SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

WELCOME TO

The Adams Tract

894.9± ACRES
NOXUBEE COUNTY, MS

$2,595,210

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THE ADAMS TRACT

PROPERTY PROFILE

LOCATION:

- Gillis Road
  Macon, MS 39341
- Noxubee County
- 8± Miles NW of Macon
- 27± Miles E of Louisville
- 43± Miles SE of Starkville
- 79± Miles SW of Tuscaloosa, AL

COORDINATES:

- 33.1204, -88.6587

TAX INFORMATION:

- Parcel #1: 103-21-001.00
- Parcel #2: 103-22-001.00
- Parcel #3: 104-23-001.00
- Parcel #4: 089-28-.002.00
- Parcel #5: 089-27-004.00
- Parcel #7: 104-23-003.00
- 2025 Taxes: $3,231.78

PROPERTY USE:

- Hunting
- Recreational
- Timber Investment

PROPERTY INFORMATION:

- 894.9± Acres
- 18,400'± Hashugua Creek Frontage
- 18,000'± Noxubee River Frontage
- Professionally Managed by Bill Canale
- Internal Road System
- Mixed Timber
- Multiple Wildlife Plots
- Deer/Turkey/Small Game
- Small Off-Grid Camp
  - Kitchen
  - Living Area
  - Back Porch
- Shed

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MICHAEL OSWALT, ALC | PRINCIPAL BROKER
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Information is believed to be accurate but not guaranteed.

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WELCOME TO THE ADAMS TRACT

WELCOME TO THE ADAMS TRACT, A 894.9± ACRE RECREATIONAL TIMBERLAND PROPERTY LOCATED JUST 4± MILES NORTHWEST OF MACON IN NOXUBEE COUNTY, MISSISSIPPI. Held by the same family since 1968, this tract offers an opportunity to own a large, professionally managed timber investment with excellent hunting potential in one of East Mississippi's most desirable recreational areas. Whether you're looking to expand your investment portfolio, establish a premier hunting property, or enjoy a legacy tract for generations to come, the Adams Tract deserves a look.

The timber consists of a diverse mix of bottomland hardwoods, pine plantations, and naturally regenerated stands, creating both exceptional wildlife habitat and long-term investment value. The property has been professionally managed for many years by registered forester Bill Canale of Oxford, Mississippi. A detailed timber stand map is included in the property information, and a current timber cruise is available upon request for qualified buyers.

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MORE ABOUT THE ADAMS TRACT

The recreational opportunities are equally impressive. The diversity of timber across the property provides excellent habitat for deer, turkey, and small game. One of the greatest assets is the extensive water frontage, boasting approximately 18,000 feet along the south side of the Noxubee River and an additional 18,400 feet along the east side of Hashuqua Creek. These waterways provide dependable year-round water, natural travel corridors for wildlife, and ideal turkey roosting habitat. During the initial inspection, an exceptional amount of turkey sign was observed throughout the property. While the tract has been leased for hunting for many years and no trail camera photos are available, the habitat and sign should help.

A small off-grid camp is located on the property, providing a comfortable base camp for hunting weekends or timber management visits. The cabin features sleeping accommodations for several people, a small kitchen and living area, and a back porch overlooking the surrounding timber. A nearby shed provides a convenient space for processing game after a successful hunt.

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MORE ABOUT THE ADAMS TRACT

The property is accessed from Gillis Road by way of a long-standing handshake agreement that has been in place for approximately 58 years; however, there is a deeded easement in place if you wish to clear it and put a new road in. Conveniently situated just 27± miles east of Louisville, 43± miles southeast of Starkville, and 79± miles southwest of Tuscaloosa, Alabama, the Adams Tract offers both seclusion and accessibility.

Large recreational timberland properties with professionally managed timber, extensive river frontage, and exceptional wildlife habitat are becoming increasingly difficult to find.

Contact Michael Oswalt or Deck Fair today to schedule your private tour of the Adams Tract and experience #TheSmallTownWay.

