

**ONE EQUITY SHARE WITH A CAMPER**  
**SOUTHSIDE LAND COMPANY, LLC**  
**JEFFERSON COUNTY, MS**  
**\$347,500**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™

OFFICE (769) 888-2522 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

### LOCATION:

- 1001 Travelers Rest  
Lorman, MS 39096
- Jefferson County
- 40± Miles N of Natchez
- 80± Miles S of Jackson
- 110± Miles N of  
Baton Rouge

### COORDINATES:

- 31.82301, -91.18727

### PROPERTY USE:

- Recreational
- Fishing
- Trophy Hunting
- Family Fun
- Weekend Getaway

**\*Share comes with a  
2014 30ft superside Zinger  
By Crossroads Camper**

### CLUB INFORMATION:

- 3,100± Total Acres
- 24 Total Shares
- World Class Deer Hunting
- Duck Holes
- Turkey & Small Game
- Large Timber
- Hills and River Bottoms
- 40+ Box Stands
- 50+ Wildlife Plots
- Exceptional Road System
- Tractor Shed & Camp Tractor
- Walk-In Cooler & Covered  
Skinning Rack
- Community Room
- Diverse Habitat
- Annual Dues/Debt Assumption  
Available Upon Request
- Family Friendly Camp, Bring the  
Wives and Kids
- Membership Subject to Approval  
of Club and Debt Assumption



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com



**BRADEN SMITH** | LAND SPECIALIST  
C: 601-757-9193 | braden@smalltownproperties.com

Information is believed to be accurate but not guaranteed.



# WELCOME TO SOUTHSIDE LAND COMPANY, LLC

WELCOME TO SOUTHSIDE LAND COMPANY, LLC, SITUATED IN JEFFERSON COUNTY, MISSISSIPPI, APPROXIMATELY 40 MILES NORTH OF NATCHEZ. If you're searching for a premier hunting property with a family atmosphere that offers a unique combination of size, quality, and variety, look no further! This is a once-in-a-lifetime opportunity to own an equity share in 3,100± acres of prime hunting land along with a 2014 30ft superside Zinger By Crossroads Camper. The Southside Land Company, LLC, is truly one of the most diverse hunting tracts in the southwest, offering a rare blend of deer, duck, turkey, and small game hunting all within easy reach of South Louisiana.

The property is split between 1,400± acres of hills, featuring some of the best turkey hunting in the state. Mature hardwood timber, large food plots, and nearly endless interior roads land you almost anywhere you need to be with a short walk. The remaining 1,600± acres are located in the sought-after Mississippi River Bottoms, known for their exceptional waterfowl and big mature Mississippi whitetails, plus excellent fishing opportunities.

For hunters, this property is truly a dream come true. The land consistently produces trophy-quality deer (140–160 inches) year after year, and the established duck holes deliver consistent limits of waterfowl season after season. With box blinds and feeders already in place, all you need to do is load the family, show up, and start hunting!



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

**BRADEN SMITH** | LAND SPECIALIST  
C: 601-757-9193 | braden@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

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



# MORE ABOUT SOUTHSIDE LAND COMPANY, LLC

Beyond hunting, the property is equipped with a 600± square foot, heated and cooled community room providing a comfortable retreat after a day in the field. The facility also includes a walk-in cooler, a camp tractor and shed, and a skinning shed for convenience and efficiency.

What sets Southside Land Company, LLC apart is its limited hunting pressure, strong family-friendly rules, and diverse habitat, ensuring consistent game populations and great hunting every year.

Whether you're looking for a family retreat, an investment in outdoor recreation, or simply a place to hunt and fish, this offering is truly a rare opportunity.

**Call Braden Smith or Michael Oswalt today to schedule a private viewing of Southside Land Company, LLC.**



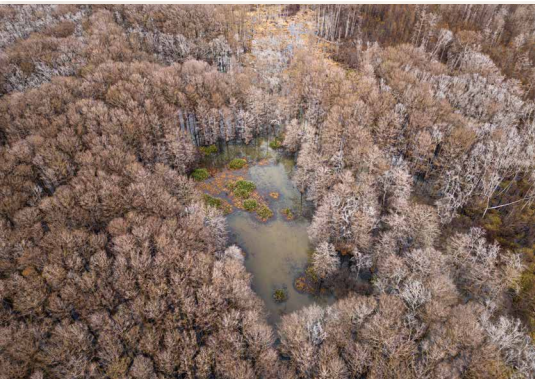
**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

