



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

160± ACRES
JEFFERSON DAVIS COUNTY, MS
\$429,000

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

THE JEFFERSON DAVIS 160

PROPERTY PROFILE

LOCATION:

- Grice Road
Columbia, MS 39421
- Jefferson Davis County
- 11.3± Miles SW of Bassfield
- 13.9± Miles N of Columbia
- 43± Miles NW of Hattiesburg
- 123± Miles N of New Orleans

COORDINATES:

- 31.4191, -89.8336

PROPERTY USE:

- Hunting
- Recreational
- Investment

PROPERTY INFORMATION:

- 160± Acres
- Thinned Pine Timber
- Established Road System
- Gas Line
- Hardwood Funnels
- Thriving Whitetail and Turkey Population
- Road Frontage
- Clear, Year-Round Creek

TAX INFORMATION:

- 1-108-08-002-00 \$277.73
- 1-108-07-001-01 \$166.64



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Information is believed to be accurate but not guaranteed.

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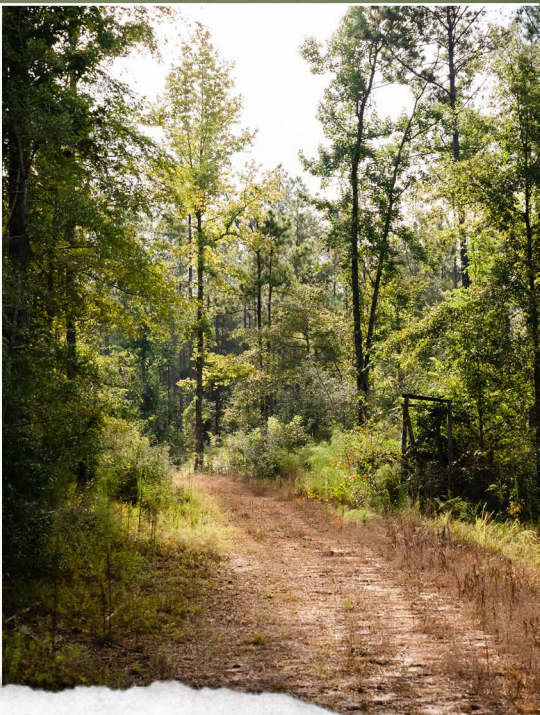
4848 Main St. - Flora, MS 39071
O: 769-888-2522

2121 5th St., Ste 206 - Meridian, MS 39301
O: 769-760-0005

WELCOME TO THE JEFFERSON DAVIS 160

WELCOME TO THE JEFFERSON DAVIS 160—EVERYTHING A HUNTER OR LAND INVESTOR COULD ASK FOR! The 160± acre sportsman's paradise is just outside of Bassfield, roughly 45 minutes northwest of Hattiesburg, Mississippi. Loaded with wildlife and packed with different maturities of timber, the Jefferson Davis County property strikes the perfect balance between recreation and investment.

The land itself tells a story: a well-managed pine plantation has already been thinned and is primed for a prescribed burn to boost forest health and wildlife habitat. Mixed throughout are mature hardwood draws, home to massive white and red oaks that drop a dependable acorn crop—critical food for both deer and turkey.



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MORE ABOUT THE JEFFERSON DAVIS 160

A clear, year-round creek winds through the property, offering a reliable water source and enhancing the natural charm of the landscape. Follow the creek, and you'll find yourself among hardwood funnels where deer trails and turkey signs are everywhere, to include tracks, scratching, and abundant dust bowls.

In two different locations a wide gas line crosses corners of the property, making ideal spots for installing large food plots and placing tower blinds. The perfect funnel situation has presented itself with a 10± acre clear-cut, offering prime bedding cover for deer, perfectly situated on the other side of the creek from the gas line, and leaving a beautiful hardwood draw along the creek funneling everything coming out of the bedding area. Thanks to the mix of features, the property hunts much larger than its acreage suggests. Recent trail cam photos prove the potential of this place—several healthy, mature bucks are already using the property regularly.

The Jefferson Davis 160 also maintains a thriving turkey population. It's not uncommon to see large flocks or hear gobblers sounding off along the ridges and bottoms. Once the burn plan is put into place, this will only enhance the nesting and brood habitat, making it even more attractive to the wild turkey.



