



# SMALLTOWN

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

**48± ACRES**  
**WARREN COUNTY, MS**  
**\$195,000**

OFFICE (662) 238-4077 | [WWW.SMALLTOWNPROPERTIES.COM](http://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



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**HUNTER ROBISON**

LAND SPECIALIST

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50 CR 401 - Oxford, MS 38655

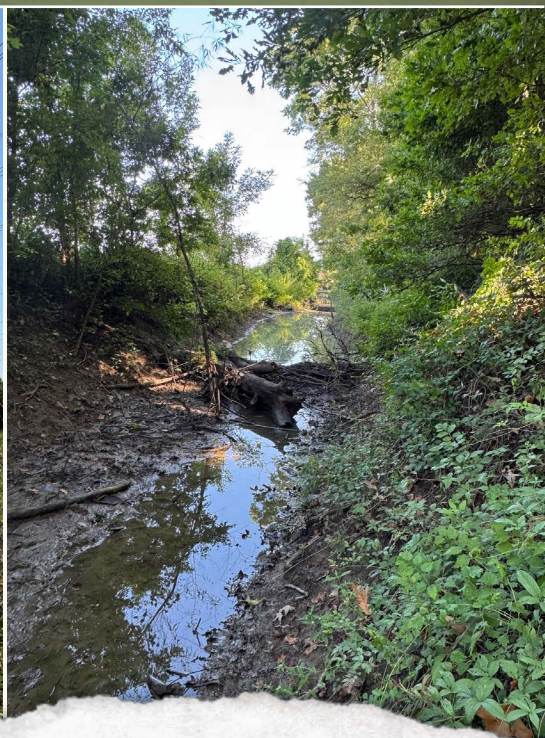
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Information is believed to be accurate but not guaranteed.

# 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.



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# 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!**



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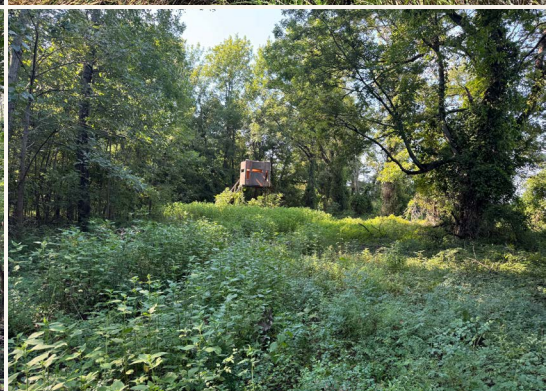
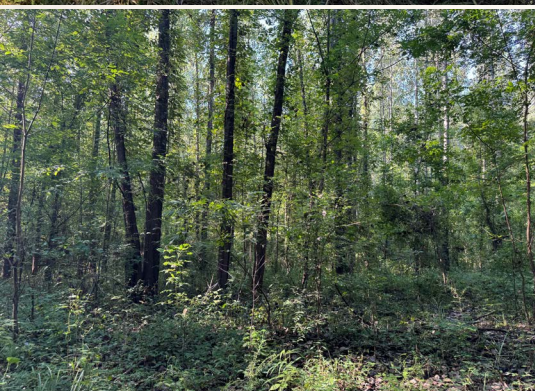
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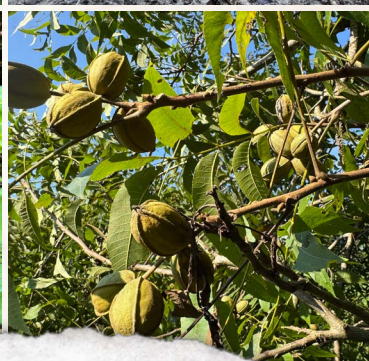
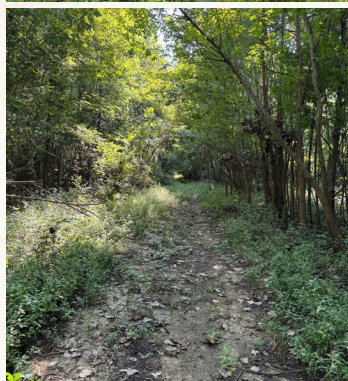
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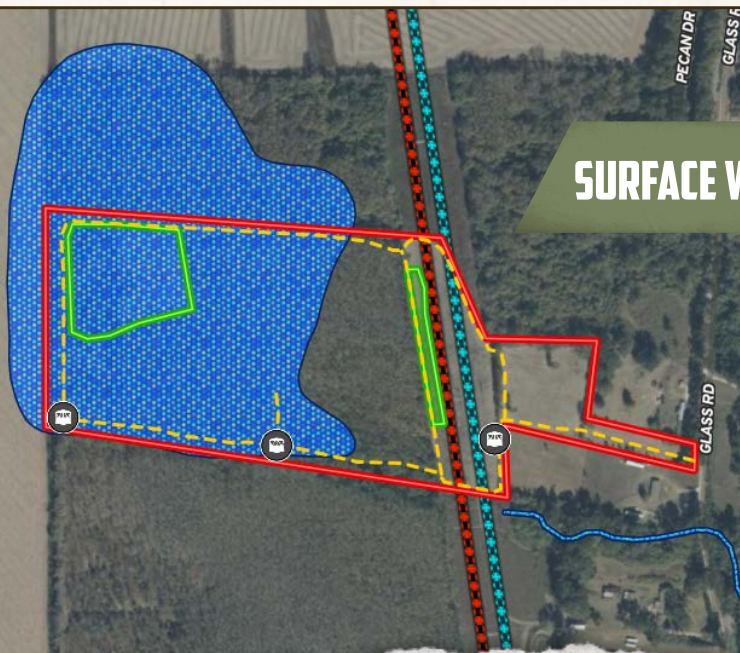
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## FLOOD MAP



## SURFACE WATER



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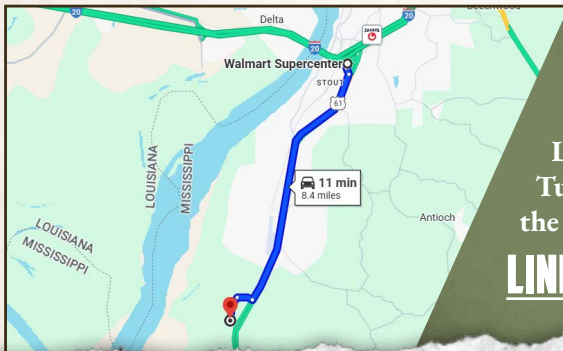
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land id. LINK



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\*\*](#)



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