

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

**\$215,000**  
70.7± 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**

70.7

**Price**

\$215,000

**Property Website**

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



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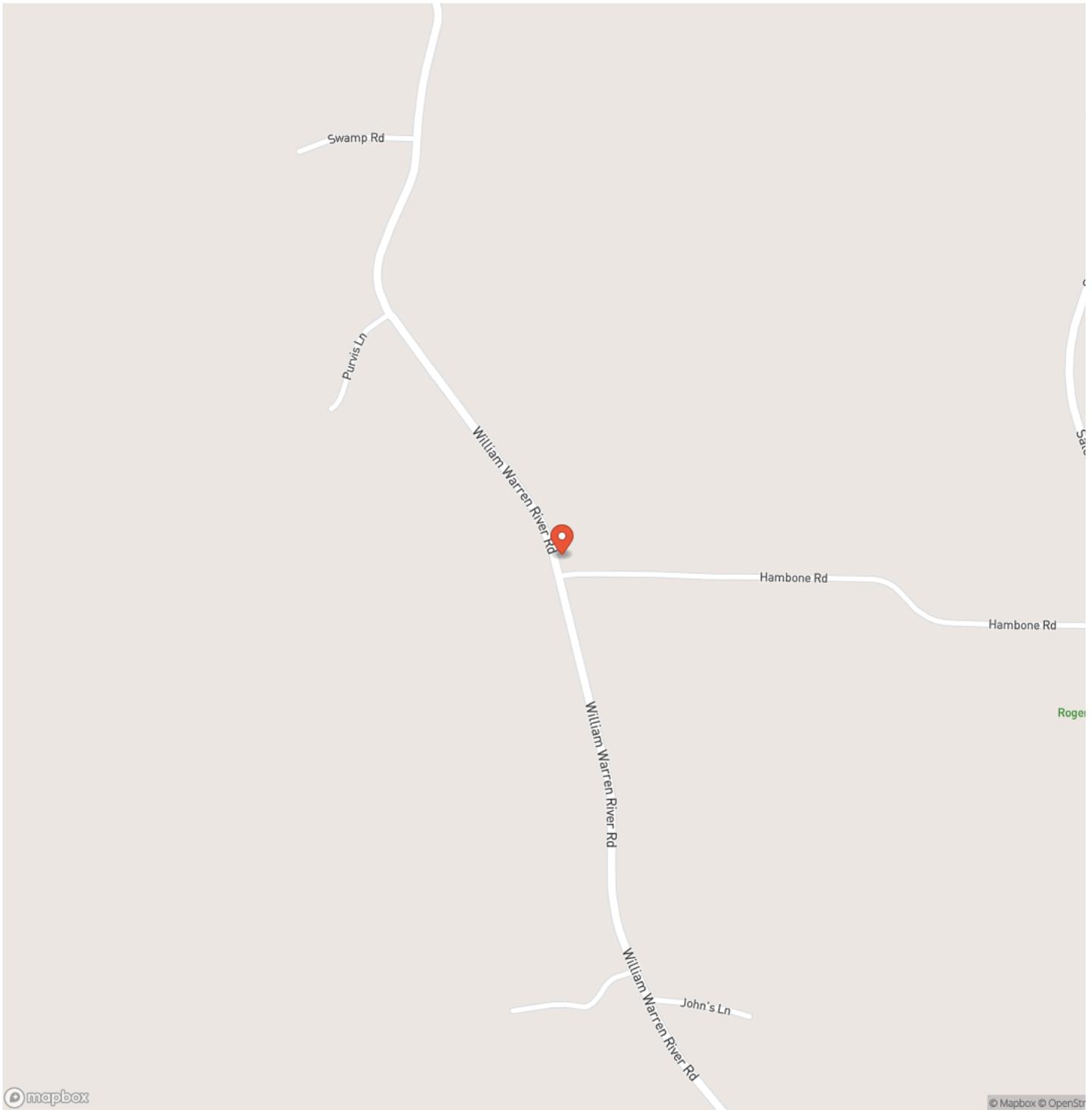
### PROPERTY DESCRIPTION

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.

