

36.5 acres bordering The Homochitto National Forest
Enterprise Rd
Roxie, MS 39661

\$199,000
36.5± Acres
Franklin County



36.5 acres bordering The Homochitto National Forest
Roxie, MS / Franklin County

SUMMARY

Address

Enterprise Rd null

City, State Zip

Roxie, MS 39661

County

Franklin County

Type

Recreational Land, Timberland, Hunting Land

Latitude / Longitude

31.435714 / -91.106973

Acreage

36.5

Price

\$199,000

Property Website

<https://www.mossyoakproperties.com/property/36-5-acres-bordering-the-homochitto-national-forest-franklin/mississippi/105543/>



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PROPERTY DESCRIPTION

36.5± Acres Adjoining the Homochitto National Forest - Roxie, Mississippi

If you've been searching for an affordable hunting tract or private weekend getaway in Southwest Mississippi, this 36.5± acre property in Roxie deserves a look. Located right off Highway 33 and just minutes from Highway 84, this tract offers both convenience and seclusion in a great recreational area.

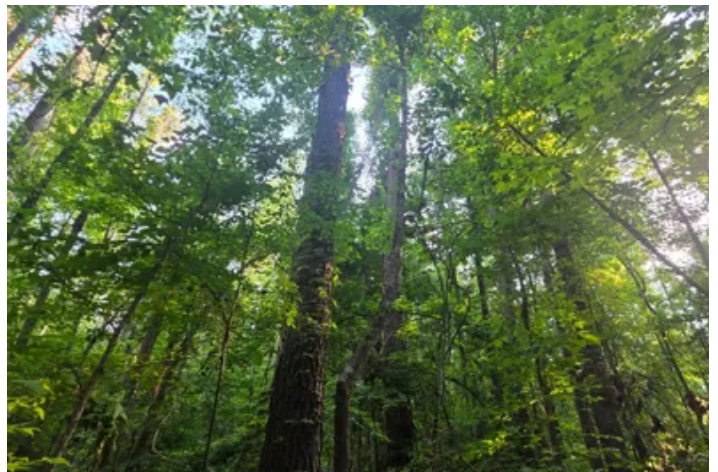
One of the standout features is the direct adjacency to the Homochitto National Forest, giving you access to thousands of additional acres for hunting, hiking, and outdoor recreation right out your back door. The property features an established access road into the tract, making it easy to navigate and enjoy immediately.

I can already picture your cabin sitting on the hill overlooking the wooded creek bottom - the perfect setting to enjoy peaceful mornings, watch wildlife, and unwind after a day outdoors. With power and community water available nearby, this property is well suited for a hunting camp, weekend retreat, or future homesite.

Located in big deer country, this tract offers excellent deer and turkey hunting with plenty of opportunities to enjoy the outdoors year-round. Whether you're looking for a personal getaway or a solid recreational investment, this property checks all the boxes.

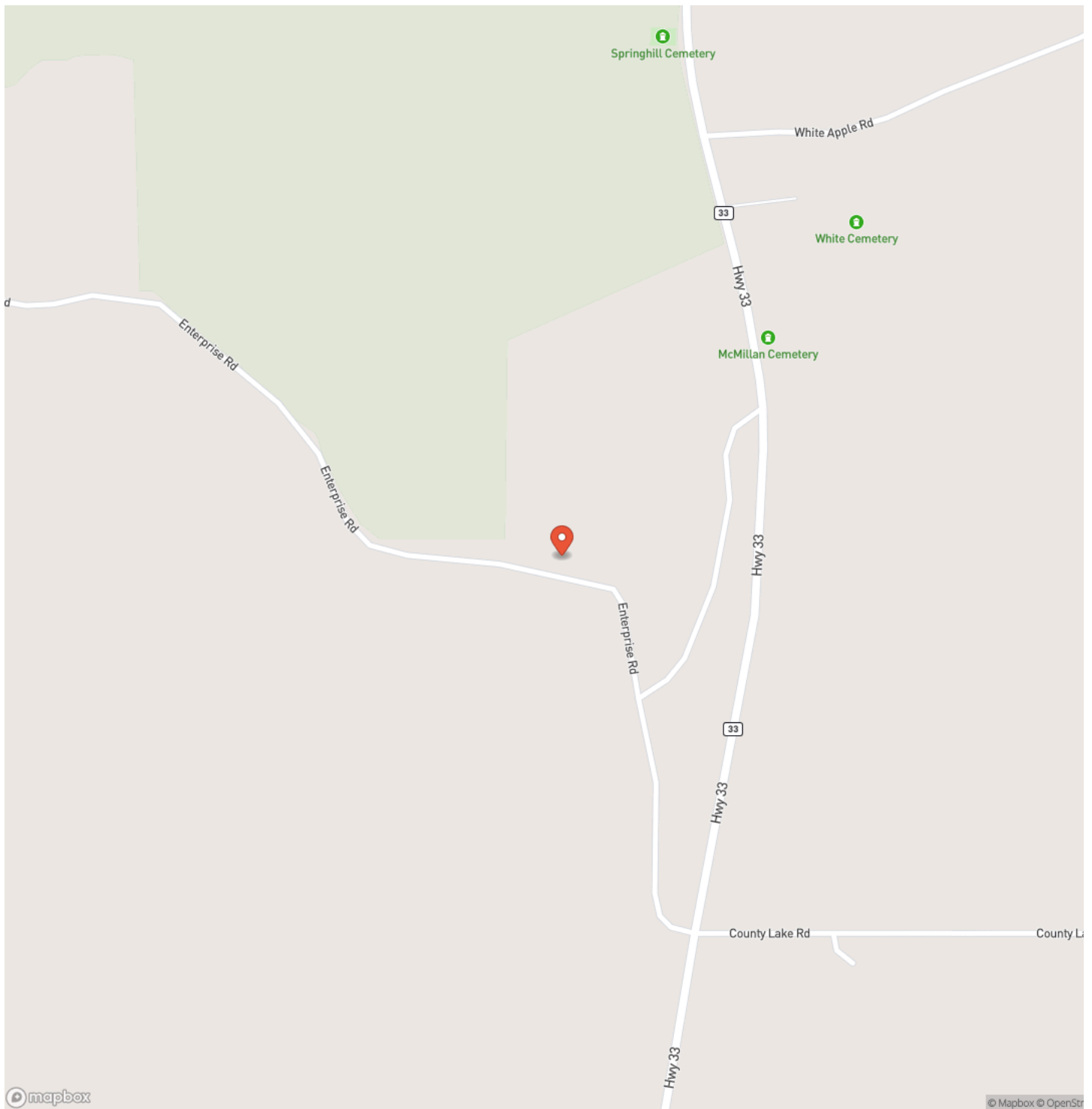
Conveniently located under 30 minutes from both Natchez and Gloster, and less than 2 hours from Baton Rouge, Louisiana, this tract is easily accessible for weekend trips and outdoor adventures.

