

**47 Acres of Managed Pine and Deer**  
Conerly DR  
Mccomb, MS 39648

**\$275,000**  
47.170± Acres  
Pike County



**47 Acres of Managed Pine and Deer  
Mccomb, MS / Pike County**

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**SUMMARY**

**Address**

Conerly DR

**City, State Zip**

Mccomb, MS 39648

**County**

Pike County

**Type**

Hunting Land, Recreational Land, Timberland, Farms

**Latitude / Longitude**

31.165198 / -90.303105

**Acreage**

47.170

**Price**

\$275,000

**Property Website**

<https://www.mossoakproperties.com/property/47-acres-of-managed-pine-and-deer-pike-mississippi/100719/>



## 47 Acres of Managed Pine and Deer McComb, MS / Pike County

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### **PROPERTY DESCRIPTION**

47± Acres - McComb, Mississippi | Prime Hunting & Timber Investment

If you're looking for the perfect blend of seclusion and convenience, this 47± acre property in McComb, Mississippi offers the best of both worlds. Ideally located just off Highway 98 and halfway between McComb and Tylertown, you'll enjoy a private, peaceful setting while still being only minutes from town, dining, and everyday amenities.

This tract features a great mix of mature pine and hardwood timber, creating excellent habitat for wildlife while also offering strong timber investment potential. The 20-year-old pine plantation is ready for its first thinning, providing the opportunity for immediate income production.

For hunters, this property is ready to go. The deer have been intensively managed, and the land shows excellent deer sign throughout the property. There is also plenty of turkey sign, making this an attractive tract for those who enjoy chasing both whitetails and longbeards.

Several custom, homemade deer stands in excellent condition are already in place and will remain with the property, giving the new owner a turnkey hunting setup from day one.

Utilities are another big plus. Power and community water are available on the property, making it a great candidate for a camp, cabin, or future homesite.

Whether you're looking for a recreational hunting tract, timber investment, or a private getaway close to town, this Pike County property checks all the boxes.

Property Highlights:

47± acres in McComb, Mississippi

Conveniently located near Highway 98 between McComb and Tylertown

Power and community water available

20-year-old pine timber ready to thin (income potential)

