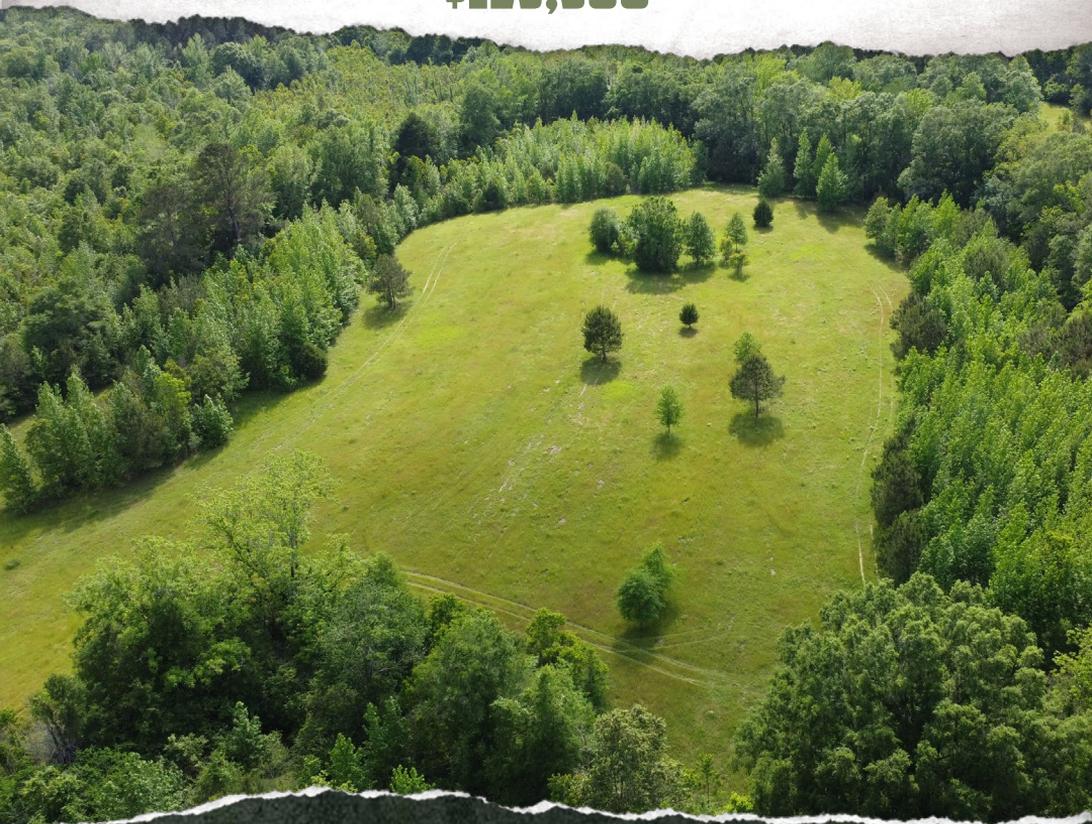




SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

38± ACRES
JEFFERSON DAVIS COUNTY, MS
\$123,500



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE JEFFERSON DAVIS 38

PROPERTY PROFILE

LOCATION:

- 551 Fate Ward Road
Carson, MS 39474
- Jefferson Davis County
- 38± Miles S of Brookhaven
- 157± Miles N of New Orleans

COORDINATES:

- 31.5684, -89.8547

PROPERTY USE:

- Recreational
- Hunting
- Investment
- Potential Home Site

PROPERTY INFORMATION:

- 38± Acres
- Mixed Timber
- Small Pond
- Jaybird Creek Frontage
- 860' of Frontage on
Fate Ward Road
- Frontage on Highway 42
- Beautiful Pasture
- Power and Water Available
- Nice Area for a Camp
- Food Plots

TAX INFORMATION:

- 2024: \$144.40
- Parcel # 1: 1-056-18-024-00
- Parcel # 2: 1-055-13-020-00



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LUKE SANDERS

LAND SPECIALIST

C: 601-953-3535

O: 769-888-2522

luke@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE JEFFERSON DAVIS 38

HAVE YOU BEEN LOOKING FOR A PLACE WITH A LITTLE BIT OF EVERYTHING, FROM PASTURE TO TIMBER TO A CREEK AND POND, ALL PACKED INTO AN AFFORDABLE PIECE OF LAND? Look no further than the Jefferson Davis 38, a rare find in south Mississippi. As you enter the Jefferson Davis County property off Fate Ward Road, you will find a beautifully shaded-over home site with power through Southern Pine EPA and water through the Lily Rose Water ASSN readily available. Continue into the property, and you will find a beautiful 5± acre field, ideal for hay production. Install a fence and use this area for livestock. This field also has a lovely area that would lay out just right for a pond. Just north of the field is an additional 7± acres of pasture that has grown up for several years in natural regeneration, creating a great area for wildlife habitat. With a little work, the area can be converted back into pasture. Currently, one nice-sized food plot is in place with two small box stands, one of which overlooks the field.

The remainder of the property consists of a pine and hardwood mix and a small oxbow-type pond that the owner says has had fish in it for as long as they can remember. Jaybird Creek runs along the majority of the western boundary of this piece of property, which provides additional fishing opportunities as well as some beautiful scenery!

**If this place fits what you have been looking for,
give Luke Sanders a call today for your private tour!**



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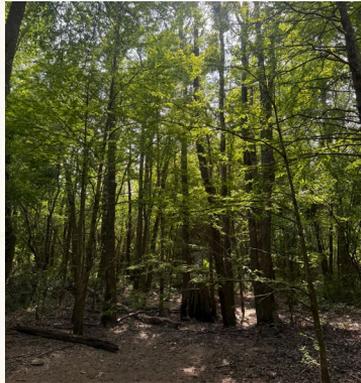
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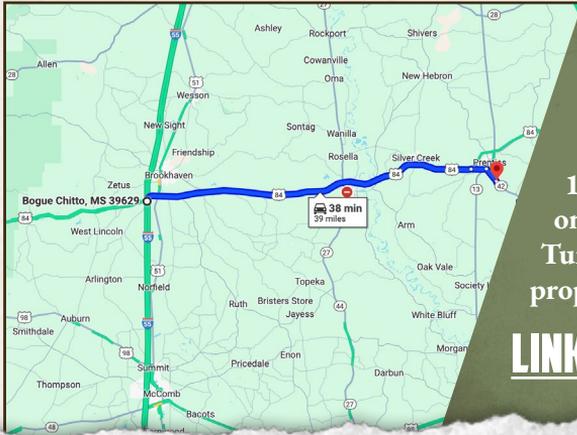
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38 ± ACRES

JEFFERSON DAVIS COUNTY, MISSISSIPPI

land id. LINK



Directions From Exit #38 on I-55, the South Brookhaven Exit: Travel east onto Highway 84 and continue 35.2 miles. Turn right onto Highway 184 and proceed 1.6 miles. Turn right on Highway 42 and travel 1.7 miles. Turn right onto Fate Ward Road and the property will be on your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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