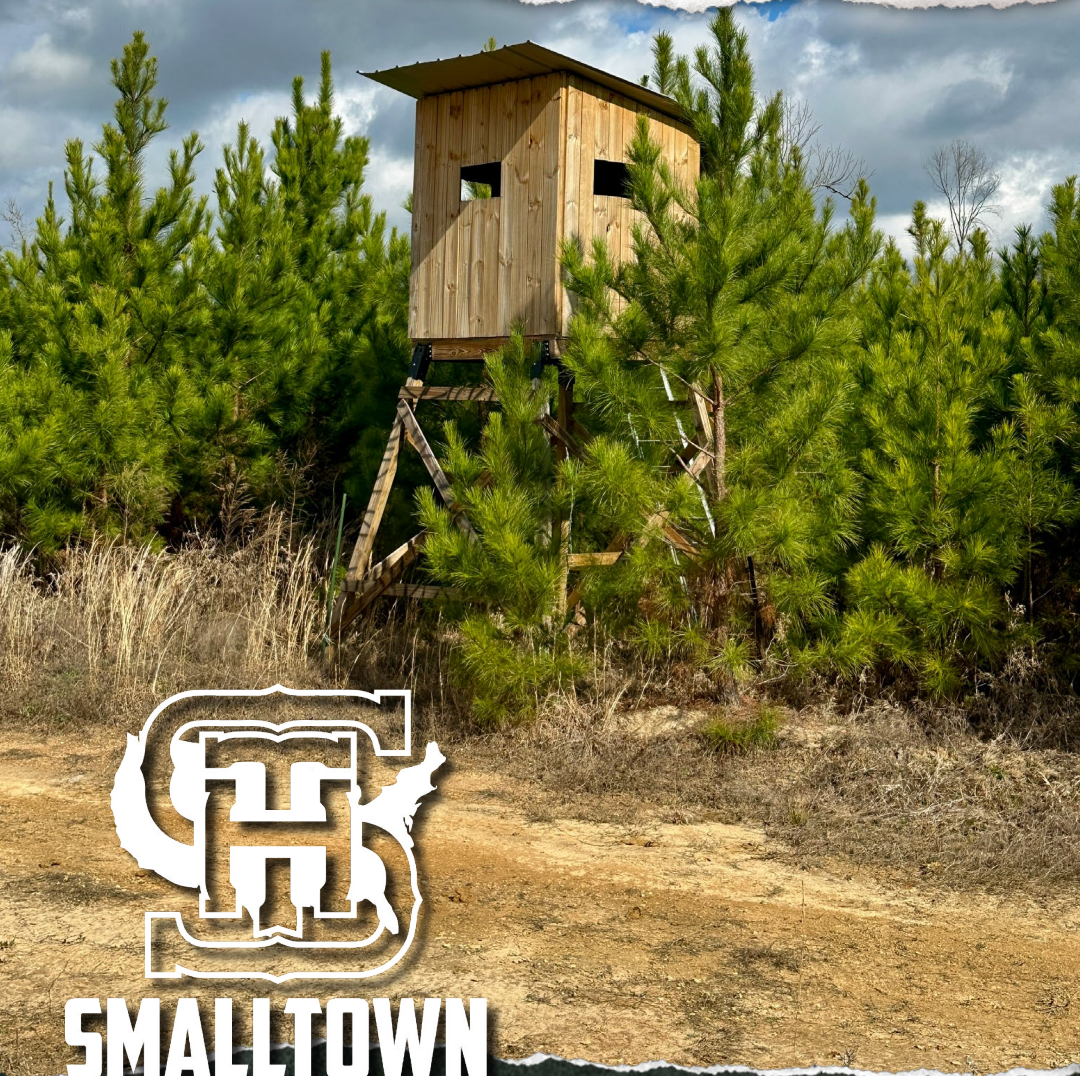


127± ACRES
JASPER COUNTY, MS
\$285,750



SMALLTOWN
HUNTING PROPERTIES
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OFFICE (769) 760-0005

THE JASPER 127

PROPERTY PROFILE

LOCATION:

- County Road 4111
Pachuta, MS 39347
- Jasper County
- 35.1± Miles S of Meridian
- 57.7± Miles N of Hattiesburg
- 169± Miles N of New Orleans

COORDINATES:

- 31.98631, -88.94406

PROPERTY USE:

- Hunting
- Recreational
- Potential Cabin/Homesite

PROPERTY INFORMATION:

- 127± Surveyed Acres
- 110± Acres of 3-Year Old Pine Plantation
- Extensive Trail System
- 4 Established Food Plots
- 3 Box Stands
- 1 Platform with a Ground Blind
- Deer/Hog and Small Game
- 2,210'± of Castaffa Creek Bisects the Property
- Gated Entrance on a Dead-end Road
- Utilities Available at the Road