Excellent deer and turkey hunting

Managed deer population with abundant sign

Multiple custom deer stands included

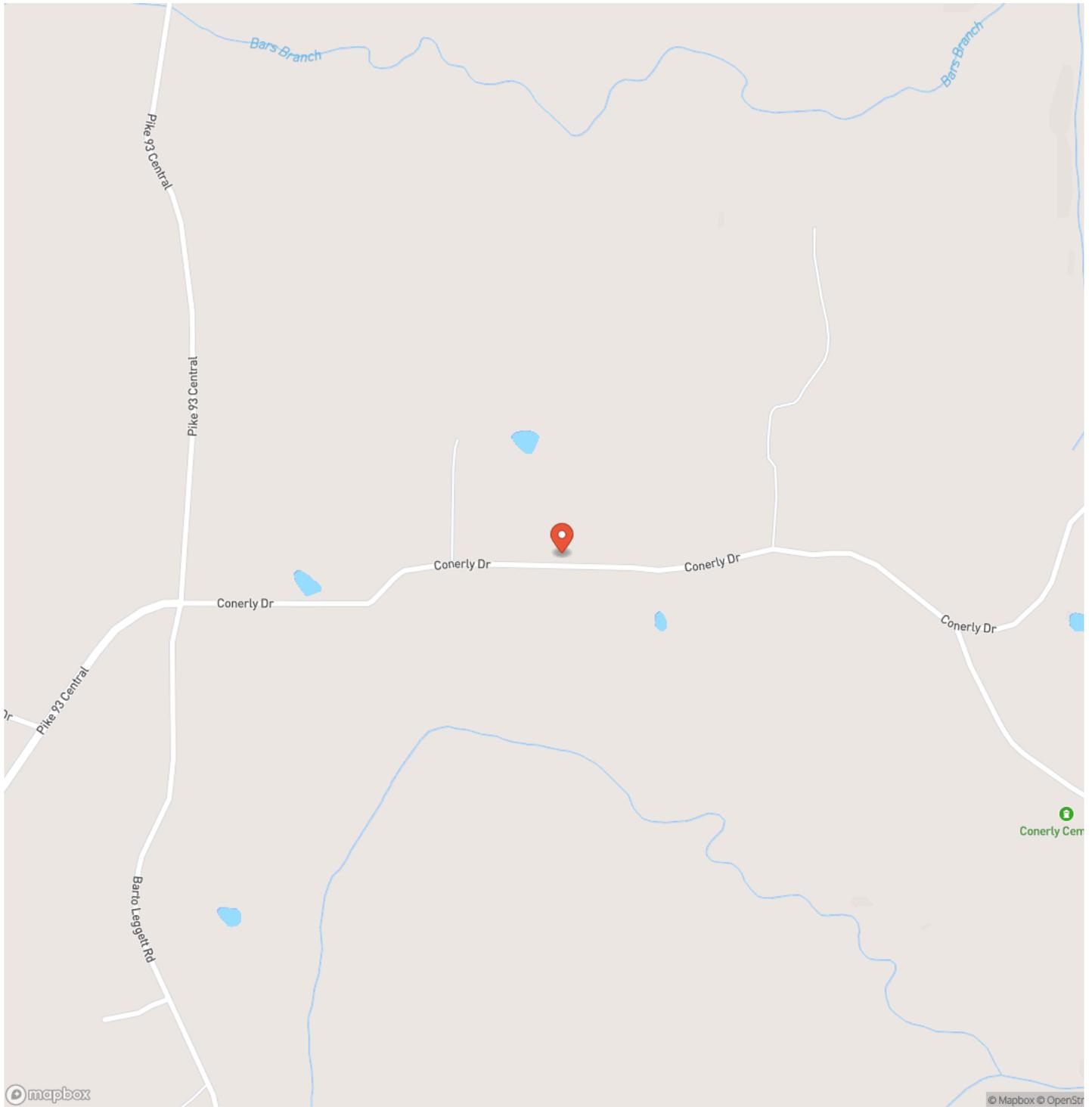
Great mix of pine and hardwood timber

Ideal for recreation, hunting, timber investment, or a homesite

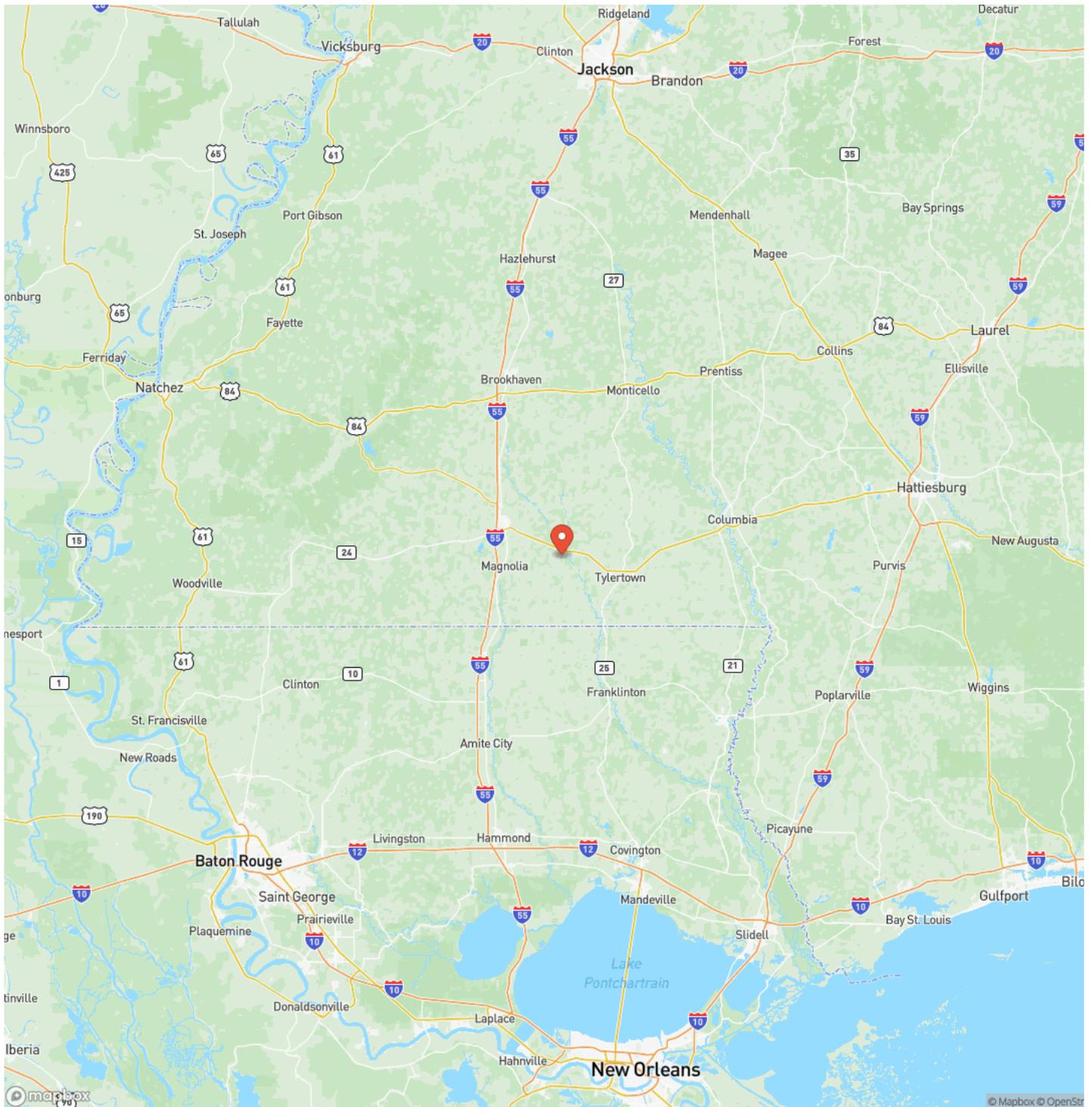
**47 Acres of Managed Pine and Deer**  
**Mccomb, MS / Pike County**



## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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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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