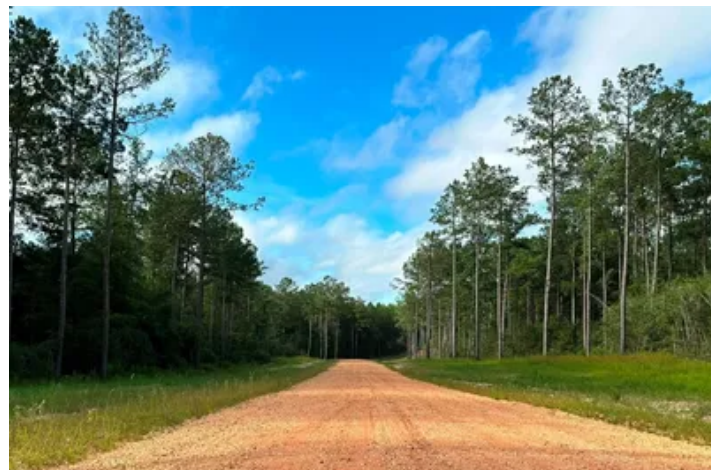


Sumrall Timber Reserve
303 Simms Road
Sumrall, MS 39482

\$1,695,750
170± Acres
Lamar County



Sumrall Timber Reserve
Sumrall, MS / Lamar County

SUMMARY

Address

303 Simms Road

City, State Zip

Sumrall, MS 39482

County

Lamar County

Type

Recreational Land

Latitude / Longitude

31.413716 / -89.486154

Acreage

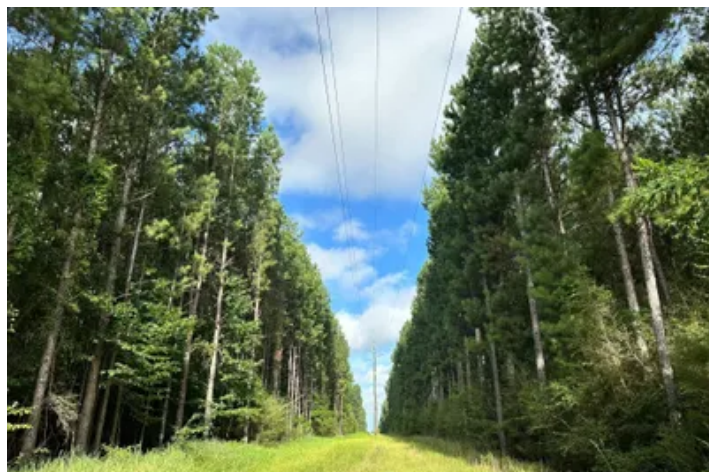
170

Price

\$1,695,750

Property Website

<https://americas.land/property/sumrall-timber-reserve-lamar-mississippi/113396/>



PROPERTY DESCRIPTION

Discover one of the finest timber investment and recreational properties available in the Sumrall, MS area. This exceptional 170-acre tract offers a rare combination of outstanding timber value, excellent hunting, and an ideal location just minutes from town. The property is stocked with approximately 24-year-old genetically improved Loblolly pine plantations, providing exceptional growth rates and outstanding current and long-term timber income potential. Whether you're seeking a solid timber investment or a legacy property for future generations, this tract delivers tremendous value.

A newly constructed 1,700-foot gravel road, built to county specifications, provides excellent interior access and establishes the foundation for an outstanding internal road system. The rolling terrain and mature pine stands create multiple opportunities for homesites, food plots, and additional trail development.

Wildlife is abundant with more than 10 acres of older hardwoods are preserved along the small streams throughout the property. . The area is well known for its high populations of whitetail deer, wild turkey, and quail, making this an outstanding destination for hunting enthusiasts and outdoor recreation.

Located within the highly desirable Sumrall School District, the property is only 3.5 miles from downtown Sumrall and approximately 10 miles from West Hattiesburg, offering the perfect balance of peaceful country living and convenient access to shopping, dining, healthcare, and employment. With power, community water, and high-speed fiber optic internet available along Simms Road, this property is perfectly suited for a private estate, family compound, recreational retreat, or long-term investment.