**BRADEN SMITH** | LAND SPECIALIST  
C: 601-757-9193 | braden@smalltownproperties.com

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





**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

**BRADEN SMITH** | LAND SPECIALIST  
C: 601-757-9193 | braden@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

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



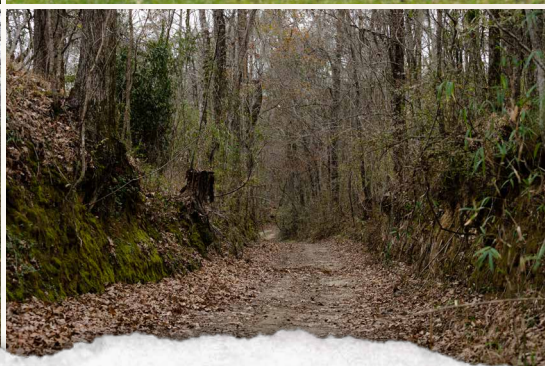


**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 607-719-3967 | michael@smalltownproperties.com

**BRADEN SMITH** | LAND SPECIALIST  
C: 601-757-9193 | braden@smalltownproperties.com

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



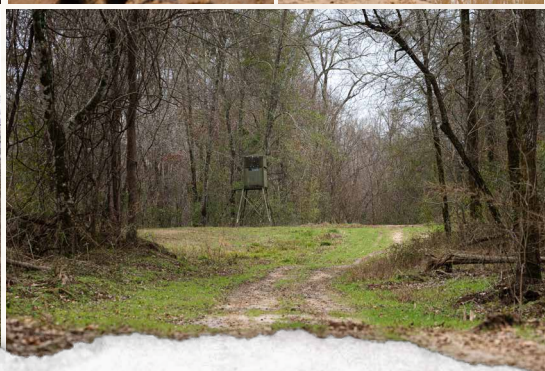


**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | [michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

**BRADEN SMITH** | LAND SPECIALIST  
C: 601-757-9193 | [braden@smalltownproperties.com](mailto:braden@smalltownproperties.com)





**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

**BRADEN SMITH** | LAND SPECIALIST  
C: 601-757-9193 | braden@smalltownproperties.com





**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

**BRADEN SMITH** | LAND SPECIALIST  
C: 601-757-9193 | braden@smalltownproperties.com

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



ONE EQUITY SHARE

SOUTHSIDE LAND COMPANY, LLC

JEFFERSON COUNTY, MISSISSIPPI



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | [michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)



**BRADEN SMITH** | LAND SPECIALIST  
C: 601-757-9193 | [braden@smalltownproperties.com](mailto:braden@smalltownproperties.com)

