



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**A HOME ON 33.5± ACRES
GREENE COUNTY, MS**

\$249,500



OFFICE (769) 760-0005 | WWW.SMALLTOWNPROPERTIES.COM

THE GREENE 33.5

PROPERTY PROFILE

LOCATION:

- 969 Indian Hill Road
Richton, MS 39476
- Greene County
- 4.6± Miles SW of the
Turkey Fork Reservoir
- 12± Miles SE of the De Soto
National Forest
- 14.5± Miles E of Richton
- 37± Miles E of Hattiesburg
- 78.5± Miles N of Biloxi
- 149± Miles NE of New Orleans, LA

PROPERTY INFORMATION:

- 33.5± Acres
- 2,500± SqFt Home
 - 2 Bedrooms/2.5 Baths
 - 2 Full Kitchens
 - Spacious Living Areas
- 30' x 40' Barn
- 25' x 25' Open Carport
- 20' x 12' Enclosed Shed
 - Attached 20'x20' Lean-To

PROPERTY USE:

- Residential
- Hunting & Fishing
- Recreational

TAX INFORMATION:

- Estimated Taxes: \$2,402
- Parcel: 049-00-007.00-07
- Parcel: 049-00-011.00-07

COORDINATES:

- 31.32735, -88.72875



DENNIS WEST | MANAGING BROKER
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HUNTER WADLEY | LAND SPECIALIST
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2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | smalltownproperties.com Information is believed to be accurate but not guaranteed.

WELCOME TO THE GREENE 33.5

WELCOME TO THE GREENE 33.5, LOCATED OUTSIDE OF RICHTON. Escape to the outdoors with this exceptional 33.5± acre property in Greene County, Mississippi, conveniently located just minutes from the De Soto National Forest and Turkey Fork Reservoir. Whether you're searching for a peaceful country homestead, a hunting and fishing retreat, or an income-producing short-term rental, this property offers endless possibilities.

At the heart of the Greene 33.5 is a 2,500± square-foot home featuring two full kitchens, two bedrooms, two and a half bathrooms, and spacious open living areas that provide flexibility for entertaining, accommodating guests, or creating additional sleeping arrangements. The versatile layout makes this property an excellent opportunity for a potential Airbnb or short-term rental, offering guests a private country getaway with easy access to South Mississippi's outdoor recreation.

[CLICK HERE](#) OR SCAN THE CODE TO WATCH A VIDEO



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MORE ABOUT THE GREENE 33.5

Outside, you'll find plenty of room for equipment, hobbies, and recreational gear, with a 20' × 12' enclosed shed with an attached 20' × 20' lean-to, as well as a 30' × 40' barn. The expansive acreage offers abundant opportunities for hunting, fishing, farming, ATV riding, or simply enjoying the peace and privacy of the surrounding countryside.

With no property restrictions, the Greene 33.5 offers exceptional flexibility for its next owner. The combination of acreage, recreational amenities, spacious living quarters, and proximity to the De Soto National Forest and Turkey Fork Reservoir creates an exciting opportunity for a short-term rental or Airbnb investment, hunting and fishing retreat, family getaway, or full-time residence.

Contact Hunter Wadley or Dennis West today to schedule a private showing and experience #TheSmallTownWay.



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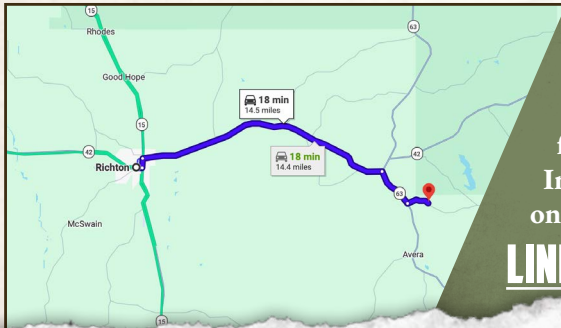
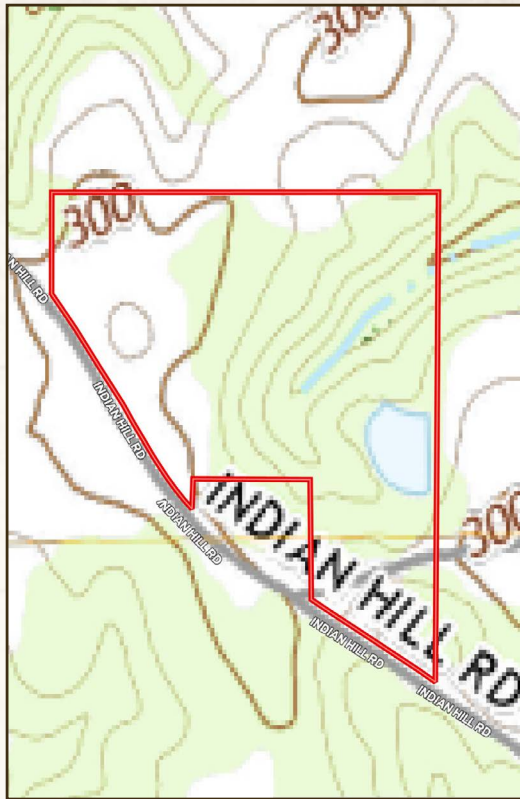
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Directions From Richton, MS:
Travel on MS-42 E for 11.1 miles.
Turn right onto MS-63 S and continue
for 1.8 miles, and then turn left onto
Indian Hill Road. The property will be
on the left in 1 mile.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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