Property Highlights

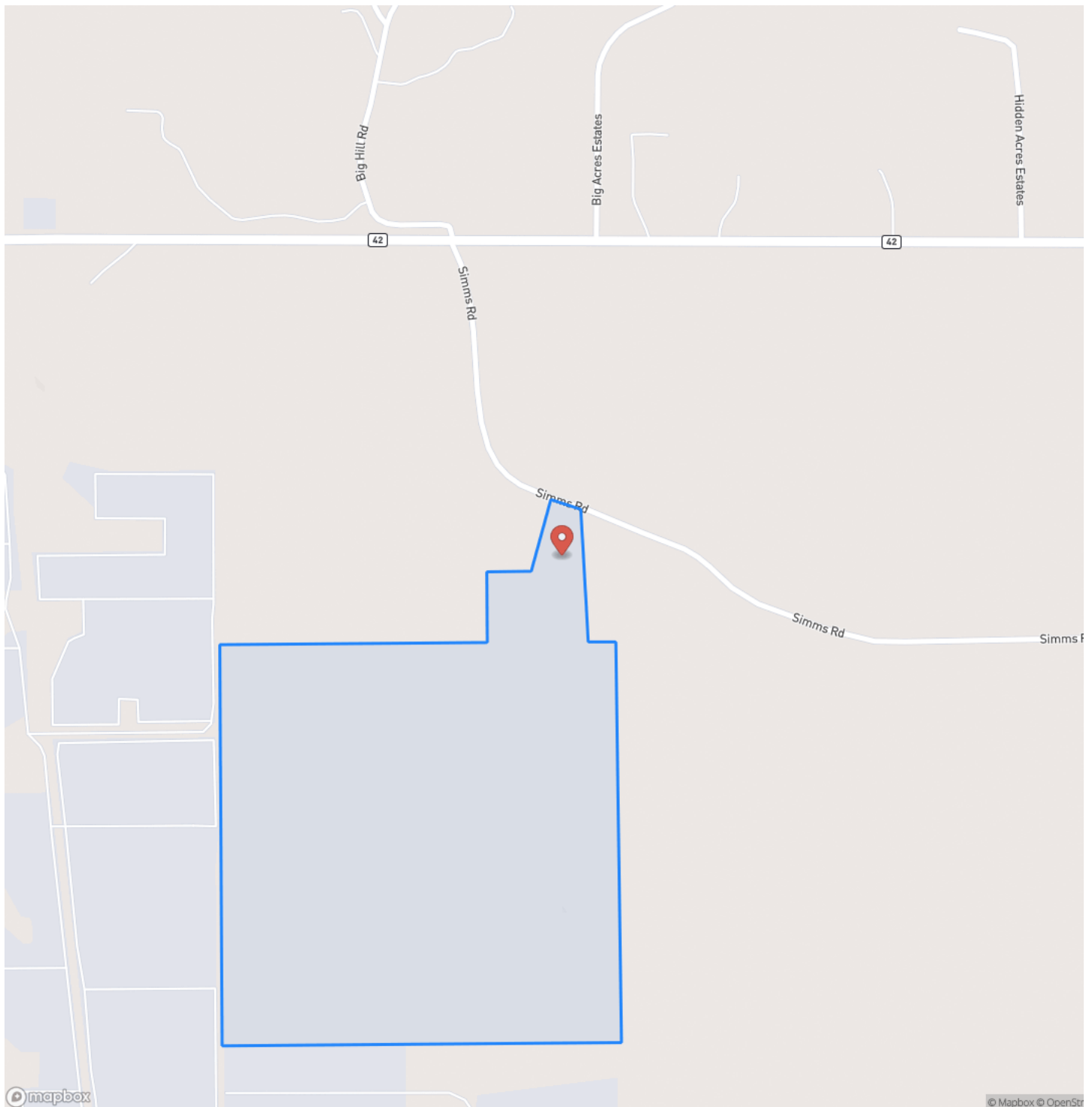
- 170± acres of premium timberland
- Approximately 24-year-old genetically improved Loblolly pine plantation
- Exceptional current and future timber revenue potential
- Outstanding deer, turkey, and quail hunting
- New 1,700-foot gravel road built to county specifications
- Excellent internal access with room for additional trails and food plots
- Utilities available, including power, community water, and fiber optic internet
- Sumrall School District
- Only 3.5 miles to Sumrall and 10 miles to West Hattiesburg

This is a rare opportunity to own a premium timber and recreational property in one of South Mississippi's most desirable locations. For additional information or to schedule a private tour, contact Listing Broker Mark Anderson at [\(601\) 596-2207](tel:6015962207) .