TAX INFORMATION:

- Parcel 0097-26-000-005.00:
\$272.26 for 2023
- Parcel 0098-27-000-001.01:
\$172.50 for 2023



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DEREK EAVES

LAND SPECIALIST

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O: 769-760-0005

derek@smalltownproperties.com

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WELCOME TO THE JASPER 127

EXPERIENCE THE ULTIMATE OUTDOOR RETREAT WITH THIS TURNKEY 127± SURVEYED-ACRE HUNTING AND TIMBER INVESTMENT PROPERTY IN EASTERN JASPER COUNTY, MS. Situated just over six miles southwest of Pachuta, this land is a true hunter's paradise, boasting abundant deer, occasional hogs and turkeys, and small game throughout the area.

Situated at the dead-end of County Road 4111, the secluded gated property ensures privacy and exclusivity. You will find an extensive trail system, perfect for ATVs to navigate the entire place. The property offers a diverse wildlife habitat, and on the northeast side of the tract is a transmission line providing additional food plot opportunities. There are four established food plots and three box blinds, plus an additional tower with a ground blind...this place is truly turnkey! Castaffa Creek meanders through the tract, supplying a year-round water source for wildlife. Additionally, a small pond is on site and attracts wood ducks. Upon initial evaluation, numerous game signs were noted to include tracks, trails, scrapes, and rubs; be sure to look at the big buck photos! From the northwest to southwest corners, the property covers 0.81± miles, providing ample space for hunting, exploring, and future development. If you are interested in building a cabin or your dream home, there are several potential places. And utilities are available at the road.



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MORE ABOUT THE JASPER 127

Of the entire tract, 110± acres is a professionally managed 3-year-old pine plantation, offering long-term investment potential. Mature hardwoods and towering oaks are found throughout the remaining acreage, adding diversity and natural beauty.

Take advantage of this rare find, especially if you're looking for a turnkey hunting property with planted pines and endless outdoor opportunities. Whether you're an avid hunter, investor, or outdoor enthusiast, this Jasper County gem is ready for you to enjoy right away. Meridian is approximately 35 miles away, and Hattiesburg is just under 60 miles away.

**To schedule a private showing of the
Jasper 127, call Derek Eaves today.**



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Opportunity is not a matter of when, but of how you prepare.

127± ACRES

JASPER COUNTY, MISSISSIPPI



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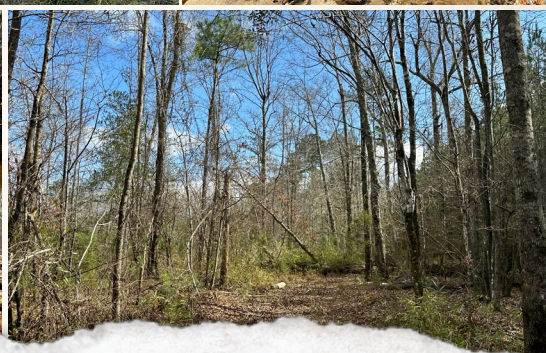
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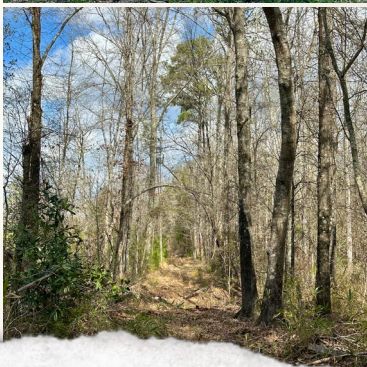
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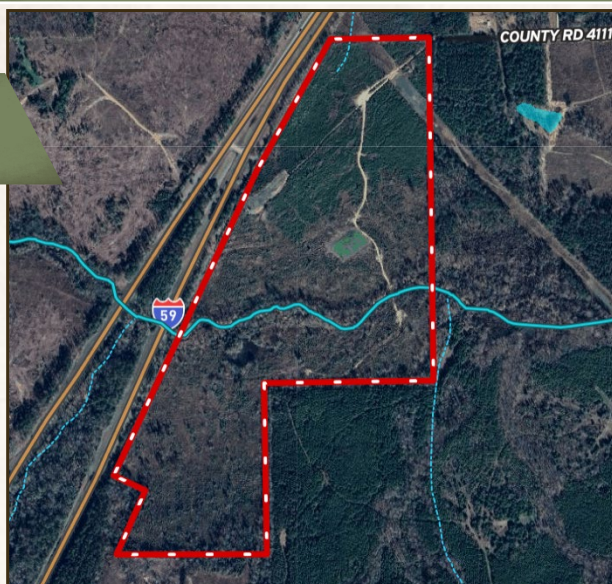
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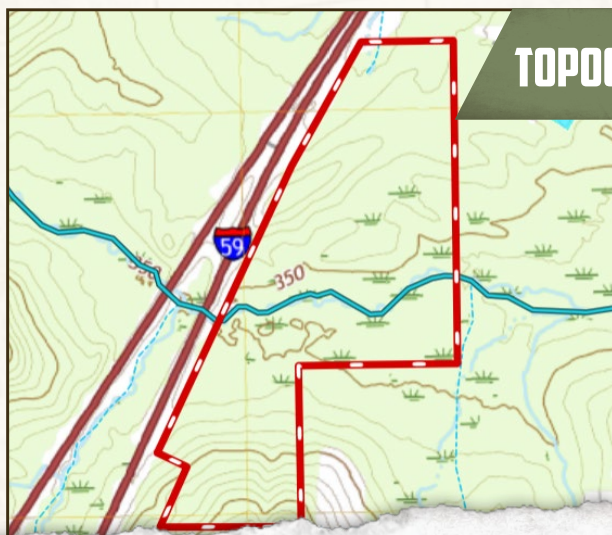
127± ACRES