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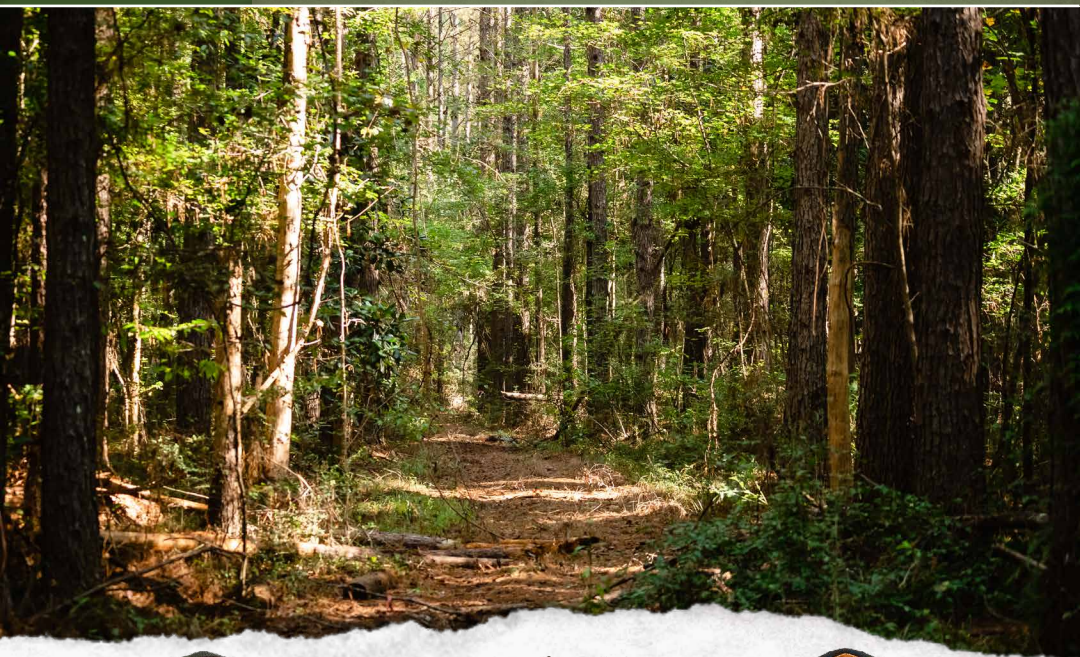
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MORE ABOUT THE JEFFERSON DAVIS 160

From an investment perspective, the merchantable pine timber adds real financial value. The internal road and trail system makes the entire property easy to access for hunting, land management, or simply exploring. Power is nearby, and with county road frontage, the tract is well suited for a future cabin or hunting camp.

This is more than just a hunting tract—it's a rare find that brings together timber value, diverse habitat, and high-quality hunting. Whether you're a serious outdoorsman, an investor, or someone dreaming of a private getaway in the woods, the Jefferson Davis 160 is ready to go!

Call Steve Martens or Dewayne Atkinson today to schedule a private tour and see for yourself why this gem is one of the most well-rounded turnkey hunting properties in south Mississippi!



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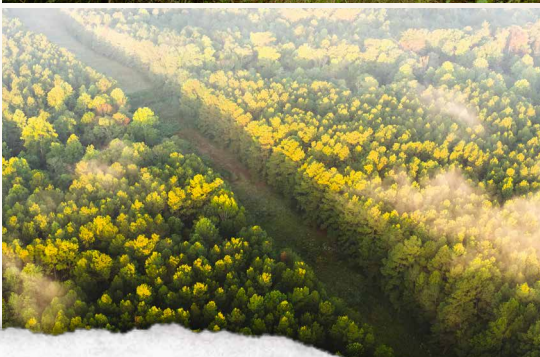
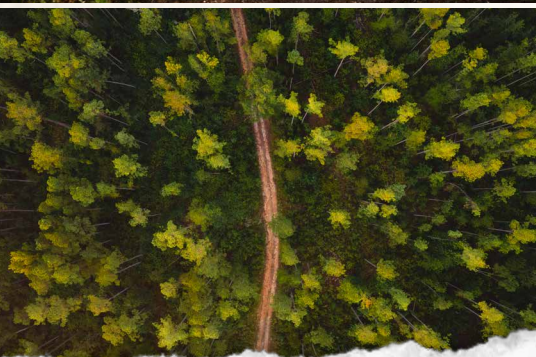
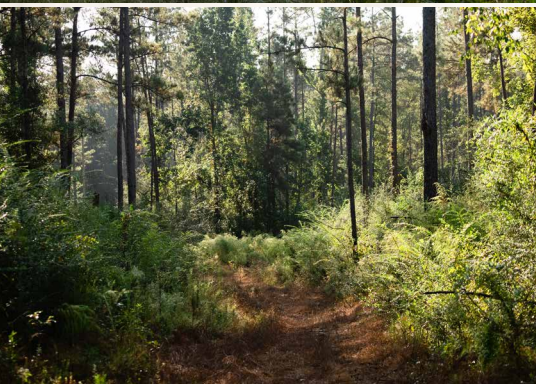


