

176 Acres St John Road Mendenhall, MS
St John Road
Braxton, MS 39044

\$485,000
176± Acres
Simpson County



**176 Acres St John Road Mendenhall, MS
Braxton, MS / Simpson County**

SUMMARY

Address

St John Road

City, State Zip

Braxton, MS 39044

County

Simpson County

Type

Hunting Land, Recreational Land

Latitude / Longitude

32.02411 / -89.920638

Taxes (Annually)

\$681

Acreage

176

Price

\$485,000

Property Website

<https://www.mossyoakproperties.com/property/176-acres-st-john-road-mendenhall-ms/simpson/mississippi/99478/>



PROPERTY DESCRIPTION

Discover a big, hunt-ready Mississippi tract with the kind of habitat diversity that keeps deer living on it year-round. This 176± acre property is located on St. John Road near Mendenhall, MS, and also features additional road frontage on Gardner Ray Road, giving you excellent access points for hunting, management, and future improvements.

The land is a strong mix for whitetail deer hunting, highlighted by natural regrowth that's approximately 6 years old-exactly the stage that produces thick bedding cover, security, and browse. This young growth, paired with pockets of mature hardwoods, creates a classic edge effect that deer love. A small, flowing branch winds through the property, providing a natural water source and adding another key ingredient for consistent deer activity. In addition, there are two additional ponds on the property, offering even more dependable water, potential fishing opportunities, and ideal locations for warm-season feeding areas or stand sites. The hardwoods along the branch and pond edges create natural travel corridors and pinch points, while the thicker regrowth areas hold deer close, especially during daylight hours.

Hunters will appreciate the internal trail system, making it easy to slip in and out of setups, check cameras, and maintain stands with minimal disturbance. The property includes openings that are ideal for food plots, with additional spots that could be expanded or improved for more plot acreage. Whether you prefer bowhunting tight funnels, setting up on plot edges, or catching cruising bucks along hardwood transitions, this tract offers multiple options and plenty of room to spread out.

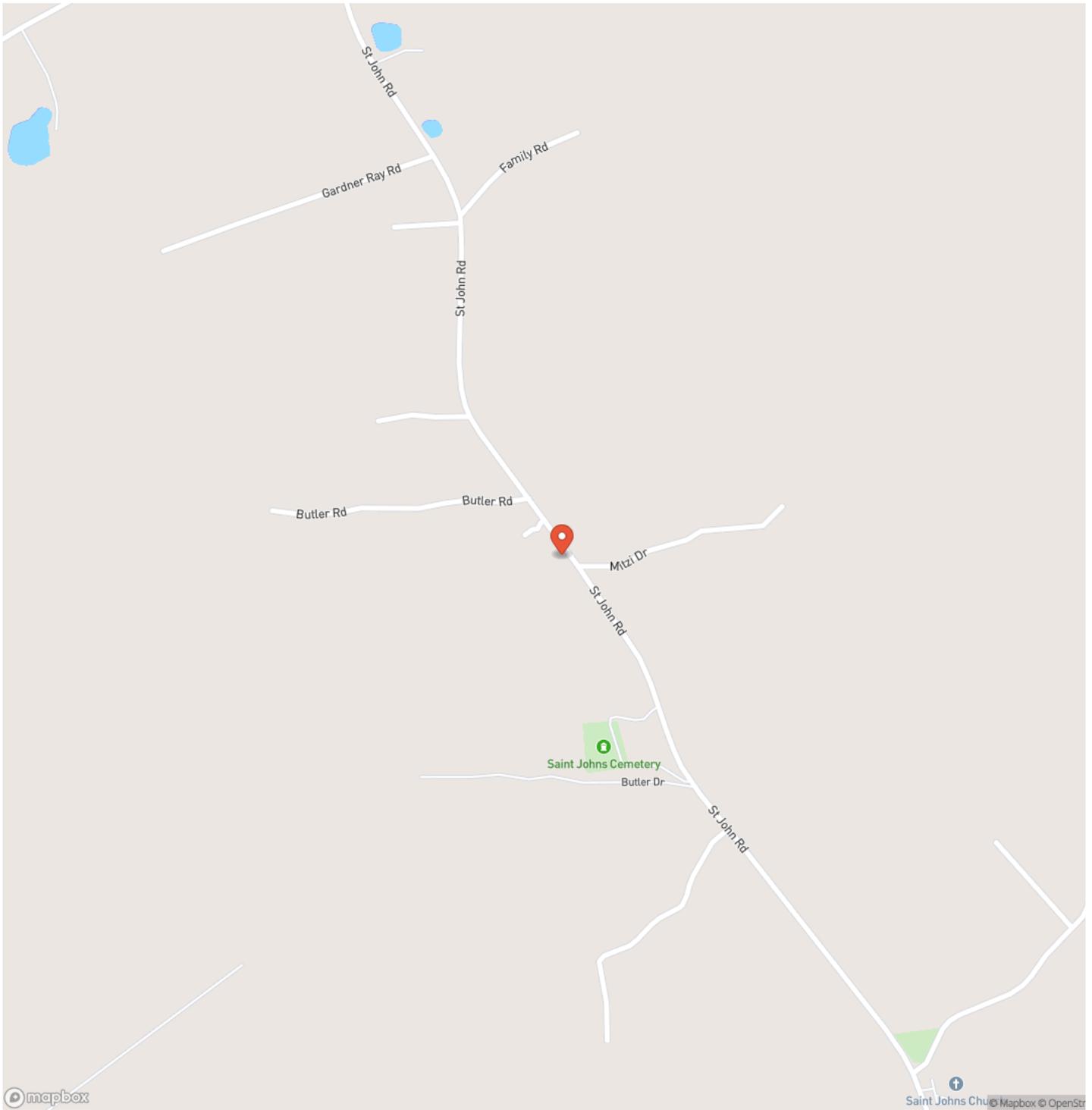
Beyond hunting, this land checks the box for homesite potential-build a camp or country home and enjoy a private, rural setting with great access. With strong frontage on two roads, a mix of cover and hardwoods, a flowing branch plus two ponds, trails, and food plot opportunities, this is the kind of place that can be enjoyed now and improved over time into a premier deer property.