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894.9± ACRES WITH AN OFF-GRID CAMP | NOXUBEE COUNTY, MISSISSIPPI

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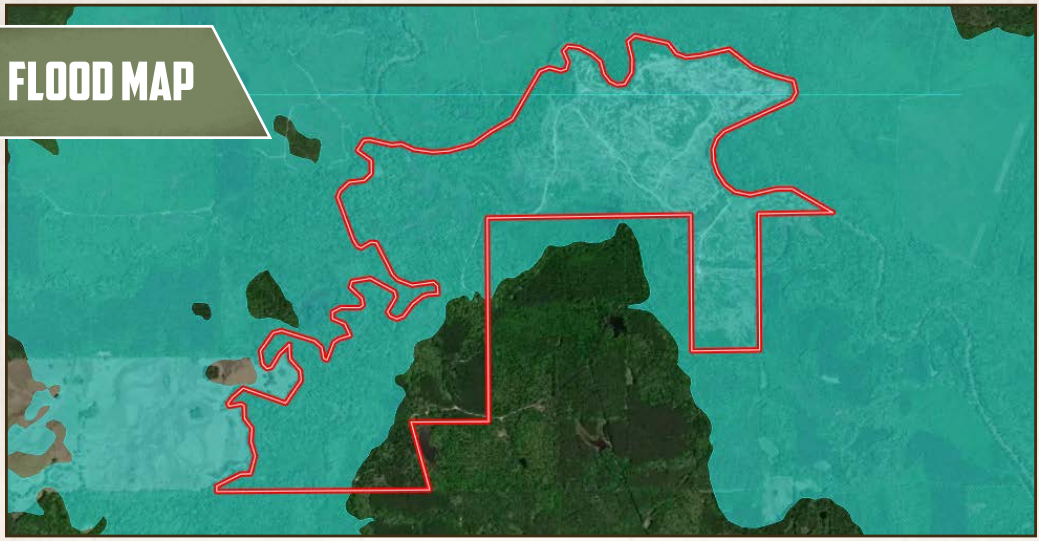
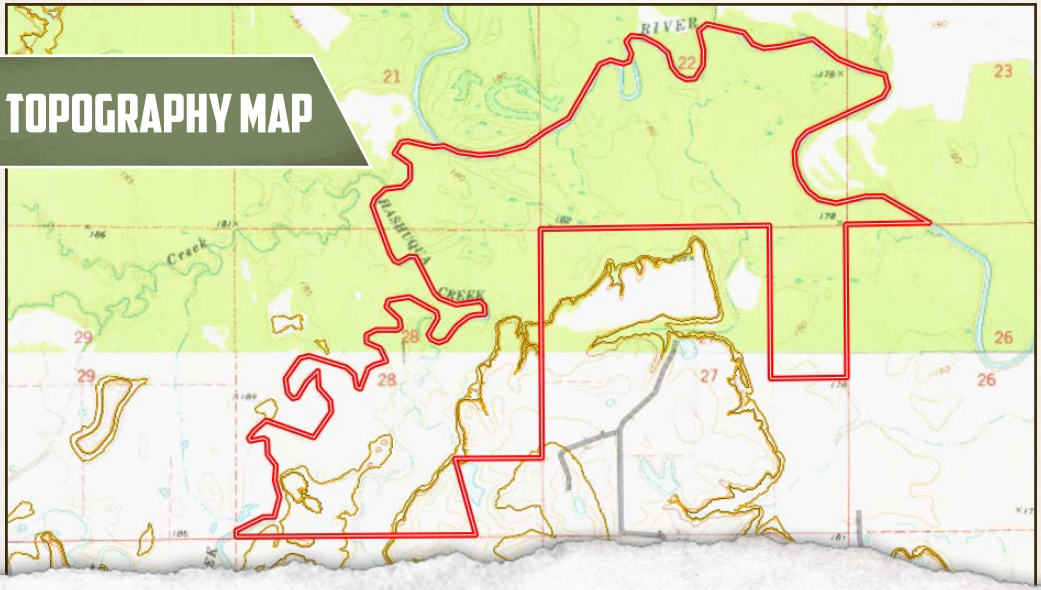
FLOOD MAP



