



# **SMALLTOWN**

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

**450± ACRES**  
**MONROE COUNTY, MS**  
**\$1,260,000**



**OFFICE (662) 338-2027 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)**

# THE MONROE 450

## PROPERTY PROFILE

### LOCATION:

- Wolfe Road  
Caledonia, MS 39740
- Monroe County
- 5± Miles W of the  
Alabama Border
- 13± Miles N of Caledonia
- 22.7± Miles NE of Columbus  
Air Force Base
- 37.8± Miles NE of West Point
- 43.7± Miles NE of the Golden  
Triangle Regional Airport

### COORDINATES:

- 33.8544, -88.2904

### PROPERTY USE:

- Recreational
- Timber Investment
- Agricultural

### PROPERTY INFORMATION:

- 450± Total Acres
- 63± Tillable Acres
- 10± Year-Old Pines
- 27± Year-Old Hardwoods
- Frontage on Sams Branch
- Multiple Green Fields
- Extensive Trail System
- 4,900'± of Road Frontage

### TAX INFORMATION:

- Tax Code Area 3001
- Tax Amount \$1,265
- Tax Year 2024
- Parcel ID 2710-12-000-004.00
- Parcel ID 2740-14-000-003.00
- Parcel ID 2740-13-000-005.00
- Parcel ID 2740-13-000-003.00



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**JACOB HANSON**

LAND SPECIALIST

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501 Hwy 12 W, Ste 150B - Starkville, MS 39759

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Information is believed to be accurate but not guaranteed.



# WELCOME TO THE MONROE 450

**WELCOME TO THE MONROE 450—A RARE COMBINATION OF AGRICULTURAL POTENTIAL, RECREATIONAL APPEAL, AND LONG-TERM INVESTMENT VALUE.**

Located off Wolfe Road roughly 13 miles north of Caledonia, Mississippi, the 450± acre tract provides convenient access to key destinations while maintaining privacy and natural beauty.

The Monroe County land consists of a 63± acre section of tillable ground suitable for farming or food plots, multiple green fields ideal for hunting, and an extensive trail system that winds throughout for easy navigation and outdoor enjoyment. Sams Branch traverses the tract, providing a water source for the local wildlife. The property also features a strong timber component, making it a valuable investment for forestry and land stewardship. The pines are estimated to be ten years old, while the hardwoods are approximately 27 years old.



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# MORE ABOUT THE MONROE 450

With 2,600± feet of frontage on Wolfe Road and 2,300± feet on Blair Cemetery Road, access is abundant and versatile. The property is situated about 22 miles northeast of the Columbus Air Force Base and just under 44 miles from the Golden Triangle Regional Airport.

Whether you're seeking a productive farm, a recreational retreat, or a strategic land holding, the Monroe 450 delivers on all fronts.

**Contact Jacob Hanson today to schedule a private  
tour and experience #TheSmallTownWay!**



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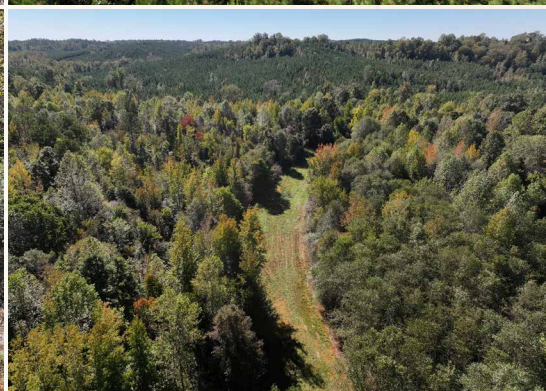
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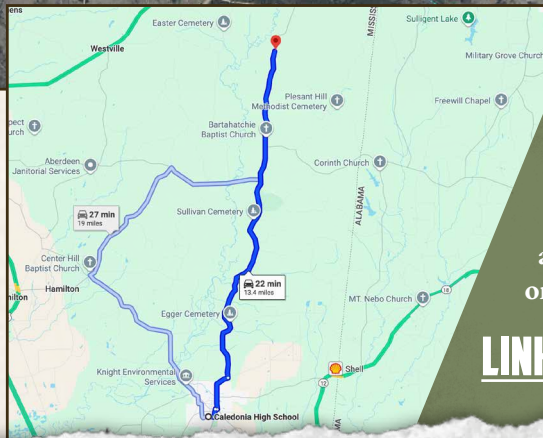
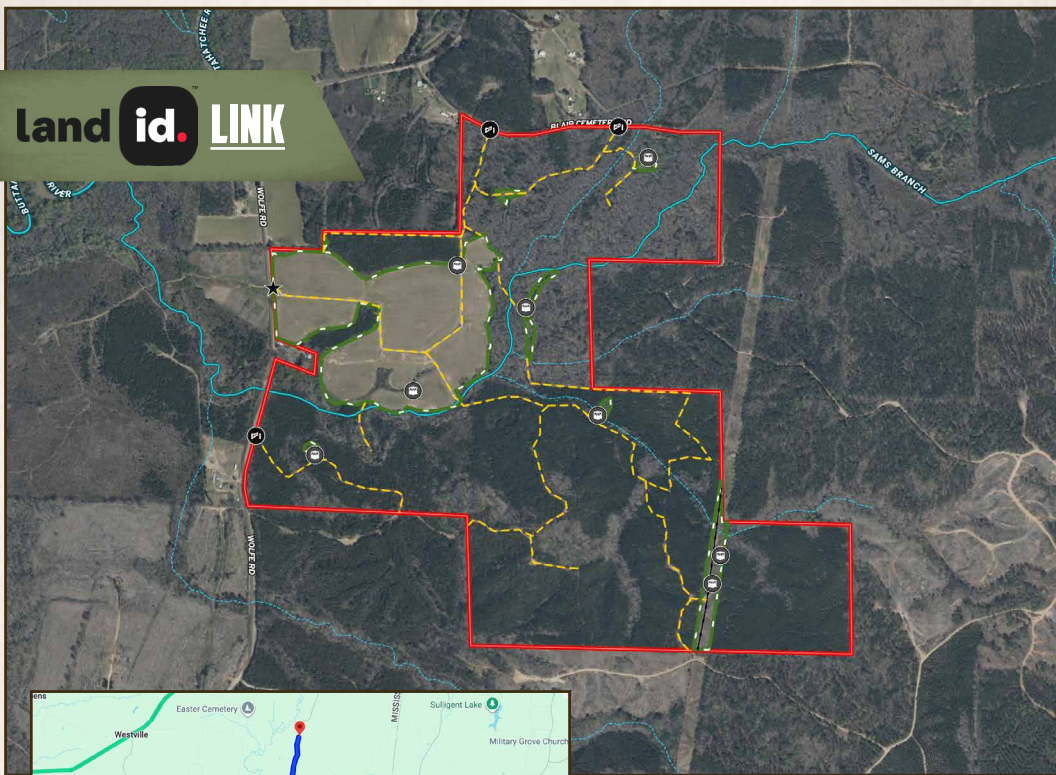
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land id. LINK



Directions From Caledonia, MS:  
Travel 1.3 miles on N Wolfe Road.  
Turn left to remain on N Wolfe Road  
and continue 11.6 miles to the property  
on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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