from proximity to a vibrant coastal city known for its rich history, cultural attractions, and year-round entertainment. Mobile offers everything from the USS Alabama Battleship Memorial Park and the Mobile Museum of Art to Mardi Gras parades, waterfront dining, and boutique shopping. Whether you're drawn to the arts, outdoor recreation, or Southern cuisine, Mobile delivers a dynamic lifestyle just a short drive away.



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MORE ABOUT THE GEORGE 10 TRACT #2

Equally compelling is the property's location just an hour from Ocean Springs on the Mississippi Gulf Coast—a town celebrated for its walkable downtown, over 100 restaurants and nightlife venues, and a thriving arts scene. From the Walter Anderson Museum of Art to the Taste of Ocean Springs Food & Wine Festival, the area blends coastal charm with cultural sophistication. Enjoy fresh Gulf seafood, live music, boutique shopping, and quiet beaches—all within reach of your future land investment.

This tract is more than just acreage—it's a gateway to Gulf Coast living, with timber value, wildlife, and strategic location all working in its favor. Whether you're looking to diversify your portfolio, establish a recreational basecamp, or hold for future appreciation, this property offers the kind of upside that's hard to find and easy to appreciate.. Additional acreage is available.

Contact Dewayne Atkinson today to learn more!

DISCLAIMER: Buyer needs to verify potential easements or access solutions.



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10± ACRES

GEORGE COUNTY, MISSISSIPPI

land **id.** LINK



Directions From Lucedale, MS:
Travel 1.9 miles on Beaver Dam Road. Turn left on US-98 W and proceed 2.4 miles. Turn right on Ernest Pipkins Road and continue 0.4 miles. Turn left on Sanford Drive and travel 0.5 miles. Make a slight right on Doe Ridge Highland and continue 0.5 miles. Make a slight right and the property will be on the left.

LINK TO GOOGLE MAP DIRECTIONS



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