

**211.7± ACRES**  
**PIKE COUNTY, MS**  
**\$735,000**



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

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# THE PIKE 211.7

## PROPERTY PROFILE

### LOCATION:

- Pike County, MS
- 15± Miles S of McComb
- 85± Miles N of Baton Rouge

### COORDINATES:

- 31.0818, -90.4976

### PROPERTY USE:

- Recreational
- Hunting
- Investment

### PROPERTY INFORMATION:

- 211.7± Acres
- Great Wildlife Habitat
- Pre-Merchantable Pine Timber
- Mature Hardwood and Pine Mix
- Secluded
- Interior Roads
- Food Plots
- Small Pond
- No Legal Access

### TAX INFORMATION:

2023 - \$813.88

- Parcel 1# 700055
- Parcel 2# 701107
- Parcel 3# 700045



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

**LUKE SANDERS** | LAND SPECIALIST  
C: 601-953-3535 | luke@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

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# WELCOME TO THE PIKE 211.7

**WELCOME TO THE PIKE 211.7 LOCATED JUST WEST OF I-55 ABOUT 15 MILES SOUTH OF MCCOMB, MISSISSIPPI.** This Pike County tract has just about everything you would need with roughly 105 acres of mature pine and hardwood timber, as well as nearly 104 acres of pre-merchantable pine timber. Talk about a great wildlife habitat!!! Throughout this property, most of the interior roads are gravel based making it easy to maneuver all year long. The area is serviced by Magnolia EPA and Sunnyhill Water ASSN for anyone who has building a camp or home in mind. Three wildlife plots are in place, and with the stands of your choice will be ready come fall!

The Pike 211.7 is located 85± miles from Baton Rouge, LA and currently has no legal access. If you have been looking for a hunting tract, in a prime location with really big timber, this is the place for you!

**Give Luke Sanders or Michael Oswalt  
a call today for your private tour.**



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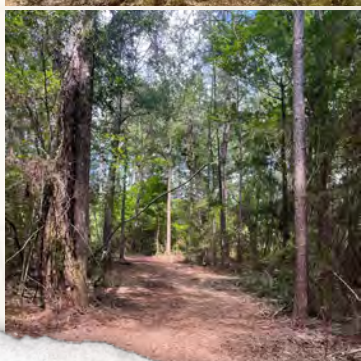
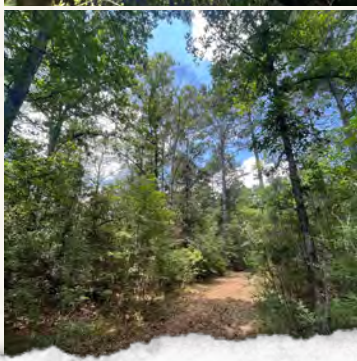
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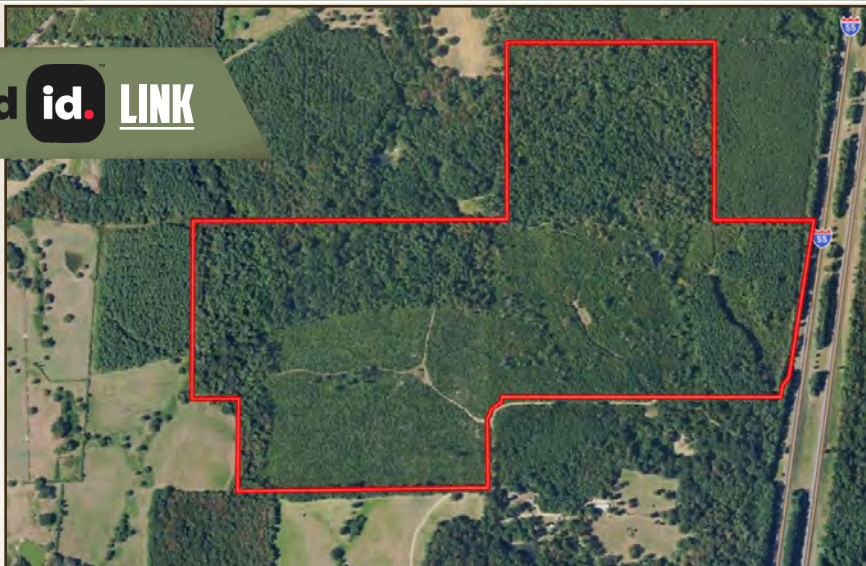
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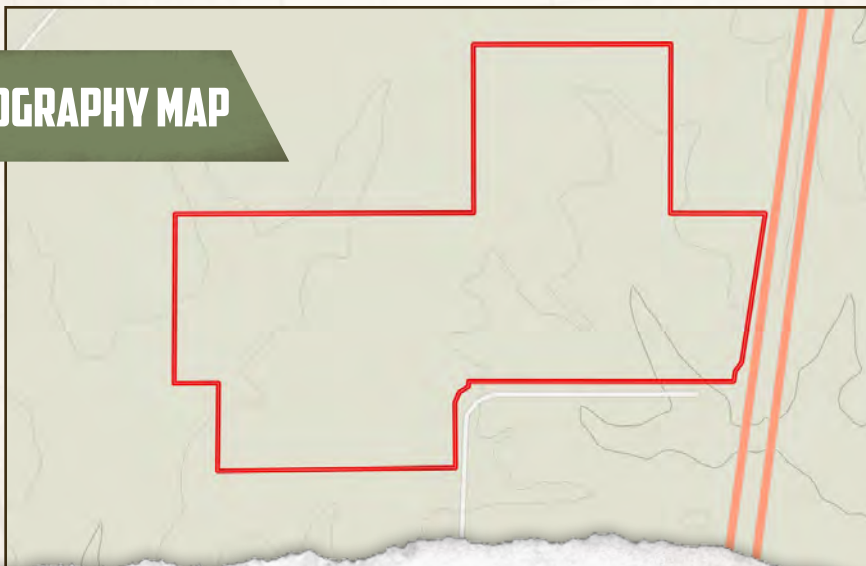
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land id. LINK



