



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

48± ACRES
WARREN COUNTY, MS
\$220,000

OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE WARREN 48

PROPERTY PROFILE

LOCATION:

- 661 Glass Road
Vicksburg, MS 39180
- Warren County
- 1± Mile E of the MS River
- 8.4± Miles S of Vicksburg
- 54.7± Miles W of Jackson
- 60.8± Miles N of Natchez
- 135± Miles N of Baton Rouge, LA

COORDINATES:

- 32.20616, -90.94829

PROPERTY USE:

- Hunting
- Recreation
- Investment
- Potential House/Camp Site

PROPERTY INFORMATION:

- 48± Total Acres
- 5± Acre Duck Impoundment
- Existing Food Plots
- Three Box Stands
- Internal Trail System
- Transmission Line
- Utilities Available at the Road
- CRP Contract Through 2037
(\$2,492/Annually)
- Deer, Duck & Dove

TAX INFORMATION:

- 2024 - \$169.49



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE WARREN 48

WELCOME TO THE WARREN 48, LOCATED EIGHT MILES SOUTH OF VICKSBURG ON GLASS ROAD, ROUGHLY ONE MILE EAST OF THE BANKS OF THE MISSISSIPPI RIVER. For the serious outdoorsman, or someone looking to build a home on acreage, this 48± acre diverse property checks all the boxes!

At the entrance, you'll find open ground ideal for a home site or hunting camp with utilities available at the road. As you move into the property, an open transmission line sets up perfectly for dove hunting and also offers a prime rifle stand location with views stretching nearly 400 yards. A box stand is already in place, making it ready for your next hunt. This area of Mississippi is widely known for its exceptional deer and duck hunting.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE WARREN 48

The property features an established trail system leading into the heart of the timber, with 30.25± acres being enrolled in a CRP contract through 2037, paying \$2,492 annually. In the northeast corner, a duck impoundment is bordered by a one-foot levee, providing incredible waterfowl potential. With the addition of a water control structure, you could easily manage water levels and pull ducks as they fly the Mississippi River flyway. In the northwest corner, another well-placed box stand overlooks a long stretch of road, giving you the opportunity to catch deer before they step into neighboring crop fields.

This tract not only offers excellent hunting on-site but is also located near some of Mississippi's best public hunting opportunities. Phil Bryant WMA (~18,000 acres), Mahannah WMA (~12,695 acres), Delta National Forest (~60,898 acres), and Panther Swamp NWR (~38,697 acres) combine for more than 130,000 acres of public land just a short drive away.

Small-acreage tracts in the Mississippi Delta, this close to the river and with this much diversity, are hard to find.

Call Hunter Robison today to schedule your private showing and experience #TheSmallTownWay!



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

48± ACRES

WARREN COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

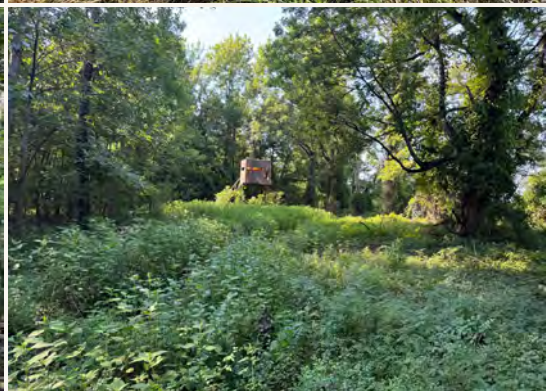
50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

48± ACRES

WARREN COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

48± ACRES

WARREN COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

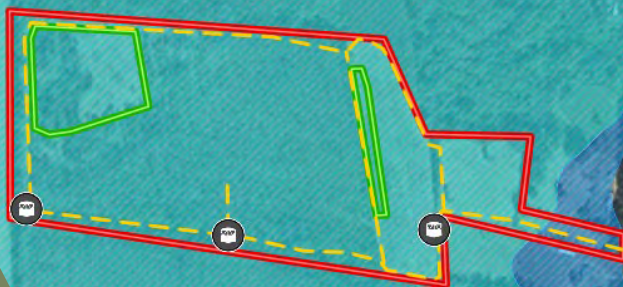
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