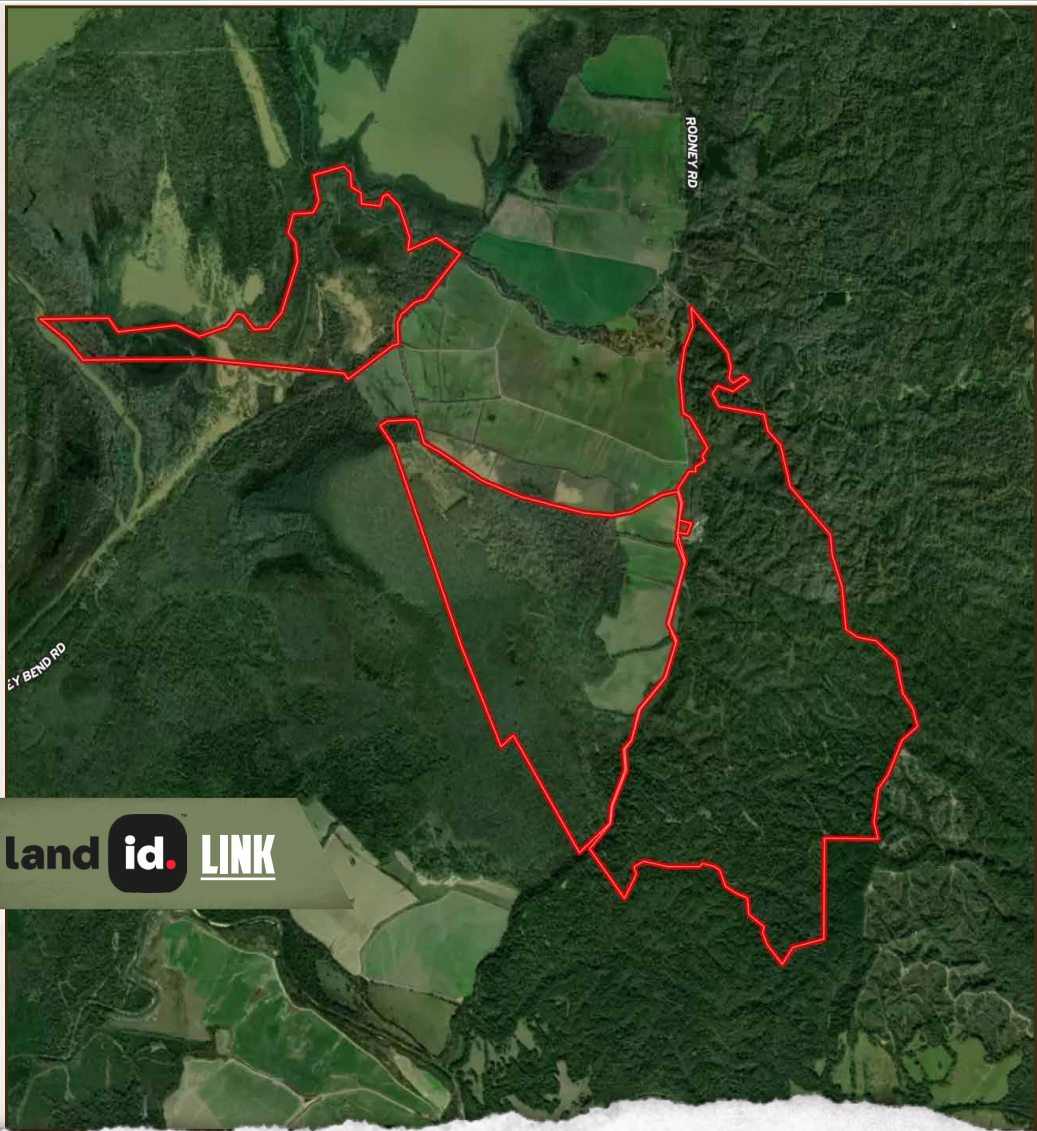
4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | [smalltownproperties.com](http://smalltownproperties.com)