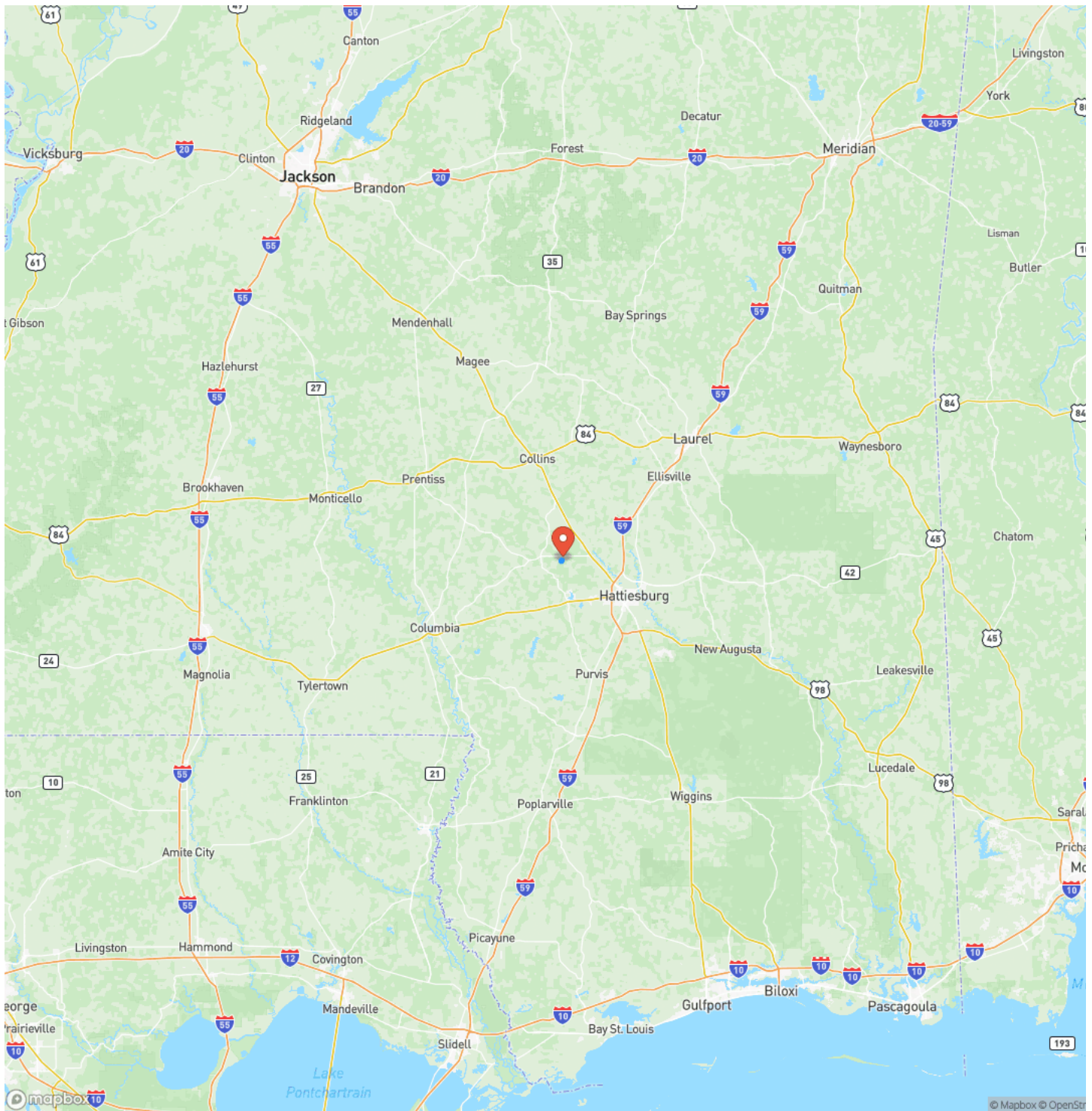
Sumrall Timber Reserve
Sumrall, MS / Lamar County