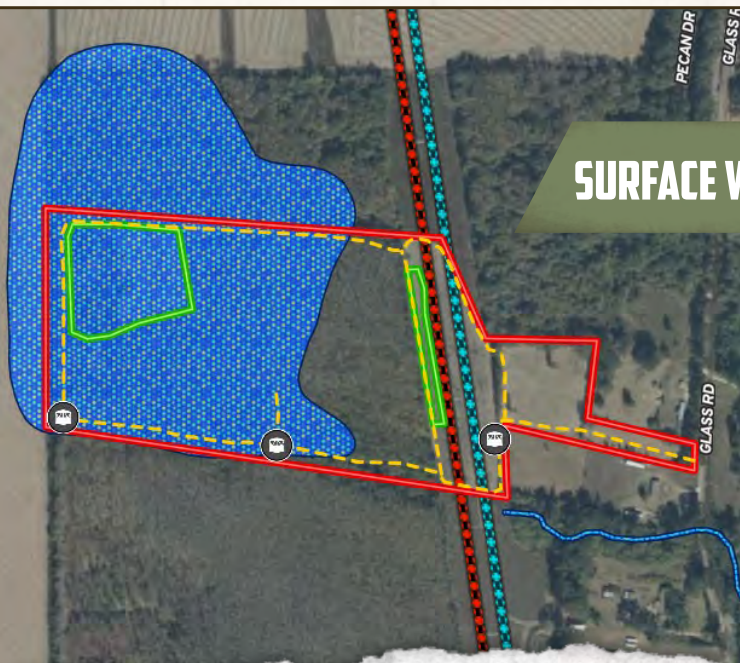
48± ACRES

WARREN COUNTY, MISSISSIPPI

FLOOD MAP



SURFACE WATER



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

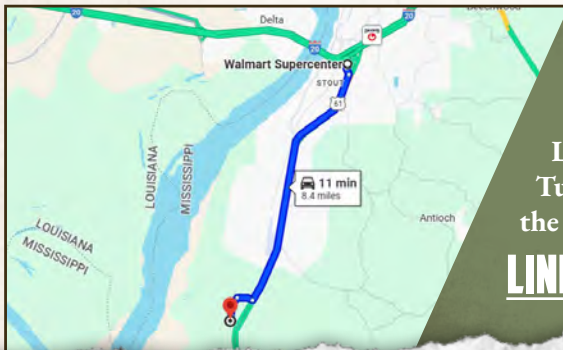
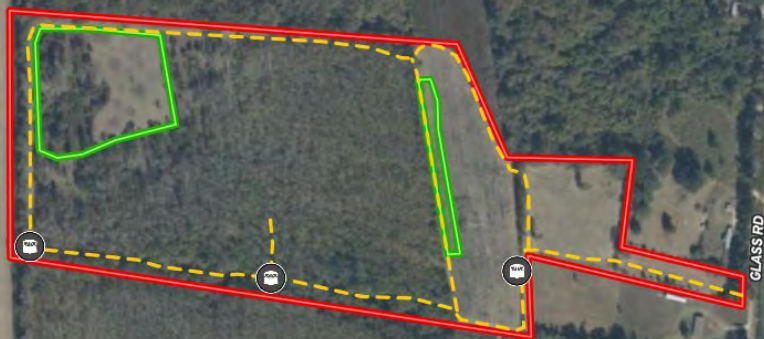
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

48± ACRES

WARREN COUNTY, MISSISSIPPI

land id. LINK



Directions From the WalMart Supercenter in Vicksburg, MS: Travel 7 miles south on US-61. Turn right on Letourneau Road and proceed 0.4 miles. Turn left on Glass Road and in 0.7 miles, the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.