ONE EQUITY SHARE

SOUTHSIDE LAND COMPANY, LLC

JEFFERSON COUNTY, MISSISSIPPI



land **id.** LINK



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

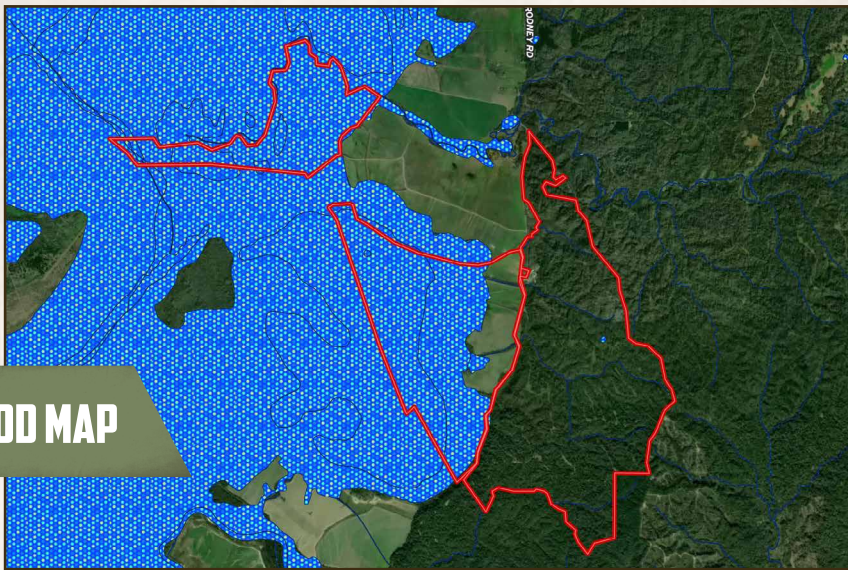


**BRADEN SMITH** | LAND SPECIALIST  
C: 601-757-9193 | braden@smalltownproperties.com

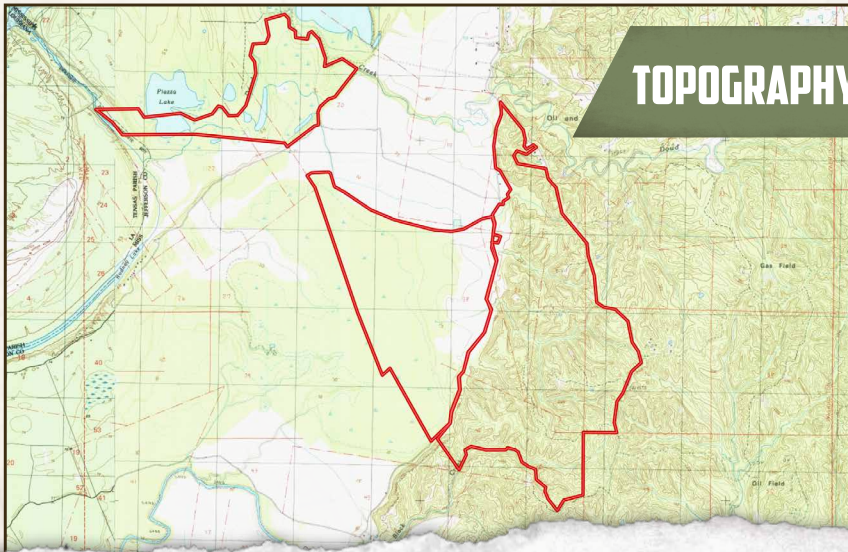
4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com



## FLOOD MAP



## TOPOGRAPHY MAP

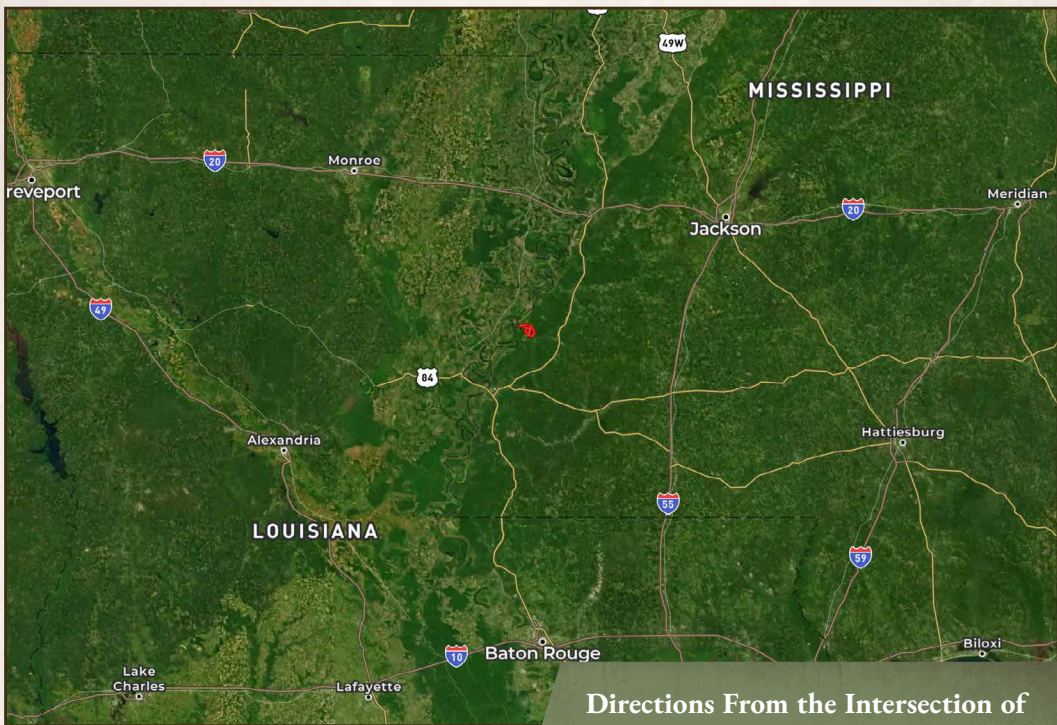


**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | [michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)



**BRADEN SMITH** | LAND SPECIALIST  
C: 601-757-9193 | [braden@smalltownproperties.com](mailto:braden@smalltownproperties.com)





Directions From the Intersection of Hwy 61 and MS-553 in Fayette, MS: Travel 5 miles northwest on MS-553 toward Edwards Road. Turn right onto Mable Aldridge Road and proceed 3.8 miles. Turn right onto Rodney Rd/Travelers Rest and in 3.5 miles, the gate to Southside Land Company, LLC will be on your left.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com



**BRADEN SMITH** | LAND SPECIALIST  
C: 601-757-9193 | braden@smalltownproperties.com