



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**65± ACRES**  
**JASPER COUNTY, MS**  
**\$194,500**



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# THE JASPER 65

## PROPERTY PROFILE

### LOCATION:

- 2294 Co Rd 23  
Bay Springs, MS 39422
- Jasper County
- 7.7± Miles SE of Bay Springs
- 21.2± Miles N of Laurel
- 22.9± Miles SE of Raleigh
- 34.5± Miles S of I-20 in Newton

### COORDINATES:

- 31.93639, -89.18976

### PROPERTY USE:

- Hunting
- Recreational
- Timber Investment
- Potential Cabin Site

### PROPERTY INFORMATION:

- 65± Total Acres
- 20± Acre Regrowth Cutover
- 15+ Year-Old Timber
- Deeded Access to Back Acreage
- Established Food Plots
- Box Stands
- Feeders
- Established Trails
- Camp Area
- Utilities Available
- Power On-Site

### TAX INFORMATION:

- 2024: \$16.18
- Parcel 0117-08-000-015.00



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**DEWAYNE ATKINSON**

LAND SPECIALIST

C: 601-832-3075

O: 769-888-2522

dewayne@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE JASPER 65

**IF YOU ARE IN THE MARKET FOR A WEEKEND GETAWAY, A HUNTING RETREAT OR A LONG-TERM TIMBER INVESTMENT, THE JASPER 65 IS READY TO DELIVER!** Situated just over seven miles southeast of Bay Springs, MS, this 65± acre Jasper County property offers a solid mix of investment potential and outdoor recreation. Power is already on-site, making it easy to set up a camp. A well-established trail system runs throughout the land, providing easy access to every corner.

The property consists of two tracts connected by a deeded access road. Marketable timber is ready for harvest, adding to its investment appeal. For hunting and wildlife enthusiasts, you will find food plots, shoot houses, and feeders in place, supporting a strong game population. Deer and turkey frequent the area, making this a prime location for outdoor activities.

**The Jasper 65 offers endless opportunities and is worth considering!**  
**To schedule a personal tour, call Dewayne Atkinson today!**



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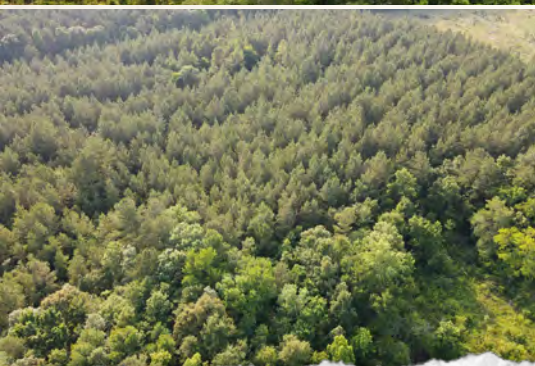
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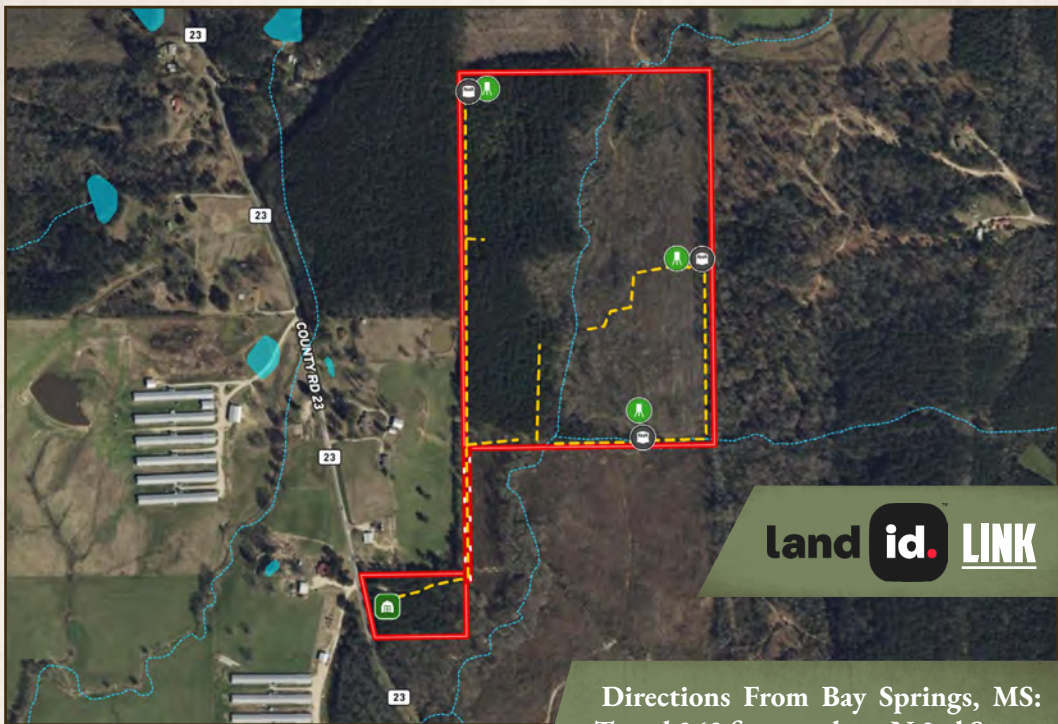
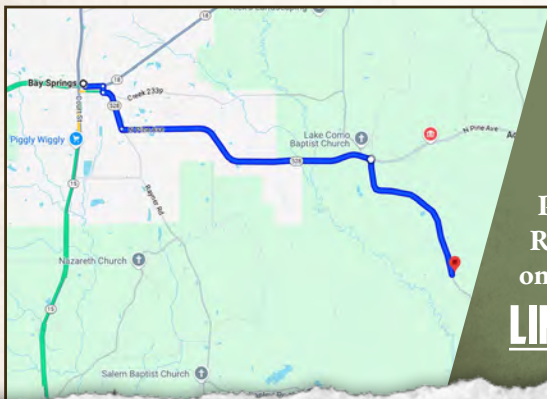
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**65± ACRES****JASPER COUNTY, MISSISSIPPI****land id. LINK**

**Directions From Bay Springs, MS:**  
Travel 262 feet south on N 3rd Street toward 5th Ave. Turn left onto MS-18 E/5th Ave and continue 0.3 miles. Turn right onto Houston Street and in 0.1 mile, turn left on MS-528 E. Proceed 0.7 miles and turn left onto MS-528 E/N Pine Ave. In 4.1 miles turn right onto Co Rd 23. Travel 2.5 miles to the destination on the left.

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