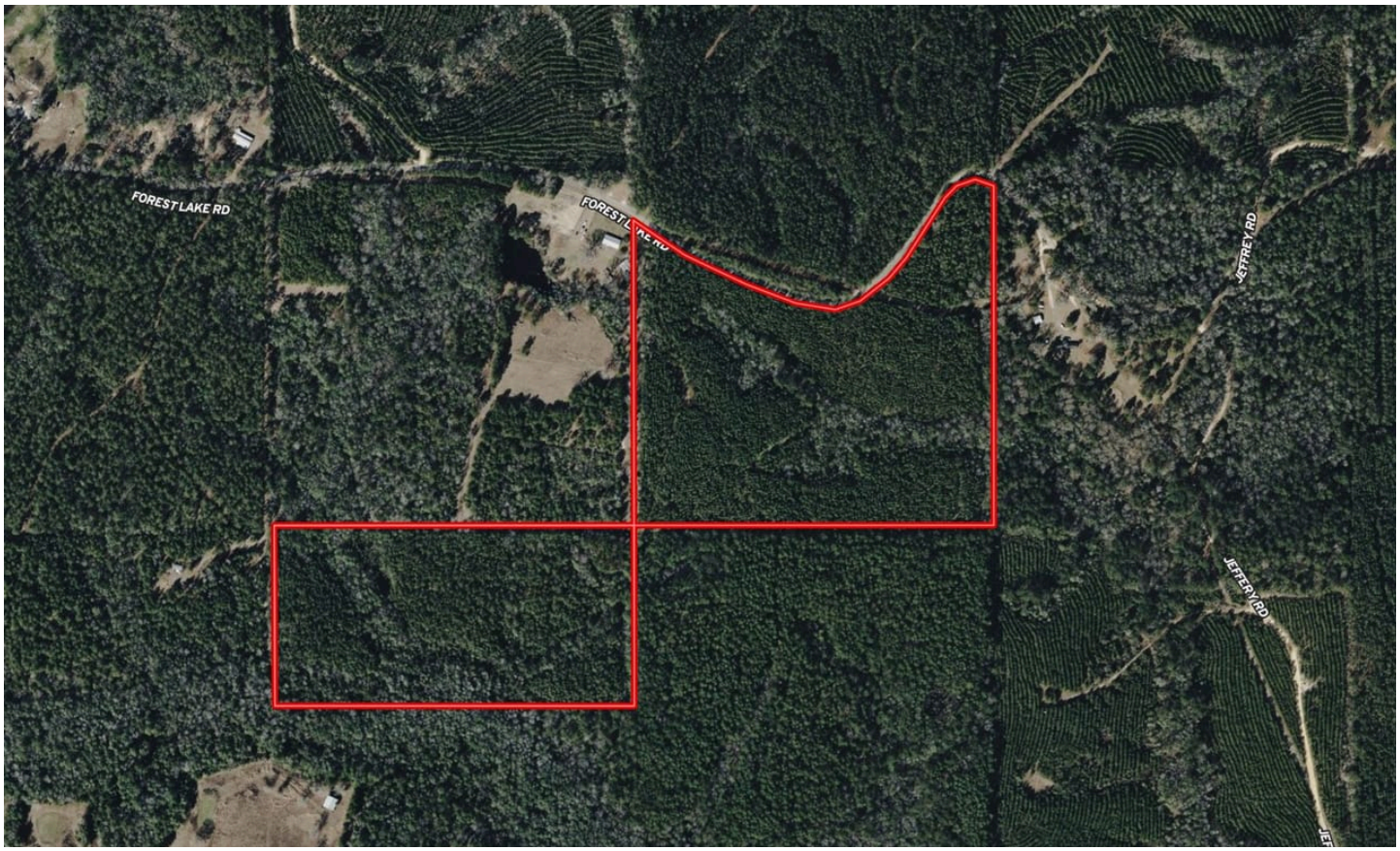
52 Forest Lake Road Perry County
259 Forest Lake Road
Beaumont, MS 39423

