

70 Acres on Blakely Creek
0 William Warren Road
Collins, MS 39428

\$240,000
70.700± Acres
Covington County



70 Acres on Blakely Creek Collins, MS / Covington County

SUMMARY

Address

0 William Warren Road

City, State Zip

Collins, MS 39428

County

Covington County

Type

Hunting Land, Recreational Land, Riverfront, Farms

Latitude / Longitude

31.682292 / -89.568808

Taxes (Annually)

215

Acreage

70.700

Price

\$240,000

Property Website

<https://www.mossyoakproperties.com/property/70-acres-on-blakely-creek-covington-mississippi/93045/>



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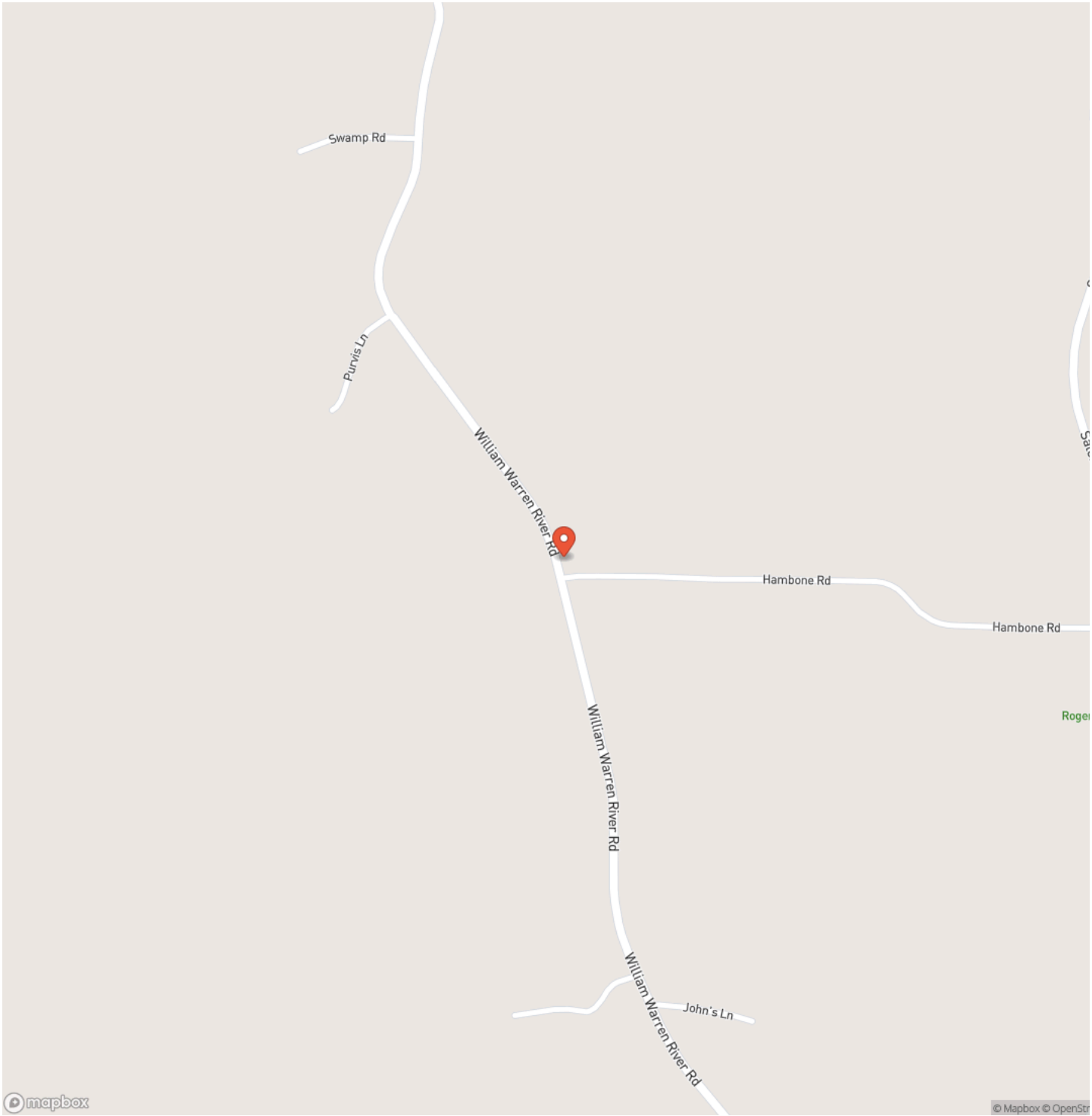
PROPERTY DESCRIPTION

