



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**A HOME ON 18± ACRES
WAYNE COUNTY, MS
\$200,000**



OFFICE (769) 760-0005 | WWW.SMALLTOWNPROPERTIES.COM

THE WAYNE 18

PROPERTY PROFILE

LOCATION:

- 2423 Chicora State Line Road
Buckatunna, MS 39322
- Wayne County
- 3± Miles NE of Buckatunna
- 12± Miles S of Waynesboro
- 73± Miles N of Mobile, AL

COORDINATES:

- 31.55578, -88.57103

PROPERTY USE:

- Residential
- Farm
- Hunting & Fishing

PROPERTY INFORMATION:

- 18± Acres
- 1,800± SqFt Home
- 3 Bedrooms/2 Bathrooms
- 30'x30' Shop
- 10'x16' Barn-Style Shed
- Fully Fenced Pastureland
- Frontage on Chicora
State Line Road

TAX INFORMATION:

- Parcels:
- 074-22-00001400
- 074-22-000015000
- 075-23-00005200
- Estimated Taxes \$462



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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 18

DISCOVER THE PERFECT BLEND OF COMFORT AND FUNCTIONALITY ON THIS 18± ACRE PROPERTY LOCATED IN THE HEART OF BUCKATUNNA, APPROXIMATELY 12 MILES SOUTH OF WAYNESBORO, MS. A well-maintained 2015 model home is situated on spacious fenced pastureland, ideal for residential comfort and room to work, store, or expand.

The 1,800± square foot home features a practical layout with generous living areas, three bedrooms, two bathrooms, a functional kitchen, and ample natural light throughout. Outside, the Wayne County property boasts a 30' x 30' workshop—perfect for hobbies, storage, or small business use—as well as a 10' x 16' utility shed for additional convenience.



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MORE ABOUT THE WAYNE 18

Fully fenced and ready for livestock, with a centrally located pond, the pastureland provides both privacy and versatility. Frontage on Chicora State Line Road provides quick access, and the location offers a balance of peaceful rural living with convenient connectivity.

Whether you're looking for a family home with land, space for projects, or a quiet country retreat, this property checks all the boxes.

**Contact Hunter Wadley today to schedule your private showing
and see the potential this versatile property has to offer.**



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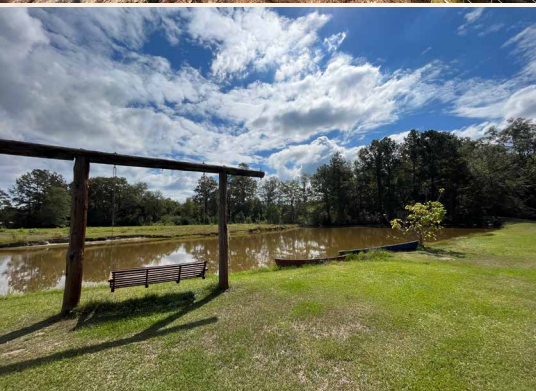
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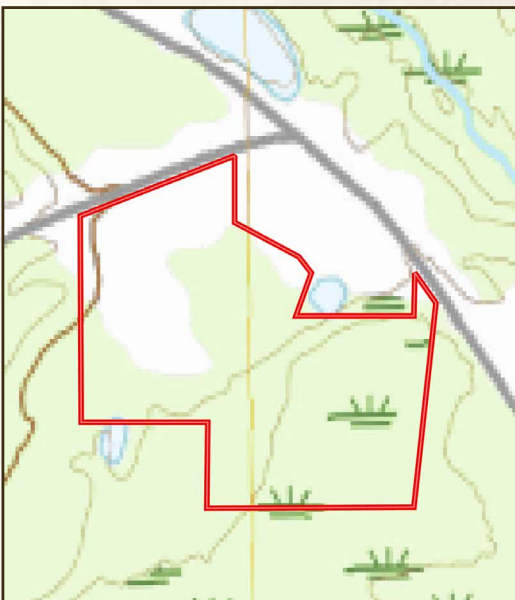
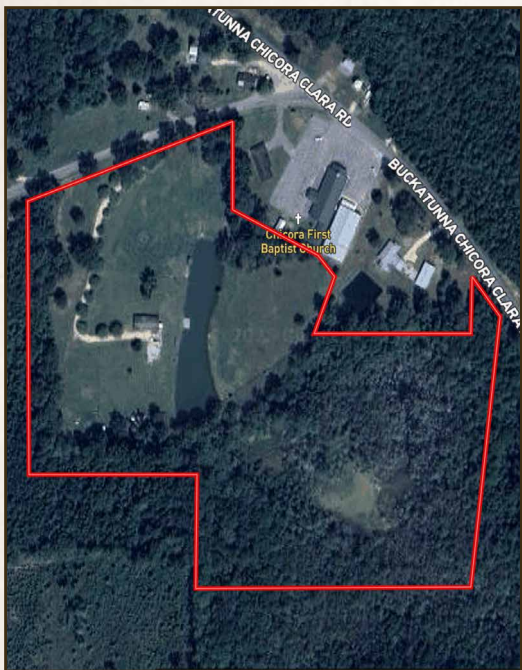
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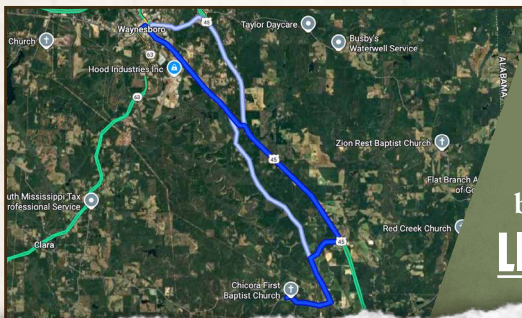
land id. **LINK**

TOPOGRAPHY MAP



Directions From Waynesboro, MS:
Travel 3 miles on MS-145 S. Turn right on Old Hwy 45 Winchester Road and continue 6.7 miles. Turn right onto BCC Road and proceed 1.3 miles. Turn left on Chicora State Line Road and in 0.10 miles the property will be on the left.

LINK TO GOOGLE MAP DIRECTIONS



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