TOPOGRAPHY MAP



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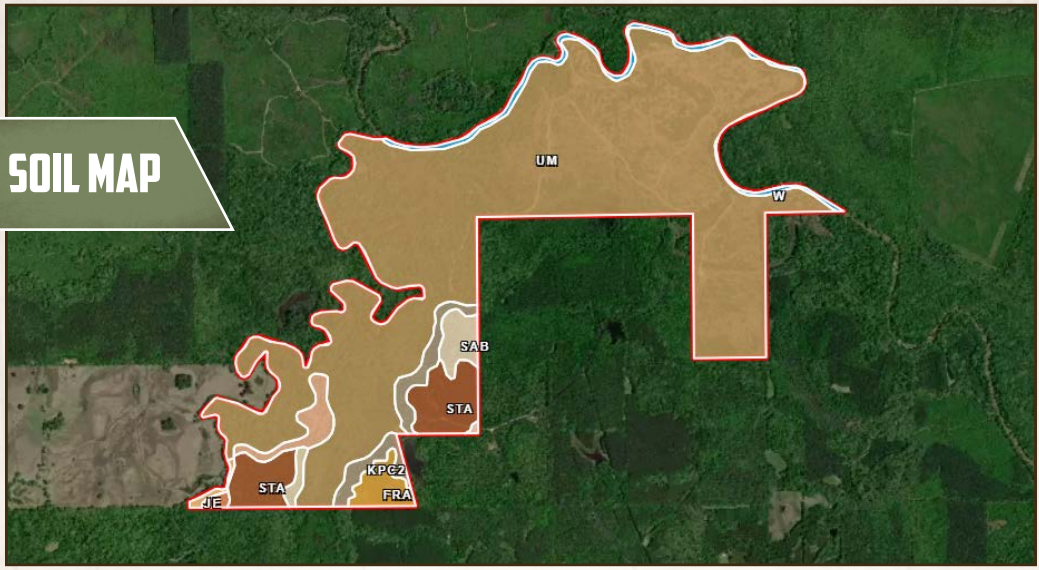
SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
UM	Urbo-Mantachie association, occasionally flooded	739.21	82.14	0	63	2w
StA	Stough fine sandy loam, 0 to 2 percent slopes	55.9	6.21	0	31	2w
KpC2	Kipling silt loam, 5 to 8 percent slopes, moderately eroded	28.39	3.15	0	60	4e
SaB	Savannah fine sandy loam, 2 to 5 percent slopes	20.29	2.25	0	54	2e
W	Water	18.11	2.01	0	-	-
FrB	Freest fine sandy loam, 2 to 5 percent slopes	16.65	1.85	0	80	2e
FrA	Freest fine sandy loam, 0 to 2 percent slopes	16.37	1.82	0	81	2w
KpB2	Kipling silt loam, 2 to 5 percent slopes, moderately eroded	2.5	0.28	0	37	3e
Je	Jena fine sandy loam, 0 to 2 percent slopes, occasionally flooded	2.43	0.27	0	68	3w
Mo	Mooreville loam, 0 to 2 percent slopes, occasionally flooded	0.05	0.01	0	78	5w
TOTALS		899.9(*)	100%	-	60.03	2.07

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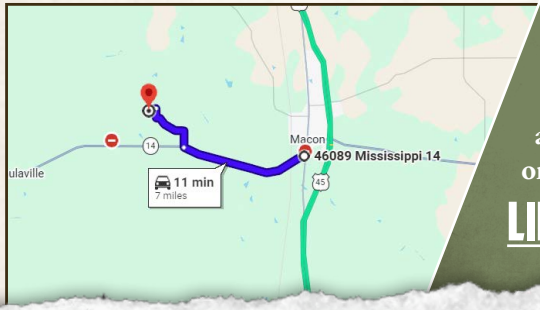

Directions From Macon, MS: Travel on Jefferson Street for 0.5 miles. Turn right onto MS-14 W and continue for 4.7 miles. Turn right onto Gillis Road and travel for 2.1 miles. Turn left to stay on Gillis Road and to arrive at the property.

LINK TO GOOGLE MAP DIRECTIONS

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