$225,000
52± Acres
Perry County







SUMMARY

Address
259 Forest Lake Road

City, State Zip
Beaumont, MS 39423

County
Perry County

Type
Hunting Land, Timberland, Recreational Land

Latitude / Longitude
31.10185 / -88.85155

Taxes (Annually)
$190

Acreage
52

Price
$225,000

Property Website
www.mossyoakproperties.com



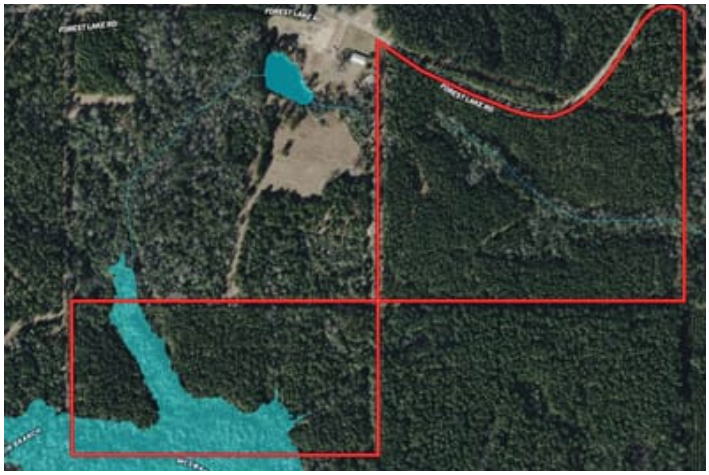


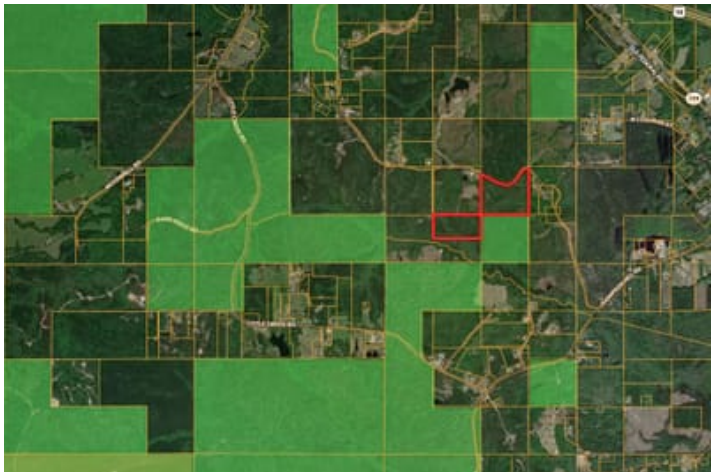


PROPERTY DESCRIPTION

52± Acre Hunting Retreat in Beaumont, Mississippi. Escape to a true sportsman's paradise on Forest Lake Road in Beaumont, Mississippi. Conveniently located just off Highway 98 on a lightly traveled road, this exceptional property consists of two parcels totaling approximately 52 acres and offers outstanding hunting and recreational opportunities. The land supports a healthy wildlife population, including trophy deer and abundant wild turkey. Bordering the De Soto National Forest along the rear boundaries of both parcels, the property provides additional privacy and a vast natural backdrop for outdoor enthusiasts. Three natural springs, which run under normal conditions, help provide a dependable water source for wildlife. Established food plots and shooting houses are already in place, making the property ready to enjoy from day one. The acreage features a healthy mix of pine and hardwood timber. Pine trees on the front parcel are estimated to be 12 to 15 years old, while the timber on the rear parcel, including both pines and hardwoods, is generally 15 years old or older. No need to build a hunting camp. A well-constructed 10' x 16' cabin is already situated on the secluded rear parcel, away from the road for maximum privacy. The cabin comfortably accommodates 4 to 6 people and is equipped with electricity, heating, and air conditioning. A covered 10' x 10' front porch provides the perfect place to relax and enjoy the peaceful surroundings. The owner is willing to leave all appliances and the water cistern with the property, making this a turnkey hunting and recreational retreat. Property Highlights: 52± acres across two parcels. Excellent deer and turkey hunting. Borders De Soto National Forest. Three natural springs. Established food plots and shooting houses. Pine and hardwood timber. 10' x 16' camp with electricity, heat, A/C, and covered 10' x 10' porch. Appliances and water cistern included. This is a rare opportunity to own a secluded, ready-to-use hunting property in the heart of South Mississippi.