If you've been searching for a large acreage tract near Mendenhall with proven deer habitat and the layout to hunt it right, put this one at the top of your list.

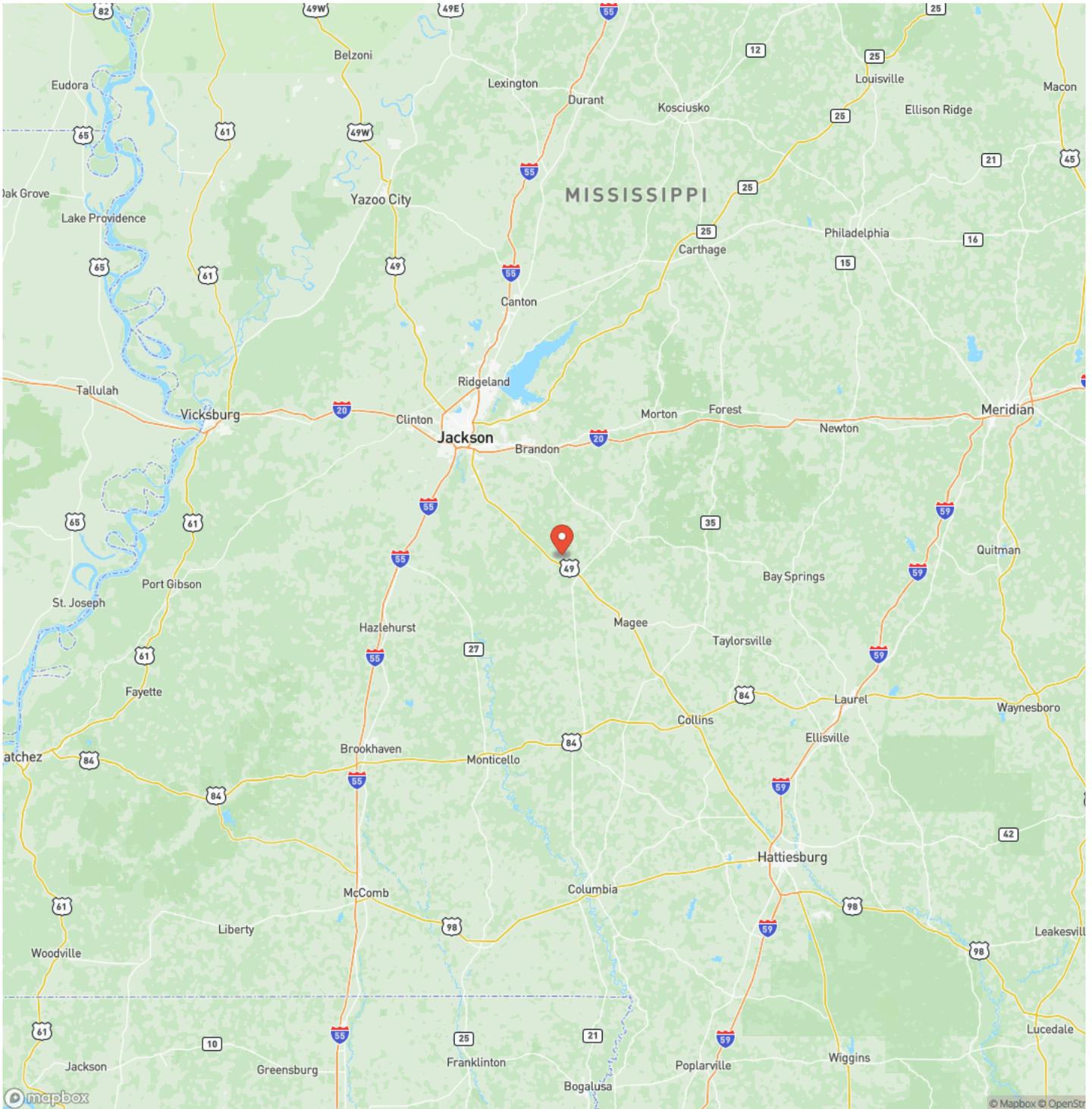
176 Acres St John Road Mendenhall, MS
Braxton, MS / Simpson County