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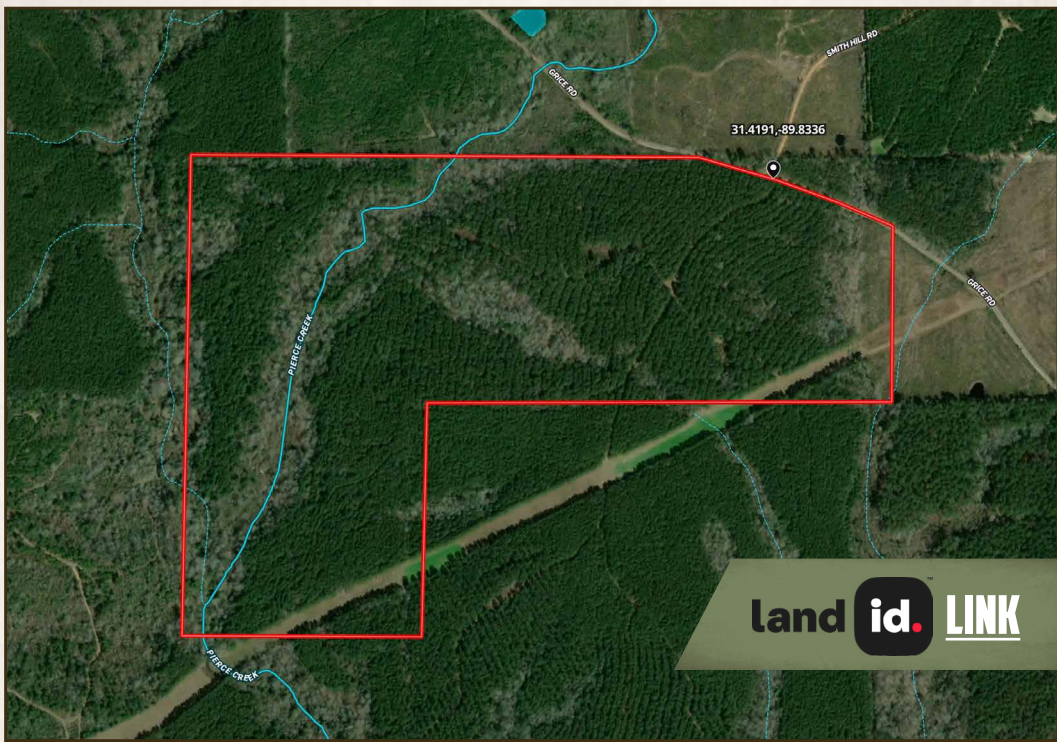
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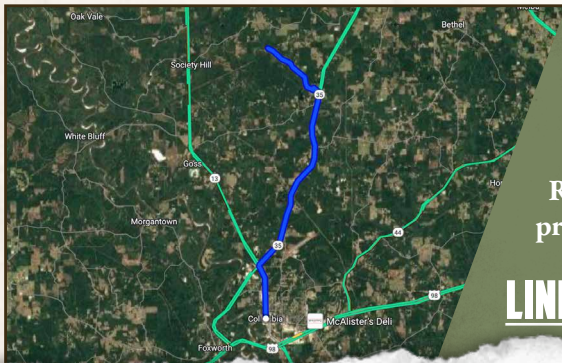
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Directions From Columbia, MS:
Travel 6.5 miles north on Hwy 35.
Turn left on Bunker Hill Road and
continue 1.5 miles. Turn left on Grice
Road and proceed 2.75 miles to the
property on the left.

LINK TO GOOGLE MAP DIRECTIONS



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