200± ACRES
WAYNE COUNTY, MS

$440,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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

THE WAYNE 200

PROPERTY PROFILE

LOCATION:

- Wilburn Taylor Road
  Buckatunna, MS 39322
- Access Via Deeded Easement
- Wayne County
- 9± Miles NE of Buckatunna
- 12± Miles SE of Waynesboro
- 79± Miles N of Mobile, AL

COORDINATES:

- 31.62209, -88.47557

PROPERTY USE:

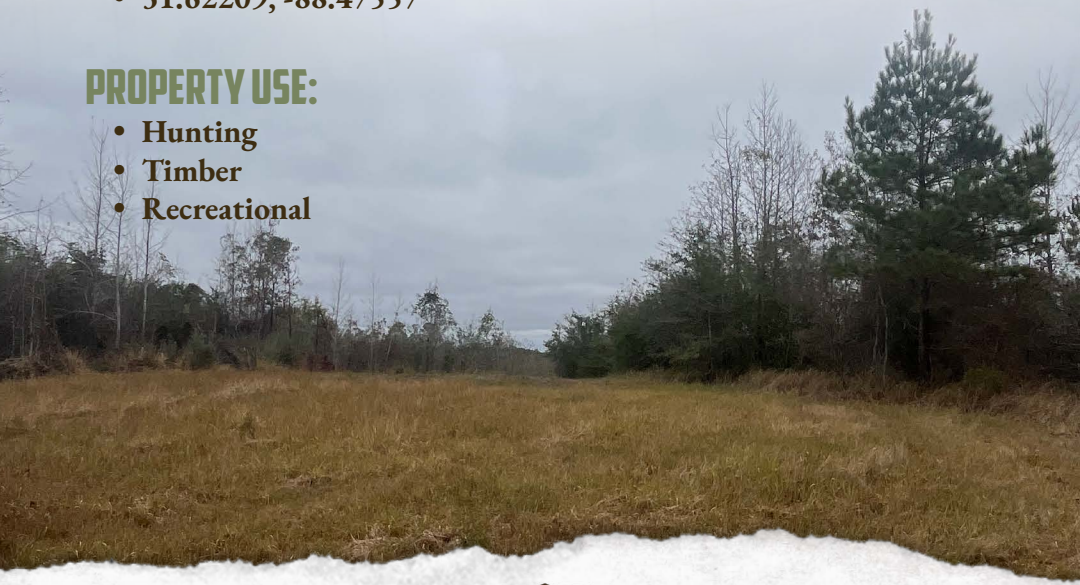
- Hunting
- Timber
- Recreational

PROPERTY INFORMATION:

- 200± Acres
- Internal Road System
- Established Food Plots
- Small Creek

TAX INFORMATION:

- Parcel: 022-34-00000102
- Estimated Taxes: $713.63





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HUNTER WADLEY
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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 WAYNE 200

LOCATED IN WAYNE COUNTY, MISSISSIPPI, ROUGHLY NINE MILES NORTHEAST OF BUCKATUNNA, SITS A 200± ACRE PROPERTY OFFERING A RARE BLEND OF HUNTING, TIMBER, AND RECREATIONAL VALUE. The tract features a well-maintained internal road system, providing excellent access to all areas of the property for land management, riding, and exploration.

Multiple established food plots enhance wildlife habitat, creating prime conditions for deer, turkey, and small-game hunting. A small creek winds through the land, adding natural beauty and a dependable water source for wildlife. The property also includes a deeded access road, ensuring secure and private entry.

Timber diversity adds significant long-term investment potential, with approximately 100 acres of mature mixed hardwood and pine, with the remaining balance being natural regeneration timber that is roughly 10 years old, providing excellent bedding and habitat for the local wildlife.

Whether you are looking for a productive timber investment, a private hunting retreat, or a versatile recreational getaway, the Wayne 200 offers exceptional opportunity and value.

Call Hunter Wadley today to learn more and experience #TheSmallTownWay!









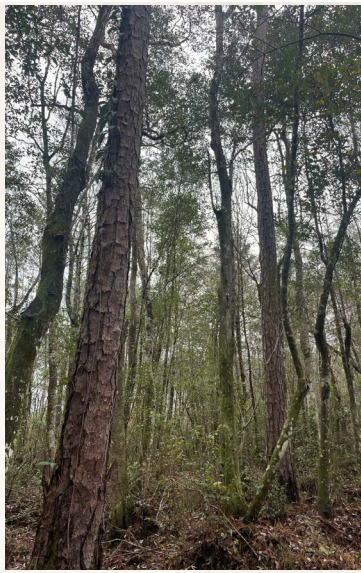
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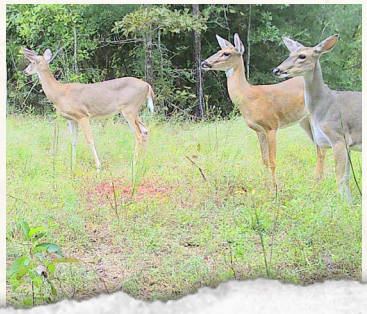
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200± ACRES WAYNE COUNTY, MISSISSIPPI