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Roxie, MS / Franklin County



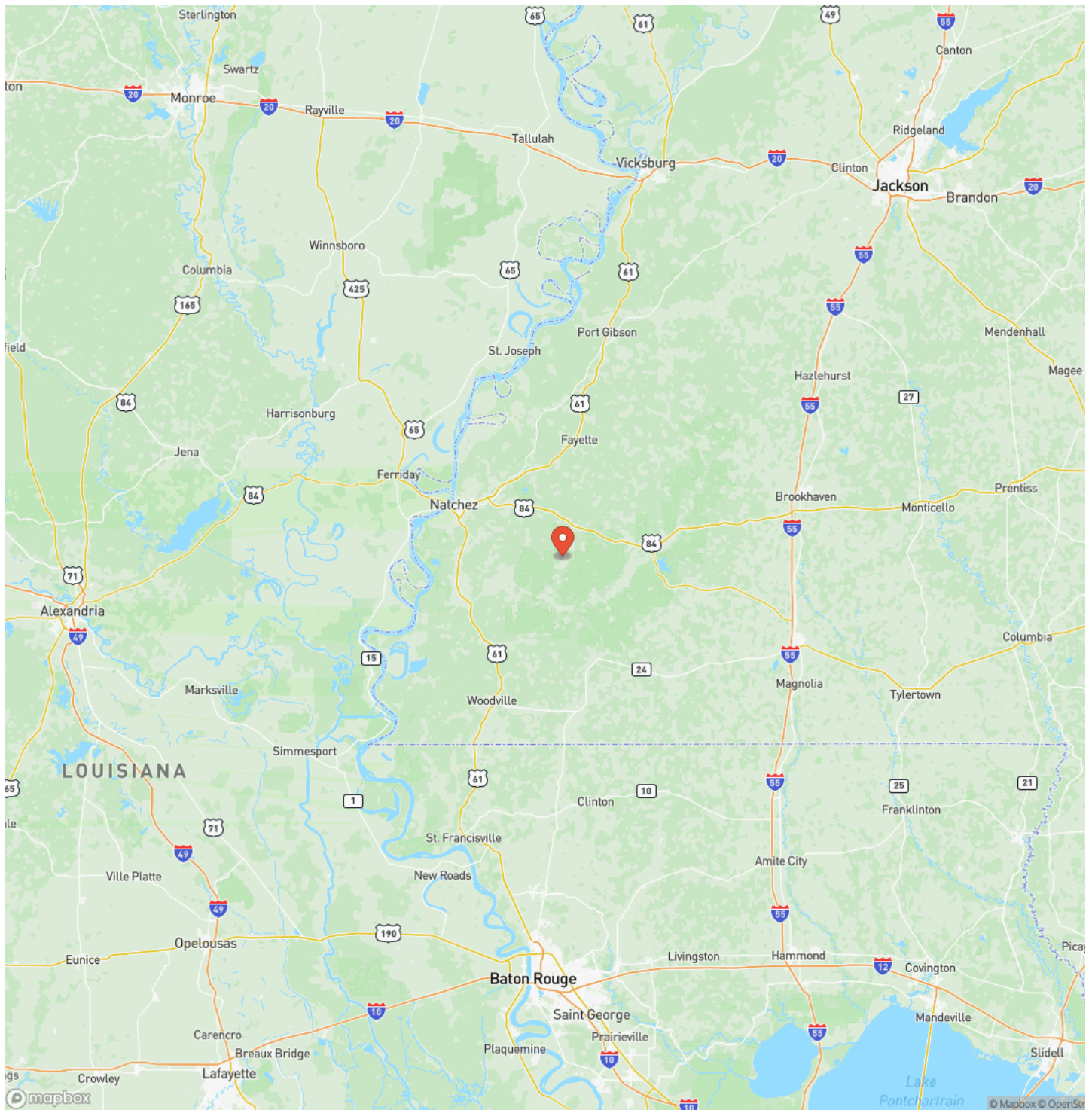
36.5 acres bordering The Homochitto National Forest
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Locator Map