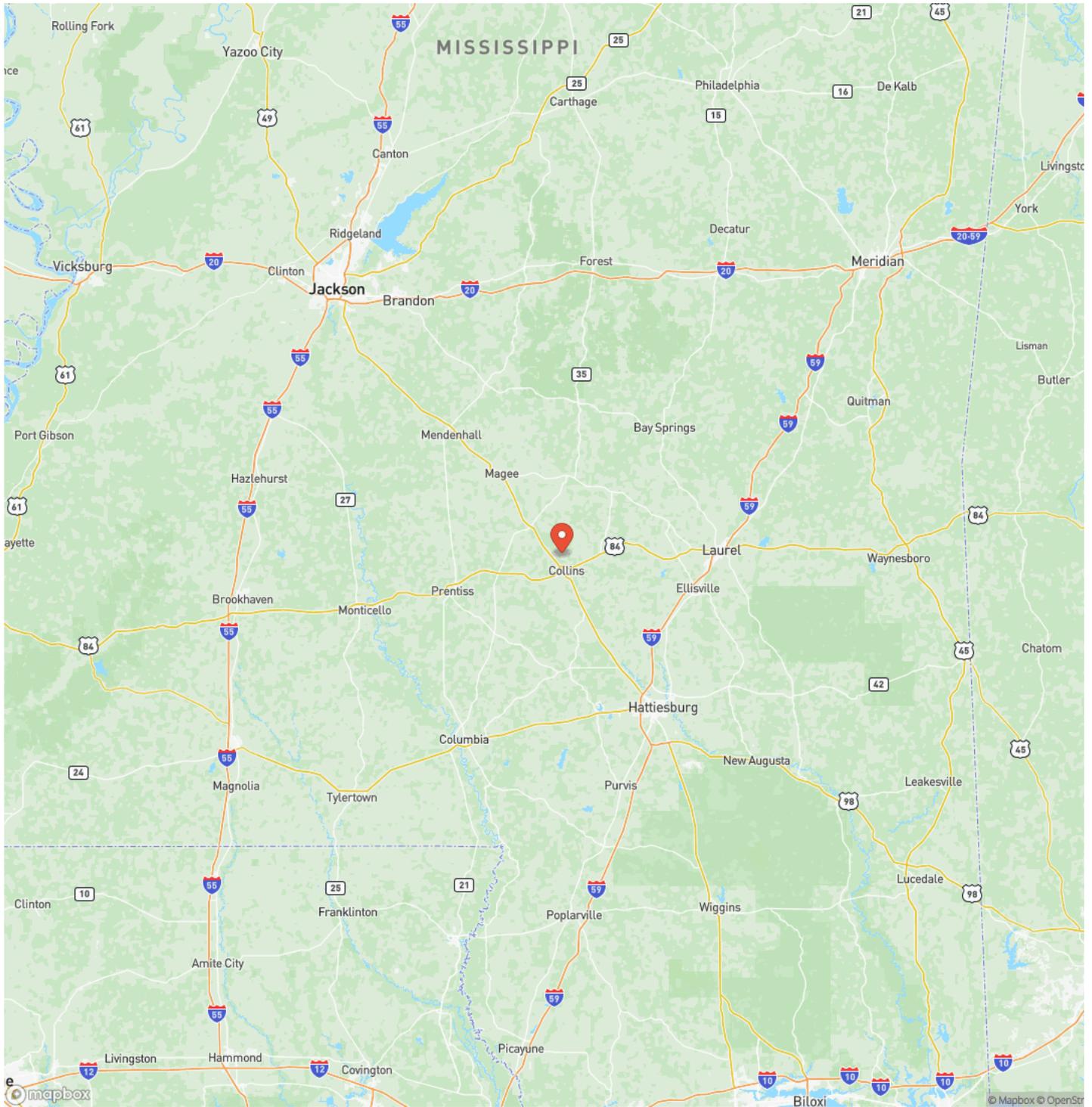
70 Acres on Blakely Creek  
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## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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

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