JASPER COUNTY, MISSISSIPPI

AERIAL MAP



TOPOGRAPHY MAP



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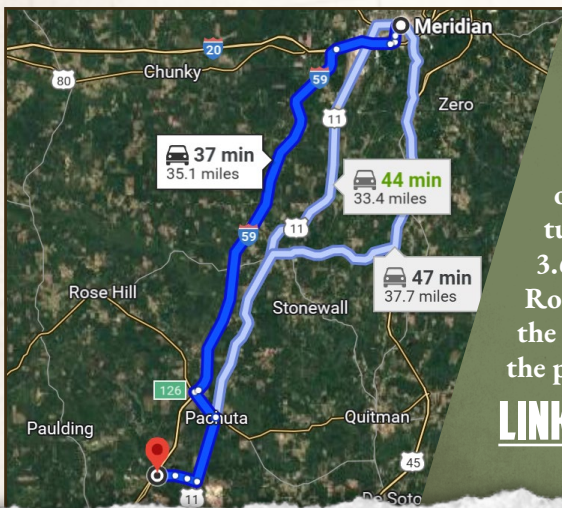
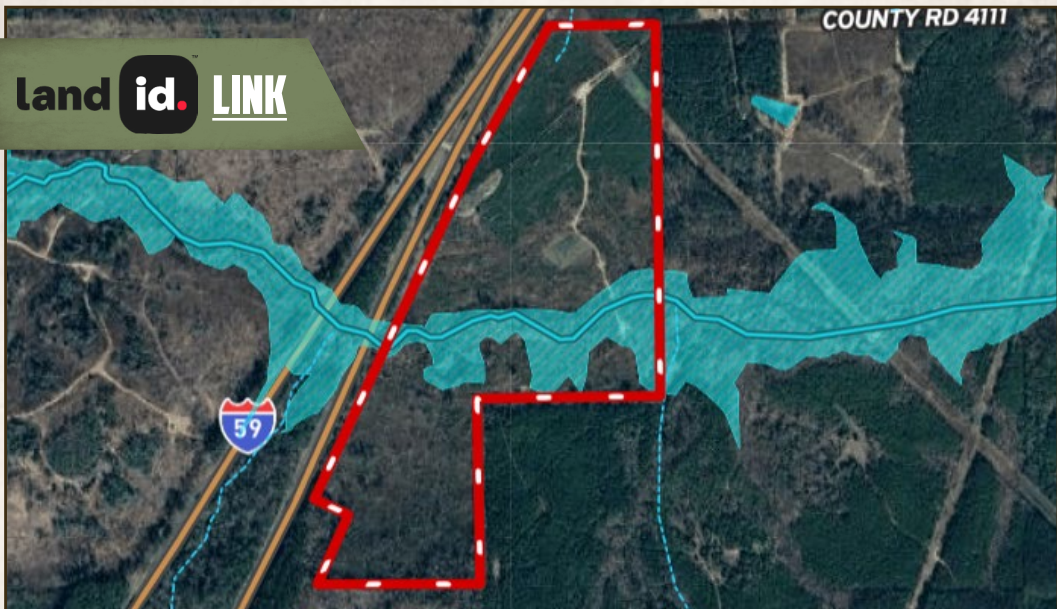
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127± ACRES**JASPER COUNTY, MISSISSIPPI****land id. LINK****COUNTY RD 4111**

Directions from I-20 W in Meridian, MS: Travel 3.3 miles on I-20 W and take the I-59 South exit. Continue 25.5 miles to exit 126 and turn left onto Highway 18. Travel 1.8 miles then turn right onto Highway 11. Proceed 3.6 miles and turn right onto County Road 4111. Travel 2 miles to the gate at the dead-end. The gate is the entrance to the property.

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