

58± ACRES
WAYNE COUNTY, MS
\$220,400



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE WAYNE 58

PROPERTY PROFILE

LOCATION:

- 65 Crager Odom Road
State Line, MS 39362
- Wayne County
- 1.5± Miles W of Alabama
- 6.8± Miles S of Buckatunna
- 18± Miles S of Waynesboro
- 56± Miles N of Mobile, AL

COORDINATES:

- 31.44926, -88.46994

PROPERTY USE:

- Timber Investment
- Farm
- Hunting & Fishing
- Potential Home Site

PROPERTY INFORMATION:

- 58± Acres
- Two Double-Gated Entrances
- Stocked Pond
- Fenced Pastureland
- Established Food Plots
- Abundant Wildlife
- Road Frontage

TAX INFORMATION:

- Parcel: 040A-34-00000200
- Parcel: 040A-34-00000300
- Estimated Taxes \$282



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HUNTER WADLEY

LAND SPECIALIST

C: 601-410-1992

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2121 5th St., Ste 206 - Meridian, MS 39301

smalltownproperties.com

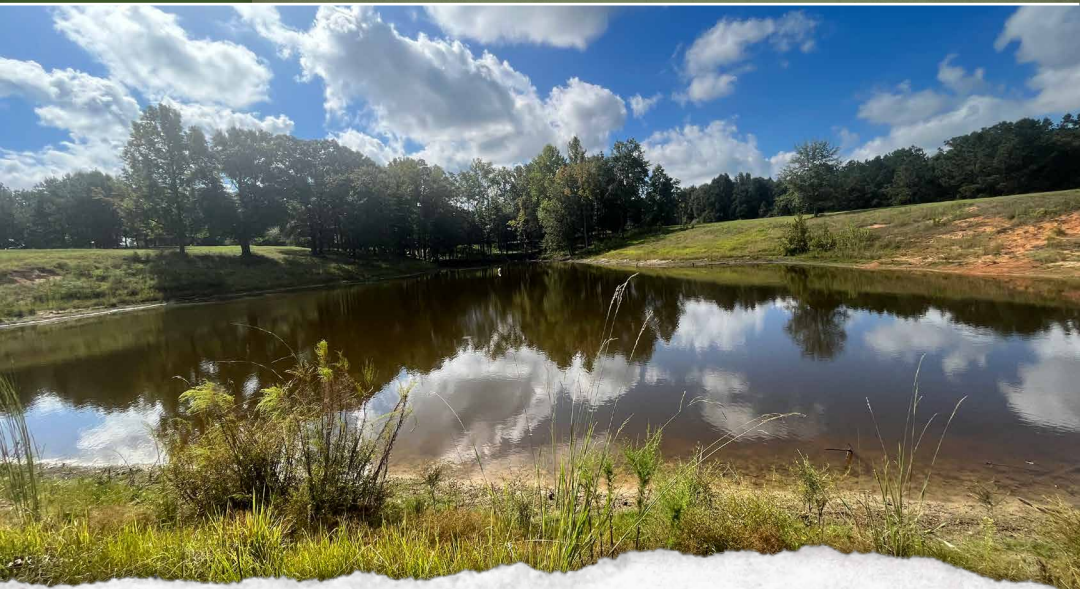
Information is believed to be accurate but not guaranteed.

WELCOME TO THE WAYNE 58

WELCOME TO THE WAYNE 58, LOCATED JUST OUTSIDE OF STATE LINE, MS. This 58± acre tract offers countless possibilities! With frontage on Crager Odom Road, this beautiful Wayne County property has two double-gated entrances and is encompassed by a brand new 5-strand barbed wire fence and net wire fencing along the road for a more aesthetic look. A stocked pond is located near the center of the property, offering water for livestock and fishing opportunities. There are established food plots and stand locations, along with abundant wildlife. An old home pad is already in place for a mobile home, as well as a septic tank for a potential home or campsite.

The Wayne 58 is ideal for a working farm, peaceful getaway, or building your dream home. Whether you are looking for a property to expand your cattle operation or for your forever home, this place is worth considering!

Contact Hunter Wadley today to schedule a private tour and experience #TheSmallTownWay!



