

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**

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**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.mossoakproperties.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.

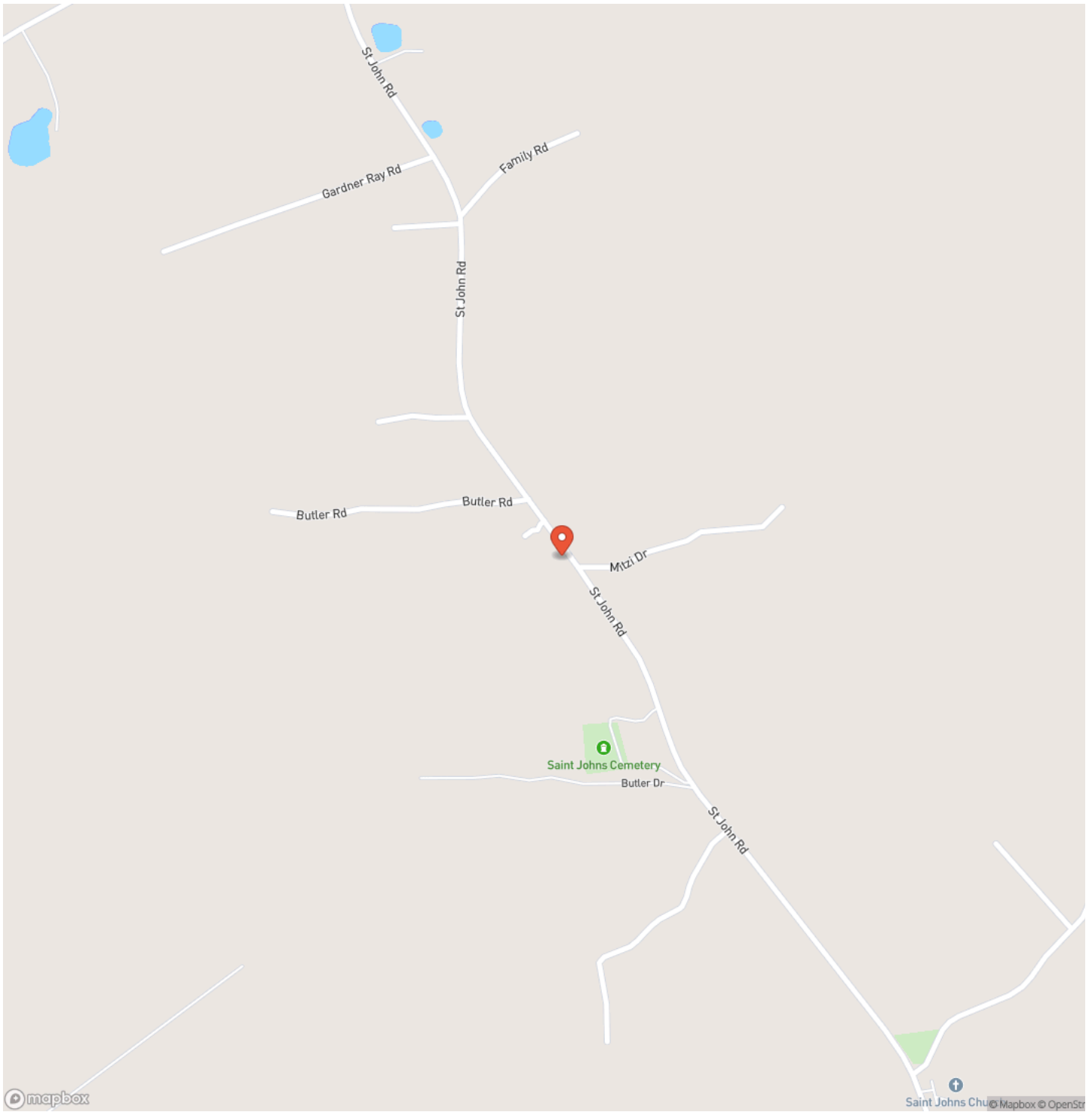
If you've been searching for a large acreage tract near Mendenhall with proven deer habitat and the layout to hunt it right, put this one at the top of your list.