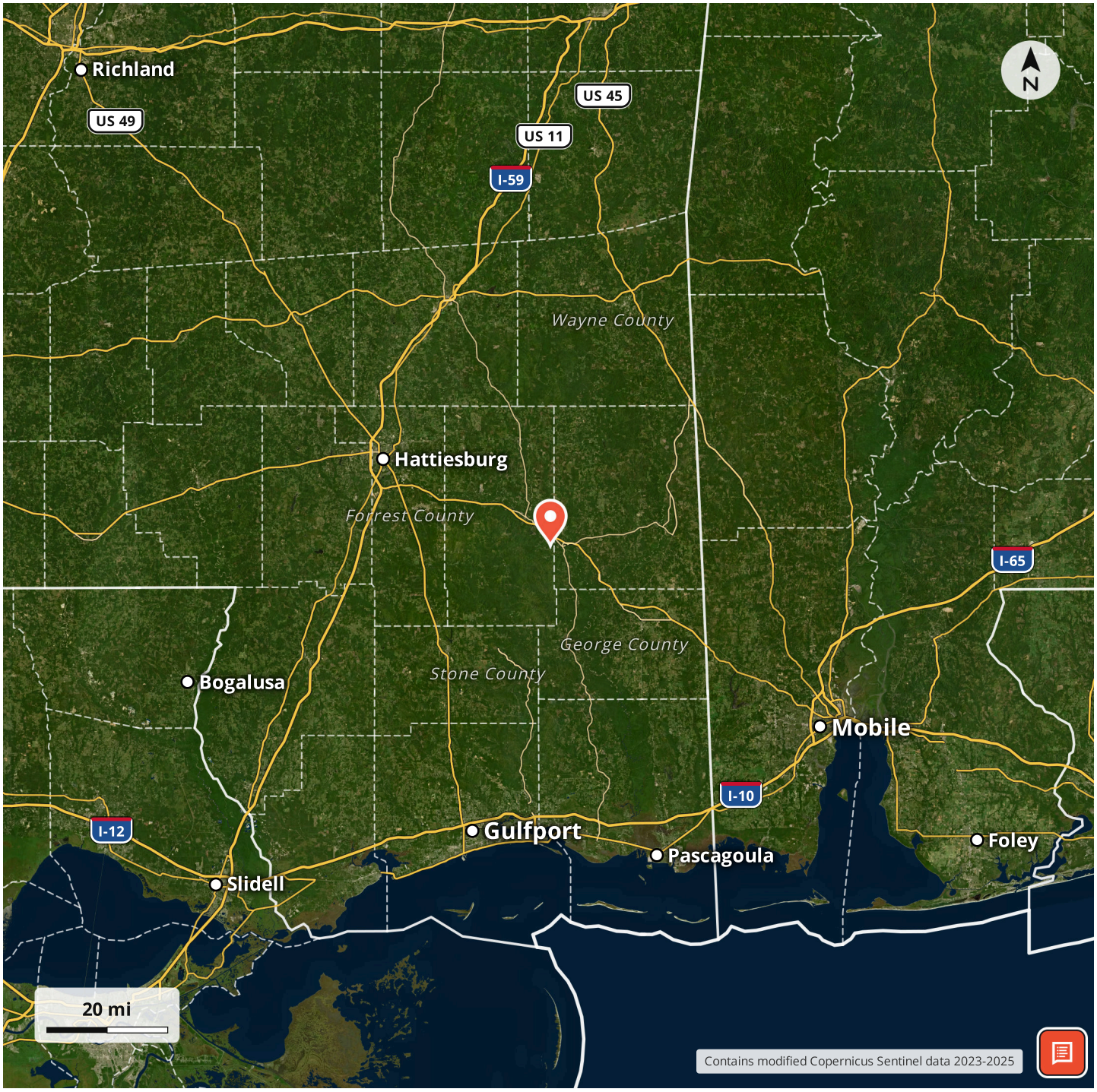




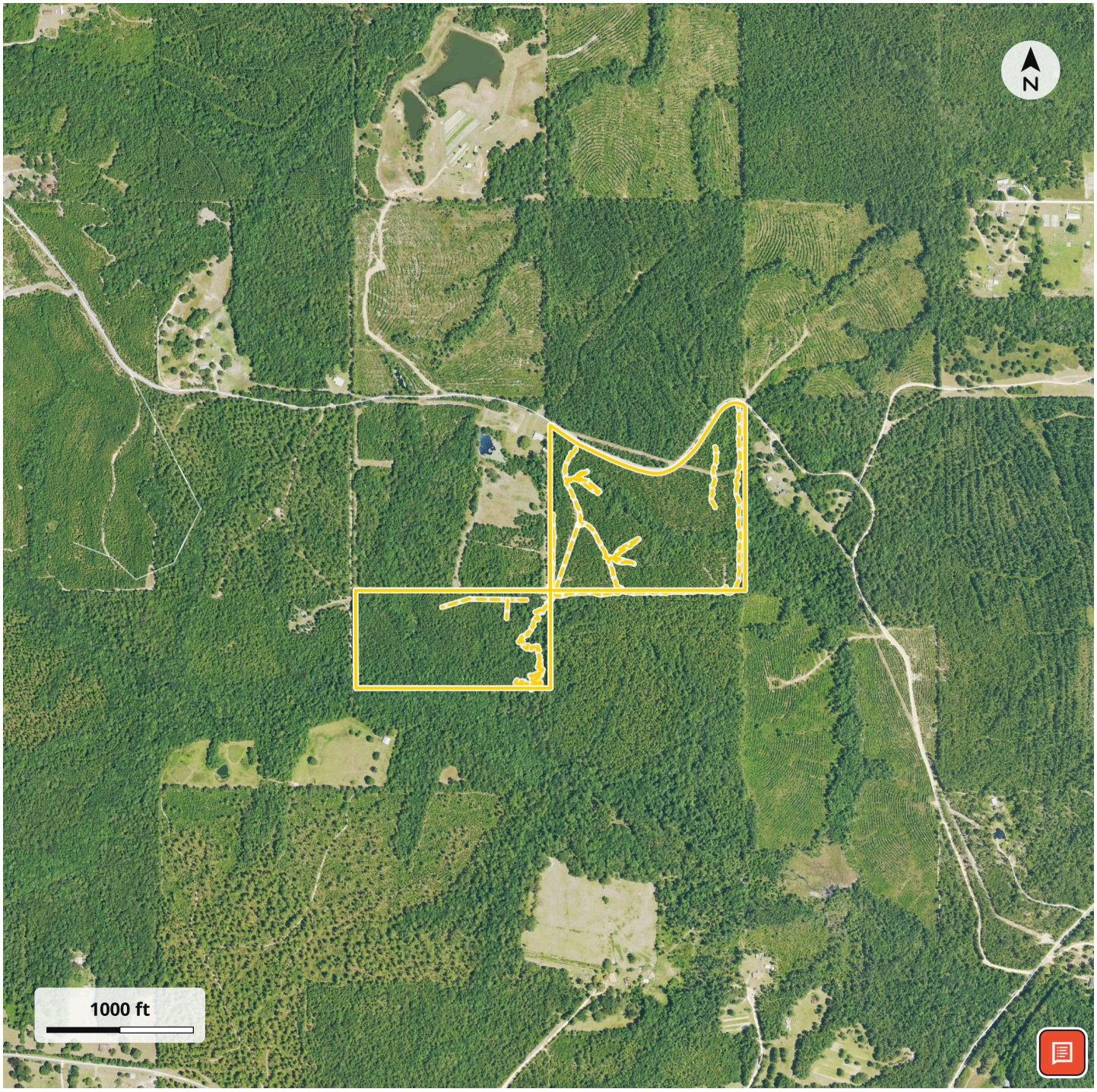




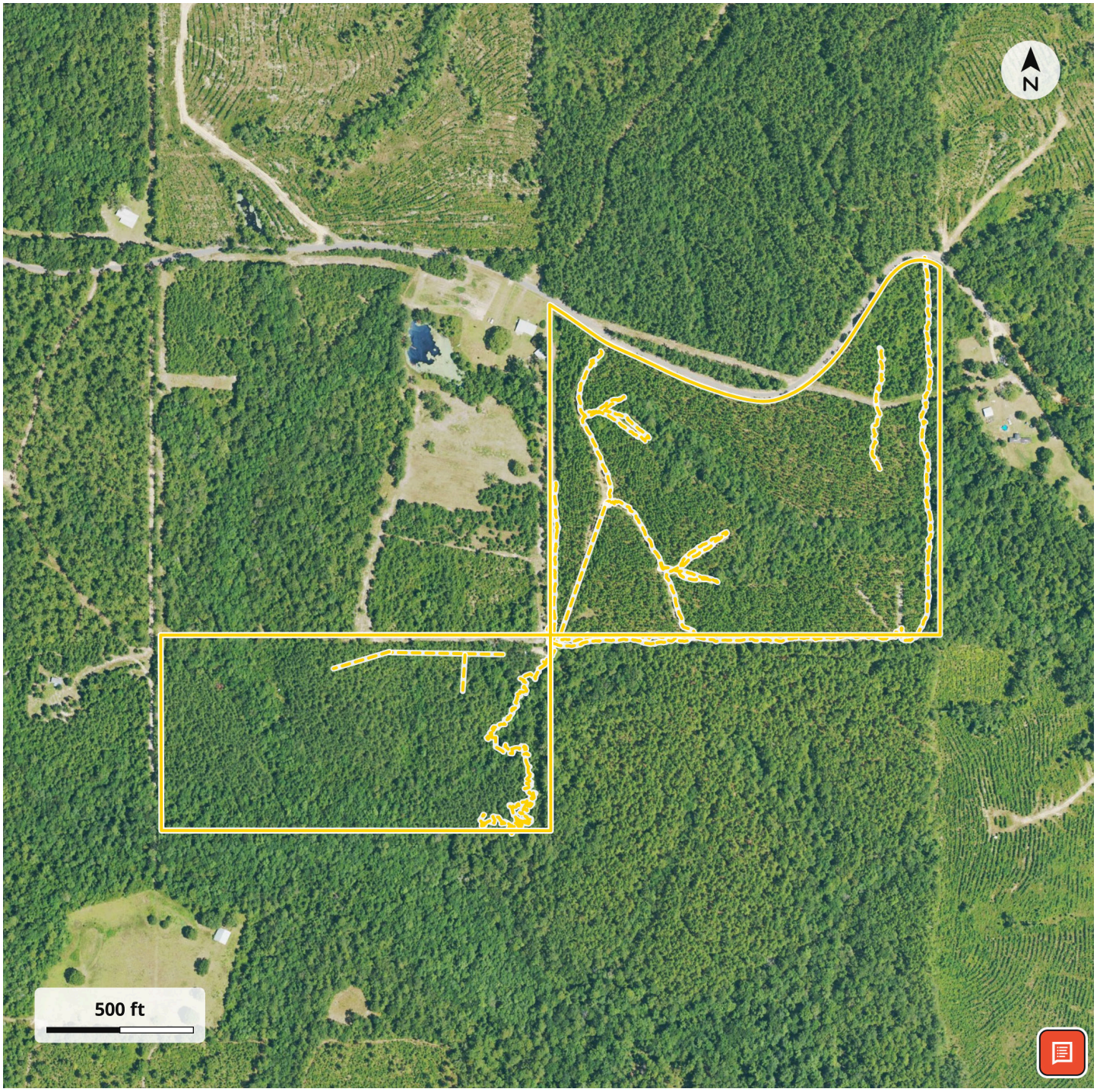
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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NOTES

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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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