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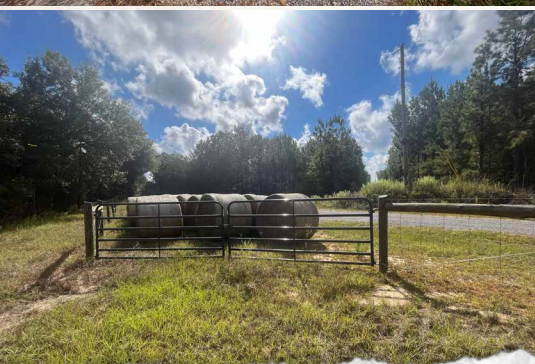
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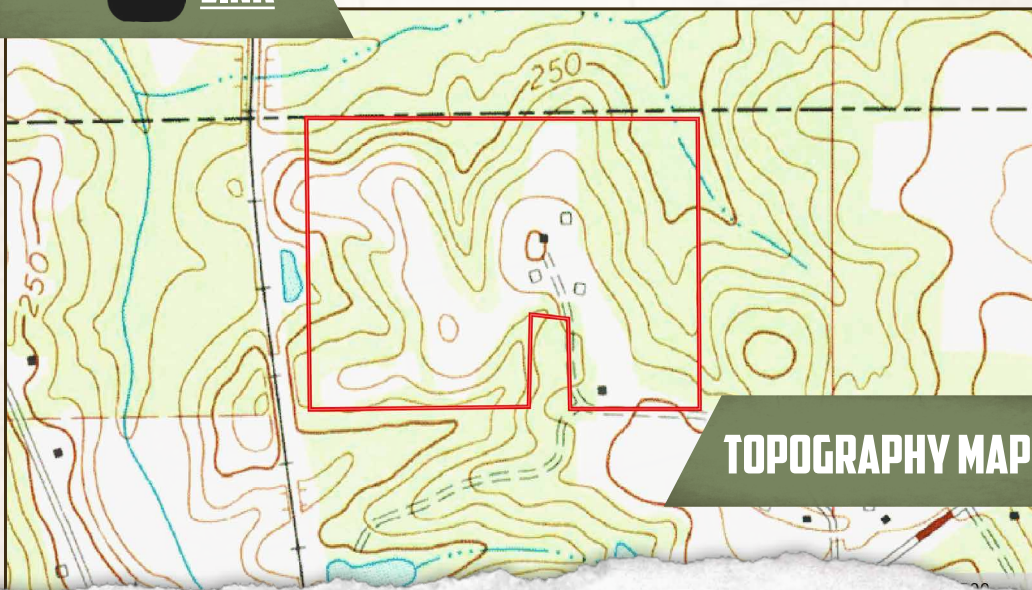
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TOPOGRAPHY MAP



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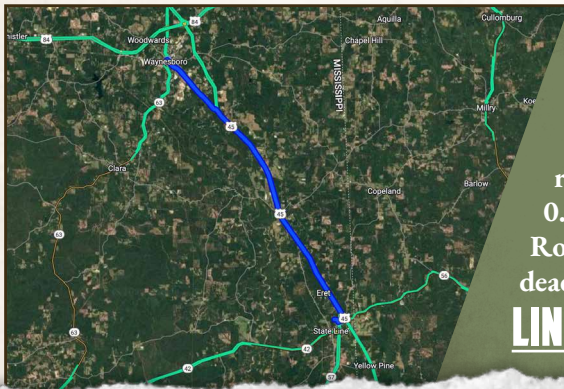
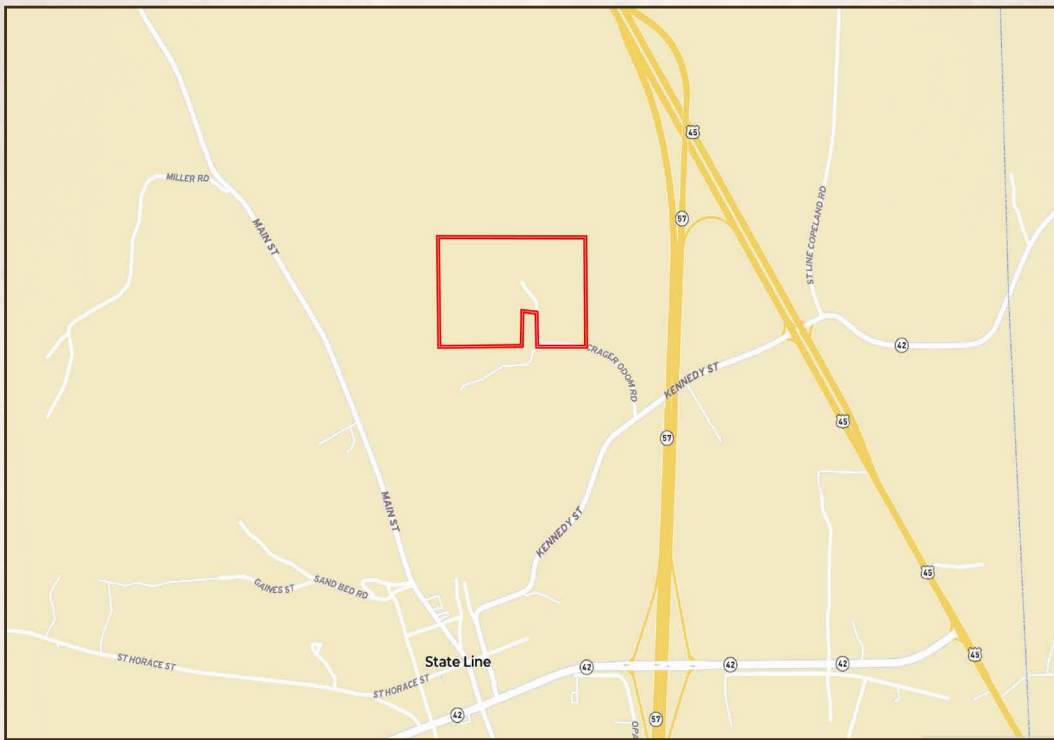
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Directions from Waynesboro, MS:
Travel 4.3 miles south on MS-145/
Mississippi Drive. Turn right onto
US-45 S and continue 15.2 miles. Turn
right on Kennedy Street and proceed
0.5 miles. Turn right on Crager Odom
Road and travel 0.4 miles where the road
dead ends at the property.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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