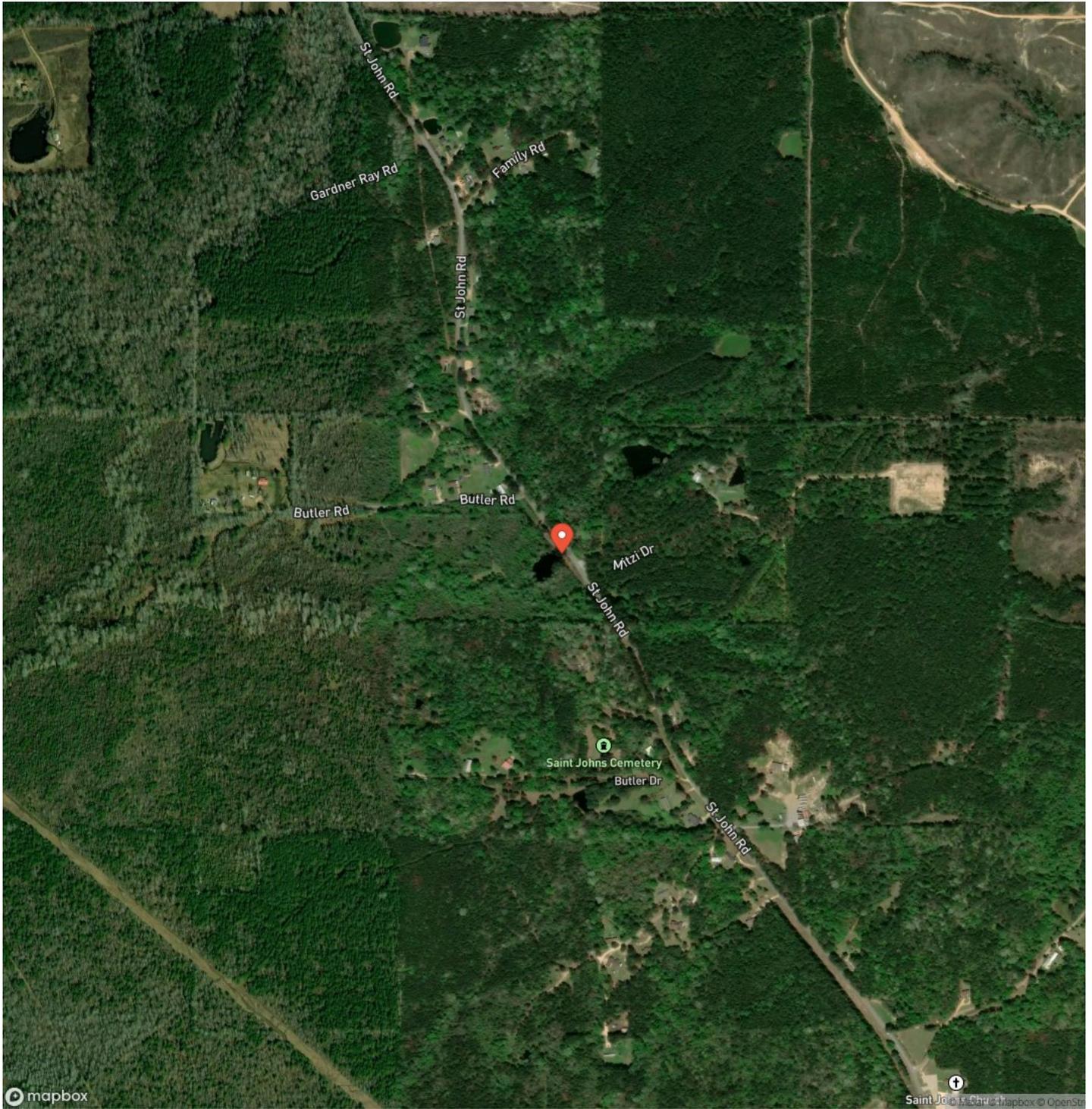
Locator Map



Locator Map



Satellite Map



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.

Mossy Oak Properties Posey Land Company
105 W Chickasaw St Suite C
Brookhaven, MS 39601
(601) 597-9378
MossyOakProperties.com