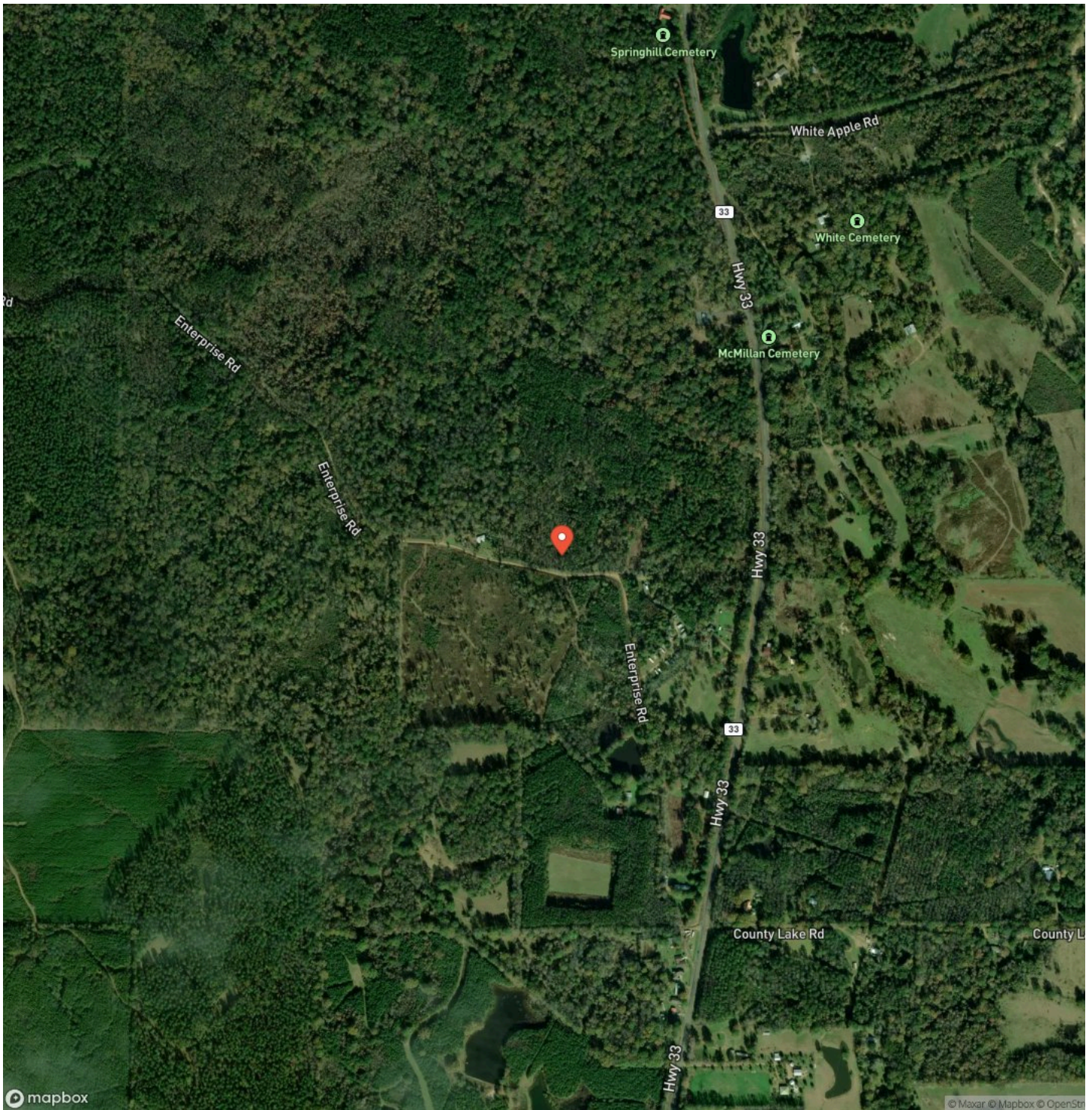
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Roxie, MS / Franklin County

Locator Map



36.5 acres bordering The Homochitto National Forest
Roxie, MS / Franklin County

Satellite Map



**36.5 acres bordering The Homochitto National Forest
Roxie, MS / Franklin County**

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Brookhaven, MS 39601

NOTES

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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://www.mossyoakproperties.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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