

23.85± ACRES
WAYNE COUNTY, MS
\$85,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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THE WAYNE 23.85

PROPERTY PROFILE

LOCATION:

- Eucutta Sandersville Road
Waynesboro, MS 39367
- Wayne County
- 8.2± Miles E of Sandersville
- 17.6± Miles NE of Laurel
- 22.2± Miles NW of Waynesboro
- 50± Miles NE of Hattiesburg

COORDINATES:

- 31.79829, -88.91214

PROPERTY USE:

- Hunting
- Potential Home Site
- Timber Investment

PROPERTY INFORMATION:

- 23.85± Acres
- Cleared Home Site
- Small Pond
- Road Frontage
- Pine Plantation

TAX INFORMATION:

Estimated Taxes: \$170

- Parcel: 179-29-00000300
- Parcel: 179-32-00000100



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HUNTER WADLEY

LAND SPECIALIST

C: 601-410-1992

O: 769-760-0005

hunter.wadley@smalltownproperties.com

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

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

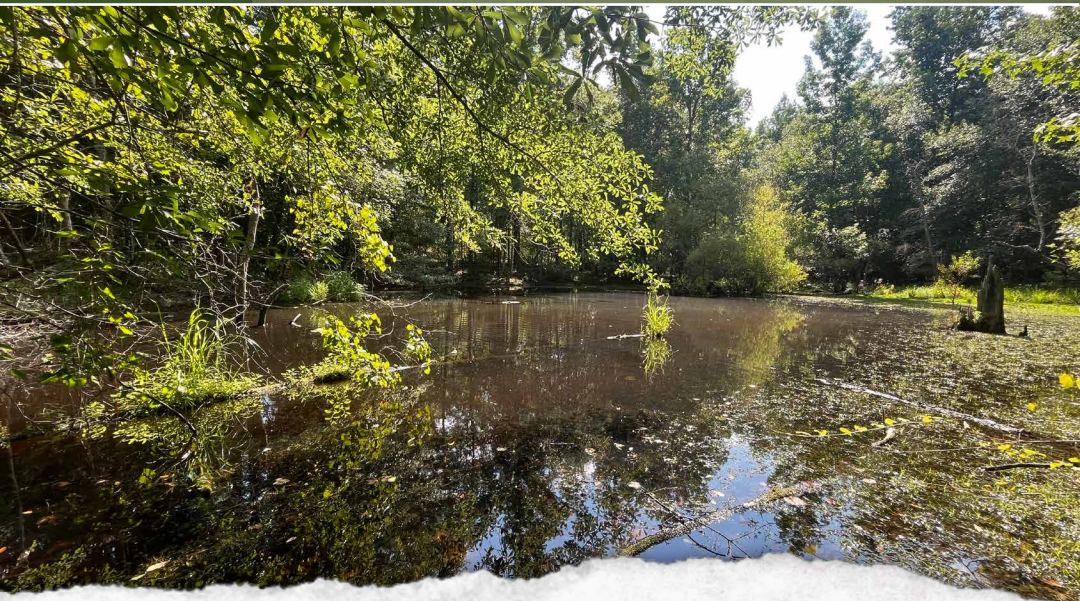
WELCOME TO THE WAYNE 25.85

WELCOME TO YOUR FUTURE HOMESITE WITH ACREAGE IN WAYNE COUNTY, MS. If you are searching for a rural homesite, look no further than the Wayne 23.85. Located off Eucutta Sandersville Road, midway between Waynesboro and Laurel, this 23.85± acre property offers quick access via US-84 for trips to town or commutes for work. The property has an access road with a culvert from the public road and is ready for a driveway to be built. The homesite has been cleared of all trees and stumps, with only a few brush piles remaining.

This tract also offers great hunting opportunities, with the majority of the property being wooded and a small pond for a water source. The cleared area could be converted into a food plot, providing a large food source for the local wildlife and easy access hunting opportunities.

Whether you are looking for a property to build your dream home or the potential for a small hunting tract, the Wayne 23.85 is worth considering!

Contact Hunter Wadley today to schedule a private tour.