TOPOGRAPHY MAP



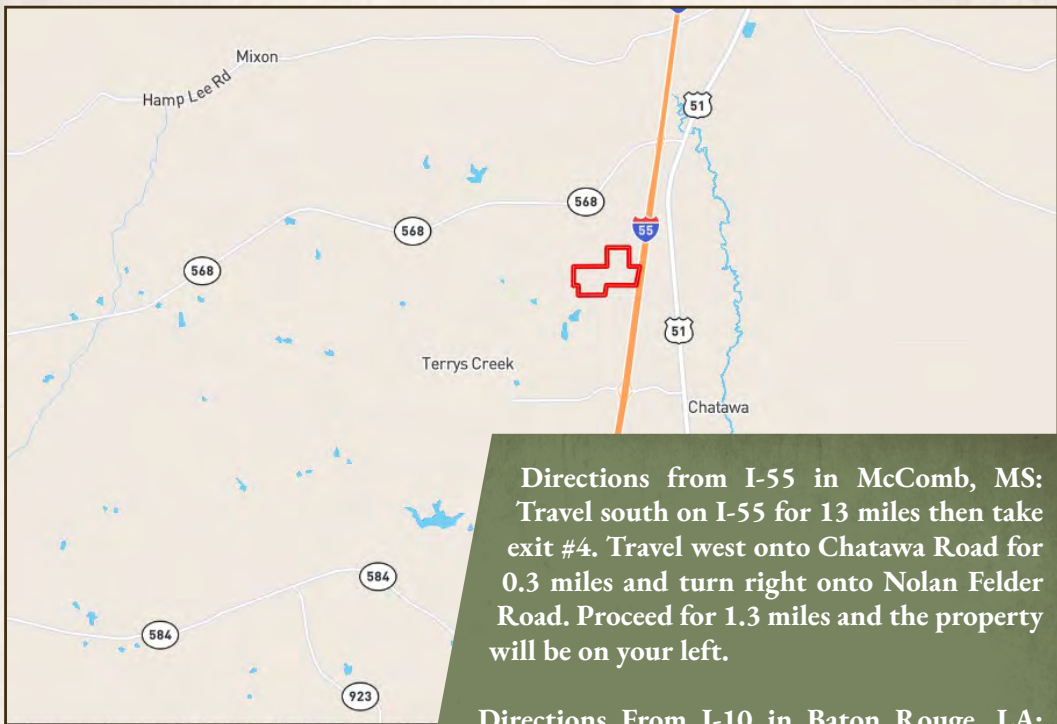
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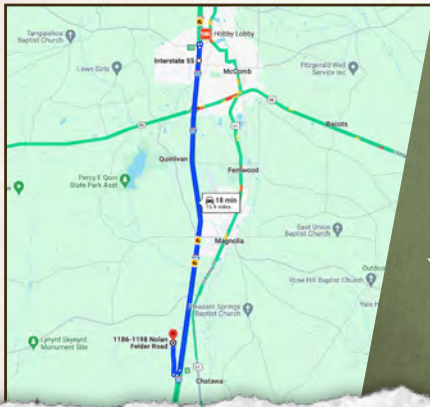
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**Directions from I-55 in McComb, MS:**  
Travel south on I-55 for 13 miles then take exit #4. Travel west onto Chatawa Road for 0.3 miles and turn right onto Nolan Felder Road. Proceed for 1.3 miles and the property will be on your left.

**Directions From I-10 in Baton Rouge, LA:**  
Travel I-10 for 3.7 miles and then merge onto I-12 E following signs for Hammond. In 38.3 miles take exit #38B merging onto to I-55 towards Jackson. Stay on I-55 for 41.2 miles and then take exit #4. Travel west on Chatawa Road for 0.4 miles then turn right onto Nolan Felder Road. Continue for 1.3 miles and the property will be on your left.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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