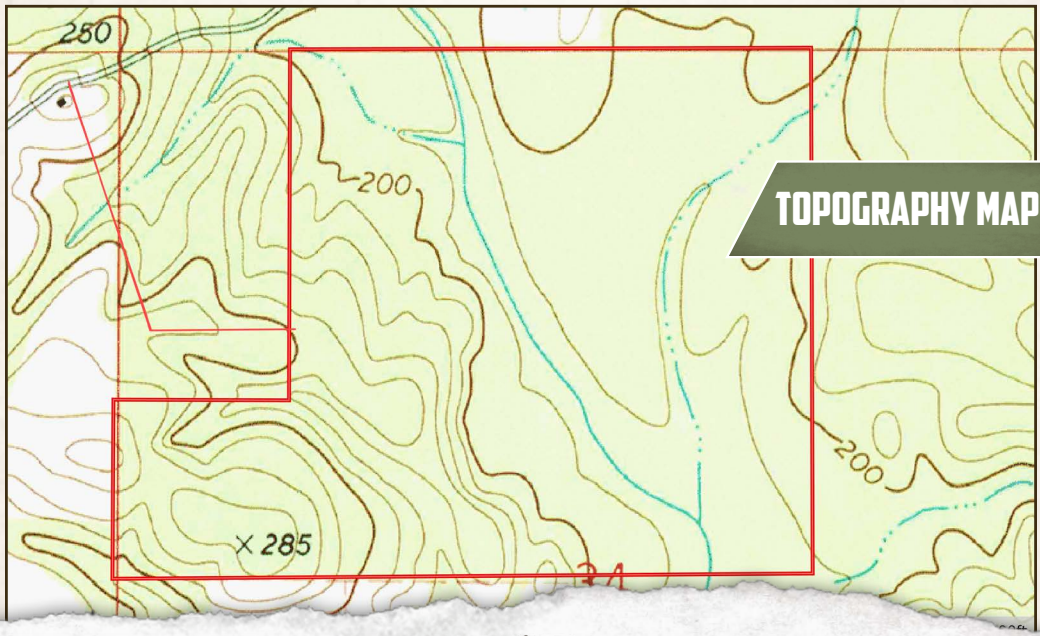

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land id. LINK



TOPOGRAPHY MAP

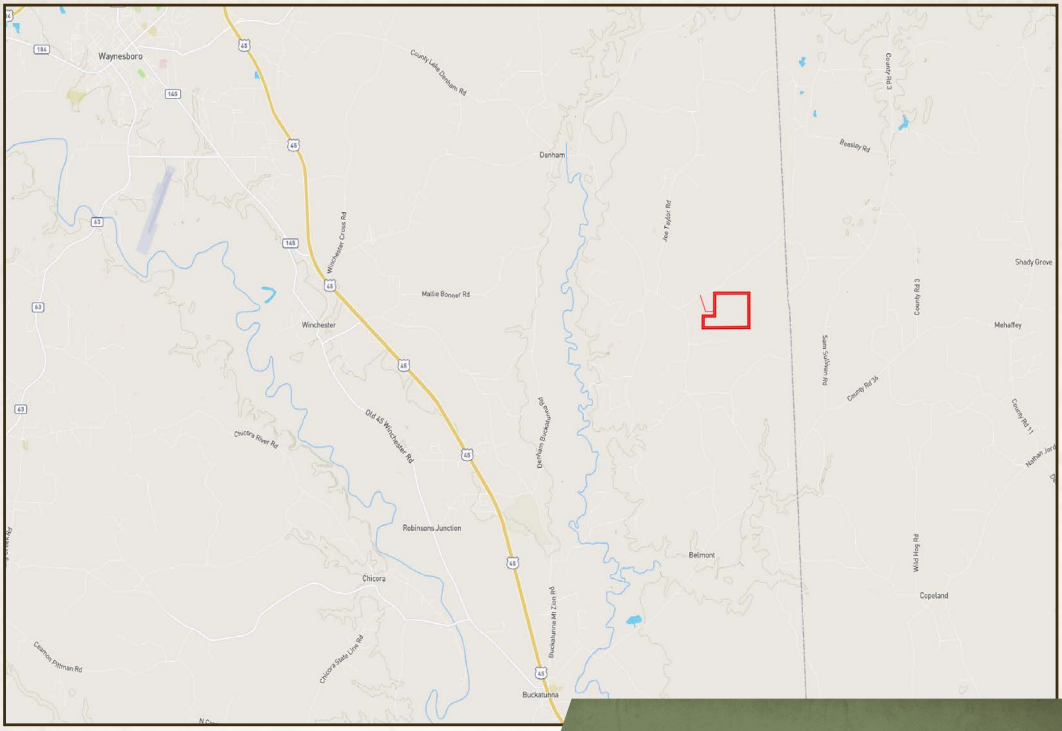


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Directions From Buckatunna, MS: Travel 1 mile on Buckatunna MT Zion Road. Turn left on Buckatunna Millry Rd and continue 5 miles. Turn left on Denham Progress Road and proceed 3.2 miles. Turn right on Wilburn Taylor Road and travel 0.4 miles to the easement road on the right.

LINK TO GOOGLE MAP DIRECTIONS



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