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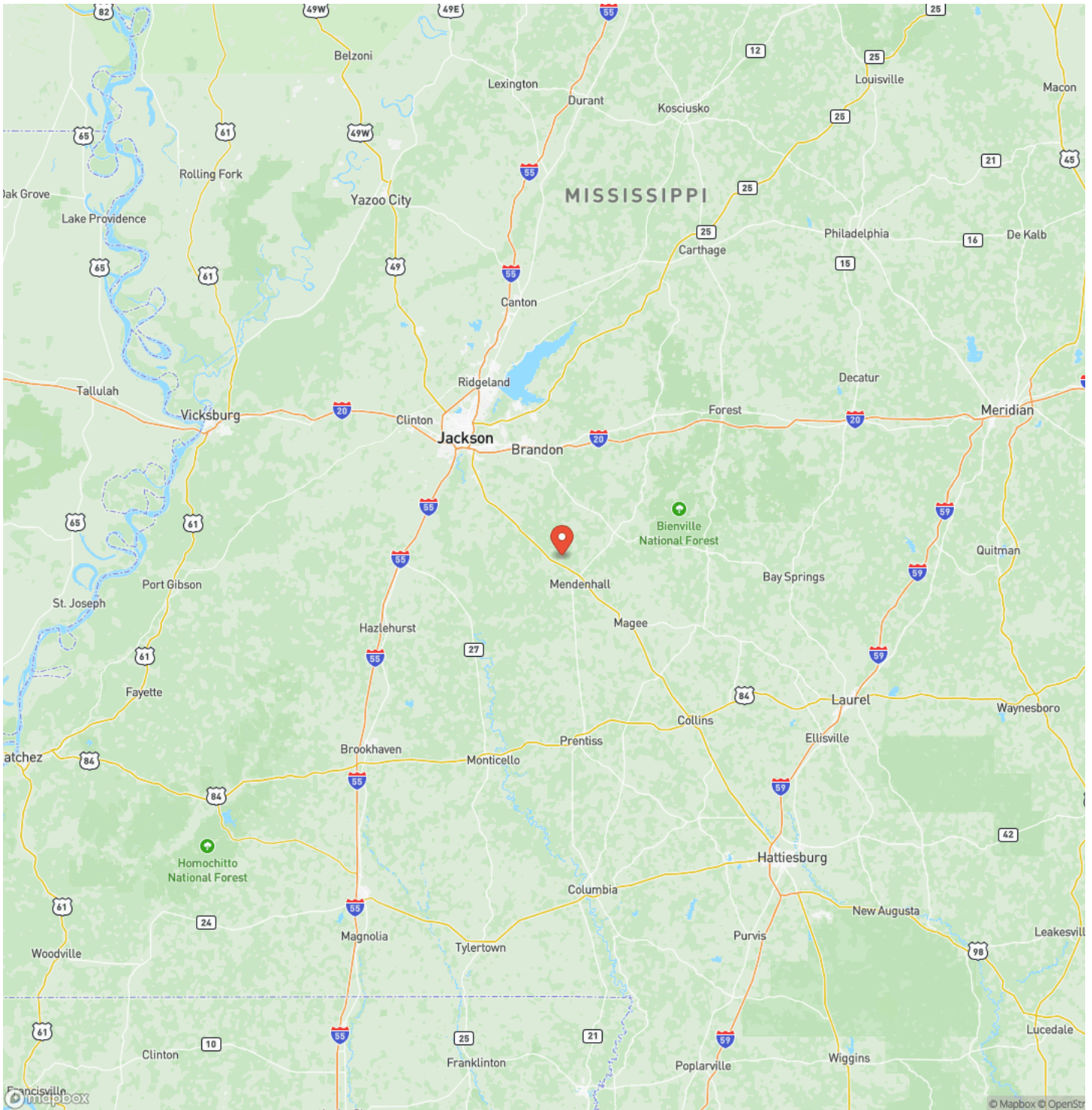
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