Designed first and foremost for hunters, this 70 acre tract in Covington County, Mississippi delivers the features that make seasons successful: water, access, and habitat arranged to hunt efficiently from day one. Dual county road frontage on William Warren Road and Hambone Road gives easy in and out options and simple logistics for stand placement and game recovery. Blakely Creek outlines portions of the boundary and then traverses the interior, creating a dependable water source and natural travel corridor that ties bedding to feed. Two ponds add year round water and prime sites while enhancing the property's overall holding power. Recent clearing of shooting lanes and food plots, along with a solid interior road network, allows you to move a truck or UTV to stands, ponds, and plot openings without disturbing the rest of the property. The gently rolling topography includes a prominent hill overlooking the creek bottom and both ponds—an excellent site for a simple hunting camp or future home base with room for a shop or equipment shed. Habitat is tuned for South Mississippi whitetails with edge cover, native browse, and creek bottom bedding already in place, and the existing plot openings set up predictable movement between water and feed. While recreation is the focus, the layout also supports livestock and smallfarm potential: convert cleared lanes and openings to pasture or hay, rely on the ponds and creek for multiple watering points, and use the interior roads for feeding and equipment access. With thoughtful fencing and a barn near the hilltop, rotational grazing for cattle, horses, or goats is practical, and higher ground offers room for an orchard or market garden to round out a self sufficient camp. Clean, quiet, and hunt ready, this tract functions as a capable hunting headquarters today with clear upside for a weekend cabin or fulltime homestead down the road.

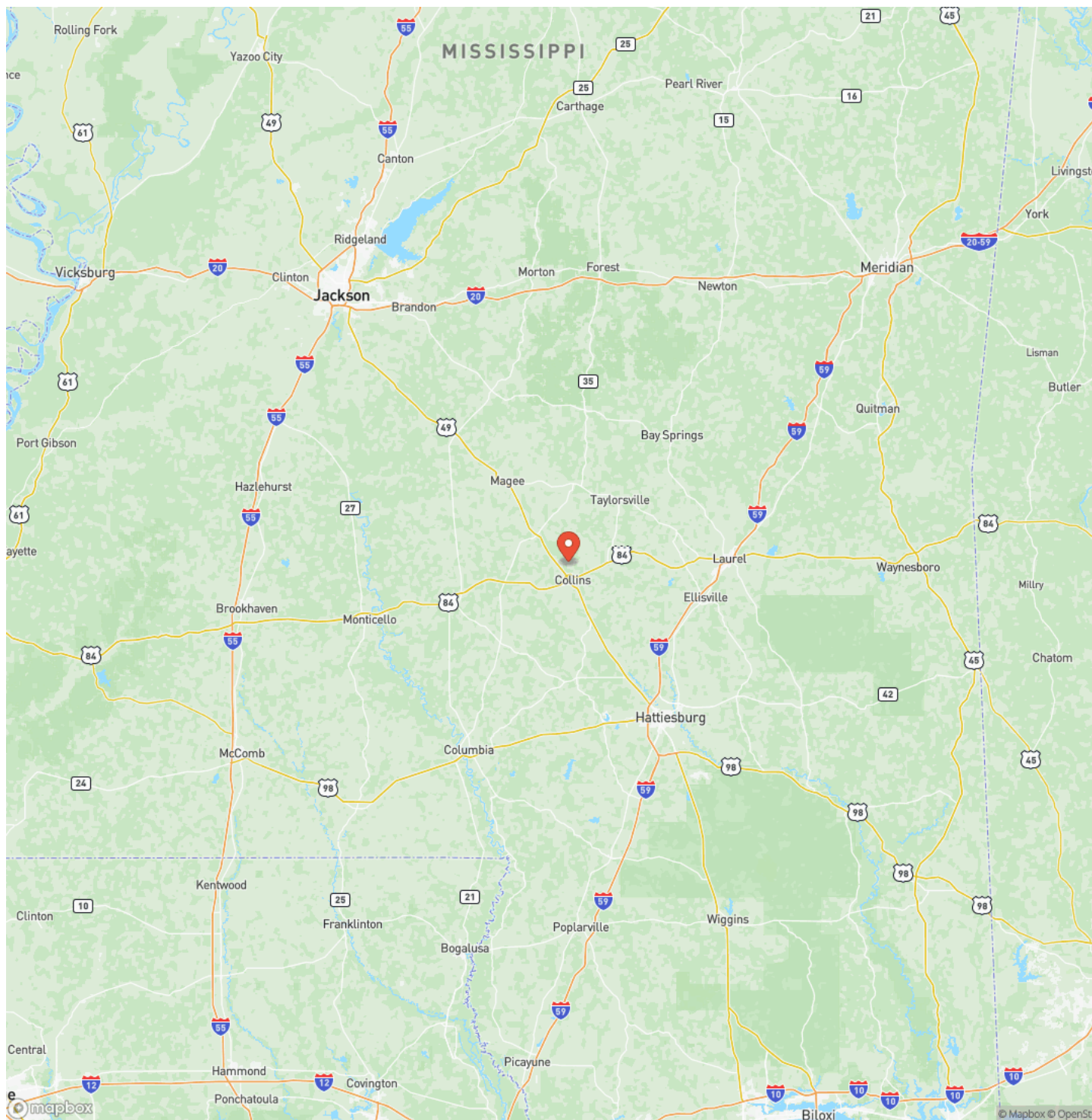
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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City / State / Zip

NOTES

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MORE INFO ONLINE:
MossyOakProperties.com

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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