An aerial photograph showing a wide river at the top, a dense forest in the middle, and a small clearing in the forest. The image has a torn paper effect at the bottom.

**17± ACRES**  
**JEFFERSON DAVIS COUNTY, MS**  
**\$69,500**



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

OFFICE (769) 760-0005 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE JEFFERSON DAVIS 17

## PROPERTY PROFILE

### LOCATION:

- Ridgeland Road  
Bassfield, MS 39421
- Jefferson Davis County
- 11.3± Miles NW of Sumrall
- 12.3± Miles SE of Lake Jeff Davis
- 28.9± Miles NW of Hattiesburg

### COORDINATES:

- 31.480828, -89.692958

### PROPERTY USE:

- Hunting
- Recreational
- Family Getaway
- Outdoor Lifestyle
- Potential Home/Cabin Site

### PROPERTY INFORMATION:

- 17± Acres
- County Road Frontage
- Established Driveway
- Rolling Terrain
- Young Pine Timber
- Some Hardwoods
- Utilities Available

### TAX INFORMATION:

- Parcel: Part of 1-089-15-022-00
- \$90 Estimated



**DENNIS WEST** | MANAGING BROKER  
C: 601-248-4396 | [dennis@smalltownproperties.com](mailto:dennis@smalltownproperties.com)



**DEWAYNE ATKINSON** | LAND SPECIALIST  
C: 601-832-3075 | [dewayne@smalltownproperties.com](mailto:dewayne@smalltownproperties.com)

# WELCOME TO THE JEFFERSON DAVIS 17

## 17± ACRES IN JEFFERSON DAVIS COUNTY, MS RECREATIONAL GETAWAY NEAR SUMRALL

Escape to 17± acres of peace and quiet in Jefferson Davis County, Mississippi. Located just minutes from Sumrall, the beautiful property offers a perfect blend of natural beauty and convenience, featuring rolling terrain, young pine timber, and a well-established driveway leading to a cleared home/cabin pad—ready for your weekend getaway or future homesite. Whether you're looking for a recreational retreat or a secluded spot to build, this property delivers. Enjoy hunting, exploring, or simply relaxing in the woods. Situated only 16 minutes from Lake Jeff Davis, you'll have quick access to fishing and outdoor fun.

For those times you need to head to town, Hattiesburg is just 40 minutes away, offering dining, shopping, and entertainment options. Take advantage of the opportunity to own a great small tract with loads of potential.

**Call Dennis West or Dewayne Atkinson today to learn more  
and schedule a personal tour of this quiet countryside treasure.**



**DENNIS WEST** | MANAGING BROKER  
C: 601-248-4396 | [dennis@smalltownproperties.com](mailto:dennis@smalltownproperties.com)

**DEWAYNE ATKINSON** | LAND SPECIALIST  
C: 601-832-3075 | [dewayne@smalltownproperties.com](mailto:dewayne@smalltownproperties.com)

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | [smalltownproperties.com](http://smalltownproperties.com) Information is believed to be accurate but not guaranteed.

17± ACRES

JEFFERSON DAVIS COUNTY, MISSISSIPPI



**DENNIS WEST** | MANAGING BROKER  
C: 601-248-4396 | [dennis@smalltownproperties.com](mailto:dennis@smalltownproperties.com)

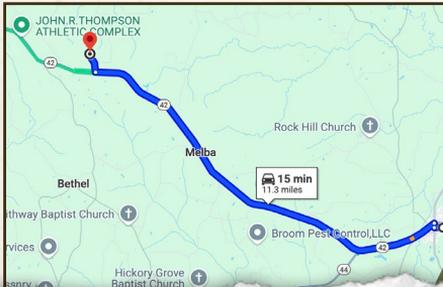
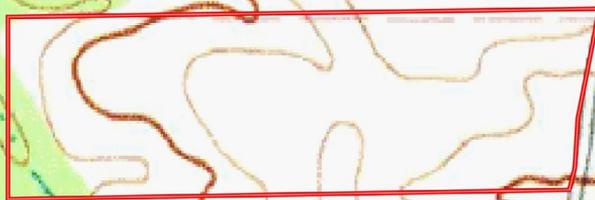
**DEWAYNE ATKINSON** | LAND SPECIALIST  
C: 601-832-3075 | [dewayne@smalltownproperties.com](mailto:dewayne@smalltownproperties.com)

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | [smalltownproperties.com](http://smalltownproperties.com) Information is believed to be accurate but not guaranteed.

land id. LINK



TOPOGRAPHY MAP



Directions From Sumrall, MS: Travel 9.5 miles west on Hwy 42. Turn right on Ridgeland Road and in 0.5 miles, the property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



DENNIS WEST | MANAGING BROKER  
C: 601-248-4396 | dennis@smalltownproperties.com



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



DEWAYNE ATKINSON | LAND SPECIALIST  
C: 601-832-3075 | dewayne@smalltownproperties.com