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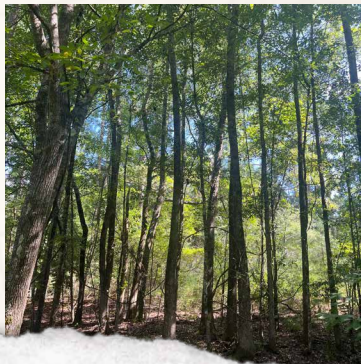
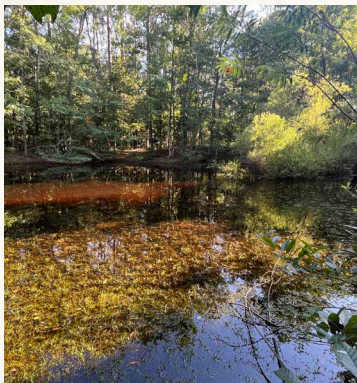
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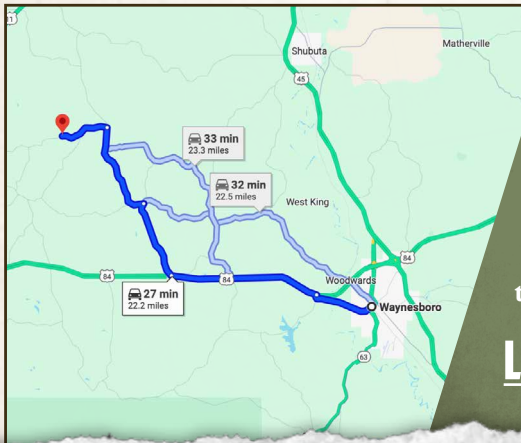
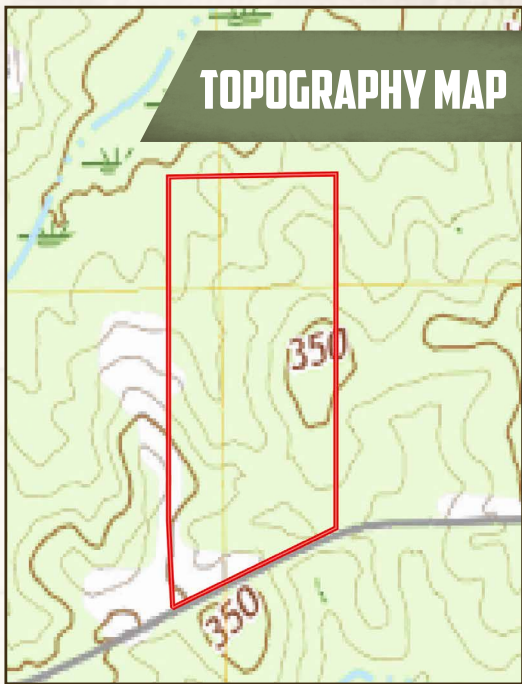
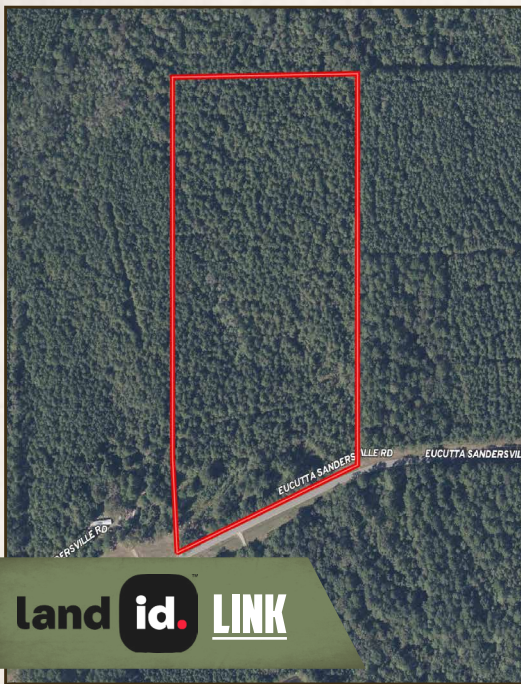
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Directions from Waynesboro, MS:
Travel 3.2 miles southwest on MS-184. Turn left on US-84 W and proceed 7.5 miles. Turn right on Eucutta Road and continue 4.1 miles. Turn left to stay on Eucutta Road and proceed 5 miles. Turn left on Eucutta Sandersville Road and travel 2.6 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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