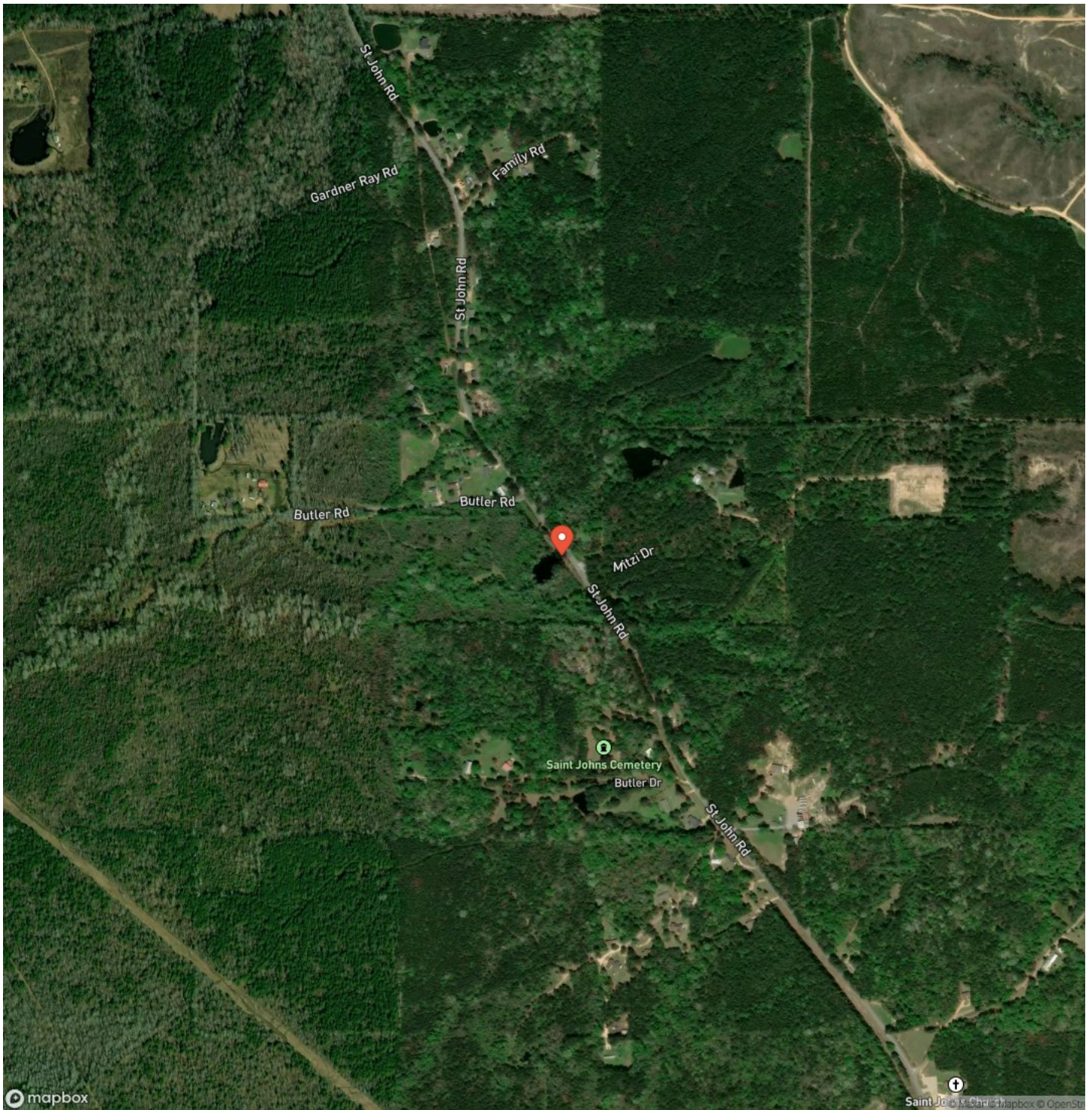
## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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