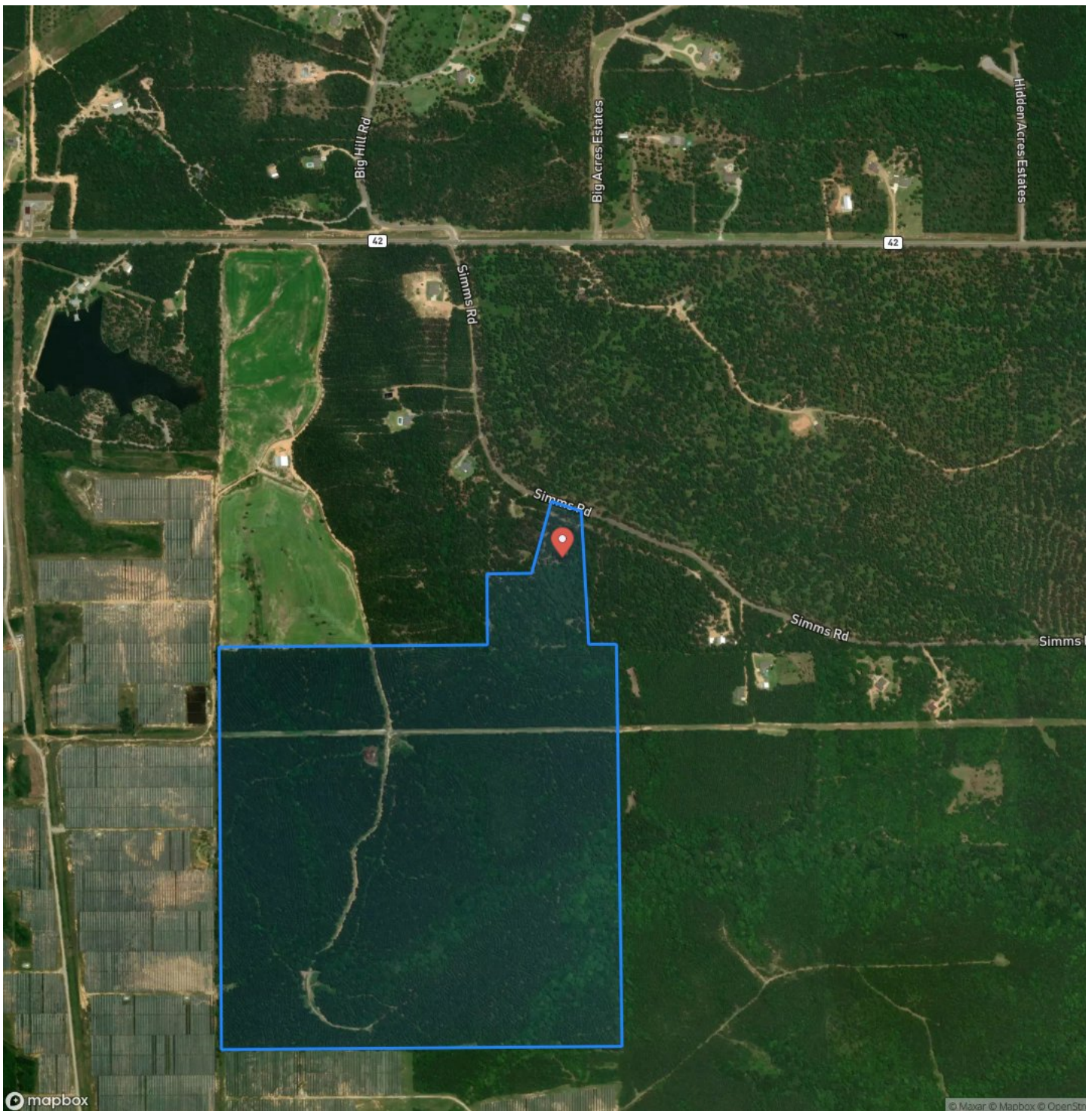
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Mark Anderson

Mobile

(601) 596-2207

Email

manderson@americas.land

Address

11 Willow Bend Drive,

City / State / Zip

NOTES

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