The Butler 37 and Cabin – 37 Acres of Hunting Land with a Furnished 2-Bedroom Cabin on Paved Butler Road, Macon, MS
8177 Butler Rd
Macon, MS 39341

$219,900
37± Acres
Noxubee County







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Macon, MS / Noxubee County

SUMMARY

Address
8177 Butler Rd

City, State Zip
Macon, MS 39341

County
Noxubee County

Type
Hunting Land, Single Family

Latitude / Longitude
33.03014 / -88.774999

Dwelling Square Feet
792

Bedrooms / Bathrooms
2 / 1

Acreage
37

Price
$219,900

Property Website
www.mossyoakproperties.com







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

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Macon, MS / Noxubee County

PROPERTY DESCRIPTION

37 +/- Acres of Hunting Land with a Furnished 2-Bedroom, 1-Bath Cabin, Skinning Shed and Storage Buildings on Paved Butler Road - Noxubee County, Mississippi

Quick facts

- Acreage: 37 +/- acres
- Location: Macon, Noxubee County, Mississippi 39341
- Price: $219,900
- Property type: Hunting Land, Single Family
- Road access: County Road (paved surface)
- Land cover: Wooded
- Wildlife: Small Game, Turkey, Whitetail Deer
- Improvements: Cabin, Shed, Outbuilding
- Utilities: Electricity Connected, Water Connected
- Current use: Hunting, Residential
- Possible uses: Hunting, Recreational, Residential, Single Family
- Cabin: about 792 sq. ft., 2 bedrooms, 1 bath, furnished; turnkey
- Outbuildings: two storage buildings, one with a concrete floor set up as a skinning shed
- Listing agent: Wendell Giesbrecht, Mossy Oak Properties Bottomland Real Estate (Golden Triangle, West Point office)

The Butler 37 and Cabin is a turnkey hunting retreat in the Butler community of Noxubee County, Mississippi, at 8177 Butler Road outside Macon. Thirty-seven acres of hunting land come with a two-bedroom, one-bath cabin that sells furnished, two storage buildings, and paved road frontage, so the new owner can hunt the first weekend after closing.

The cabin and buildings

- 792 sq. ft. cabin with 2 bedrooms and 1 full bath; the furniture stays
- Two storage buildings, one with a concrete floor already set up as a skinning shed
- Electricity and water in place at the cabin
- Paved access on Butler Road with clearly defined frontage

The land and the hunting

Thirty-seven acres of varied terrain and natural cover in one of Mississippi's best-known deer and turkey counties. Noxubee County's Black Prairie soils and hardwood drains hold heavy deer numbers, and the Noxubee National Wildlife Refuge and tens of thousands of acres of timber company land around it mean the game is not confined to any one tract. Small game is plentiful as well.

Location

Butler Road is west of Macon in the Butler community, about 20 minutes from Macon and Highway 45, 45 minutes from Columbus and Starkville, and about an hour and a half from Meridian. It works as a weekend camp from the Golden Triangle or a full-time home for someone who wants to live in the woods with a paved road to the door.

Offered by Mossy Oak Properties Bottomland Real Estate

Listed by Wendell Giesbrecht with Mossy Oak Properties Bottomland Real Estate, a Mississippi land brokerage with offices in West Point (Golden Triangle), Madison (Central Mississippi) and Clarksdale (Delta). The brokerage specializes in hunting land, timberland, farms, recreational tracts and rural homes across Mississippi. Showings are by appointment with the listing agent.

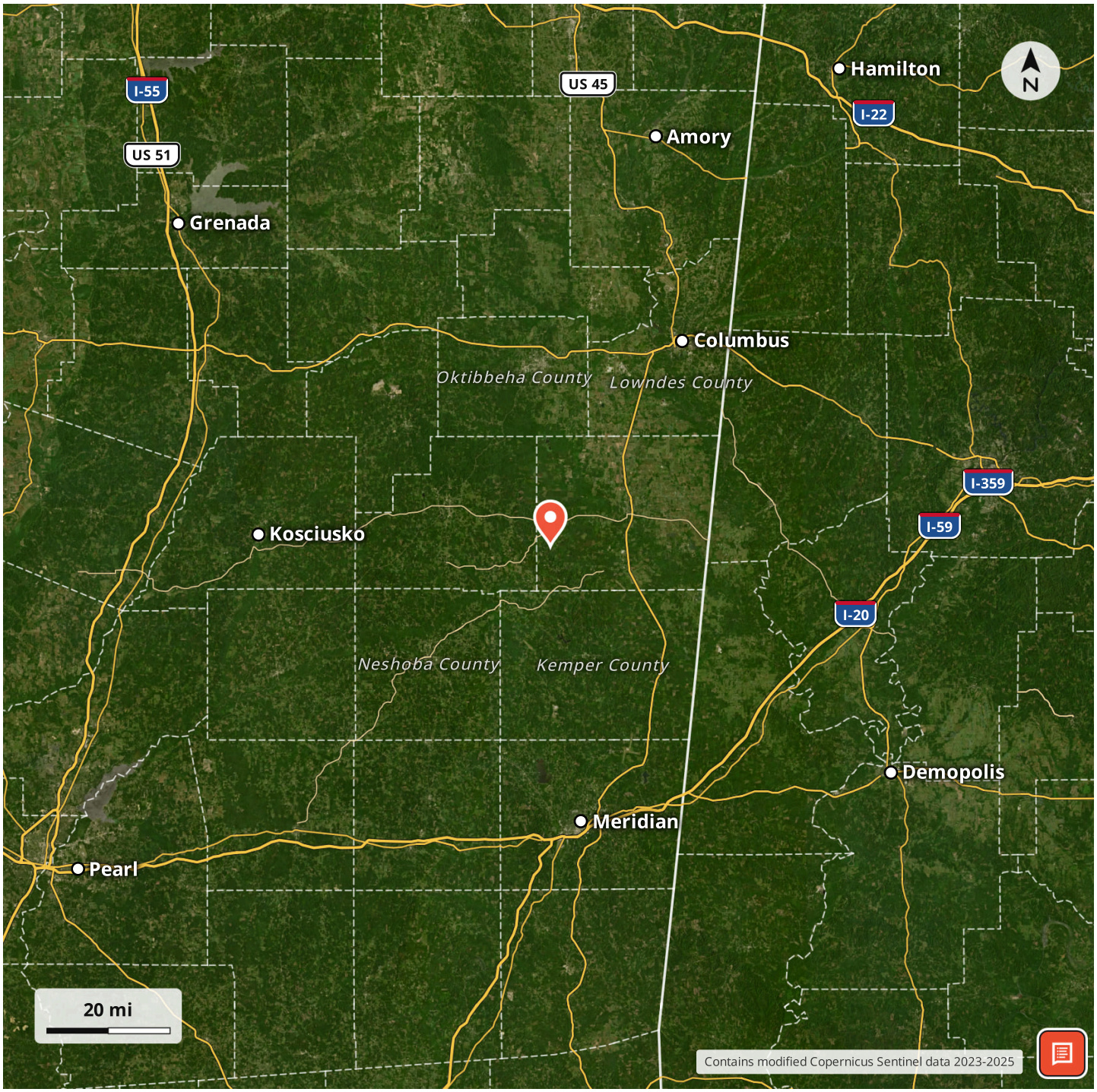
Acreage, boundaries, distances and timber figures are approximate and should be verified by the buyer. Offered subject to prior sale, price change or withdrawal.



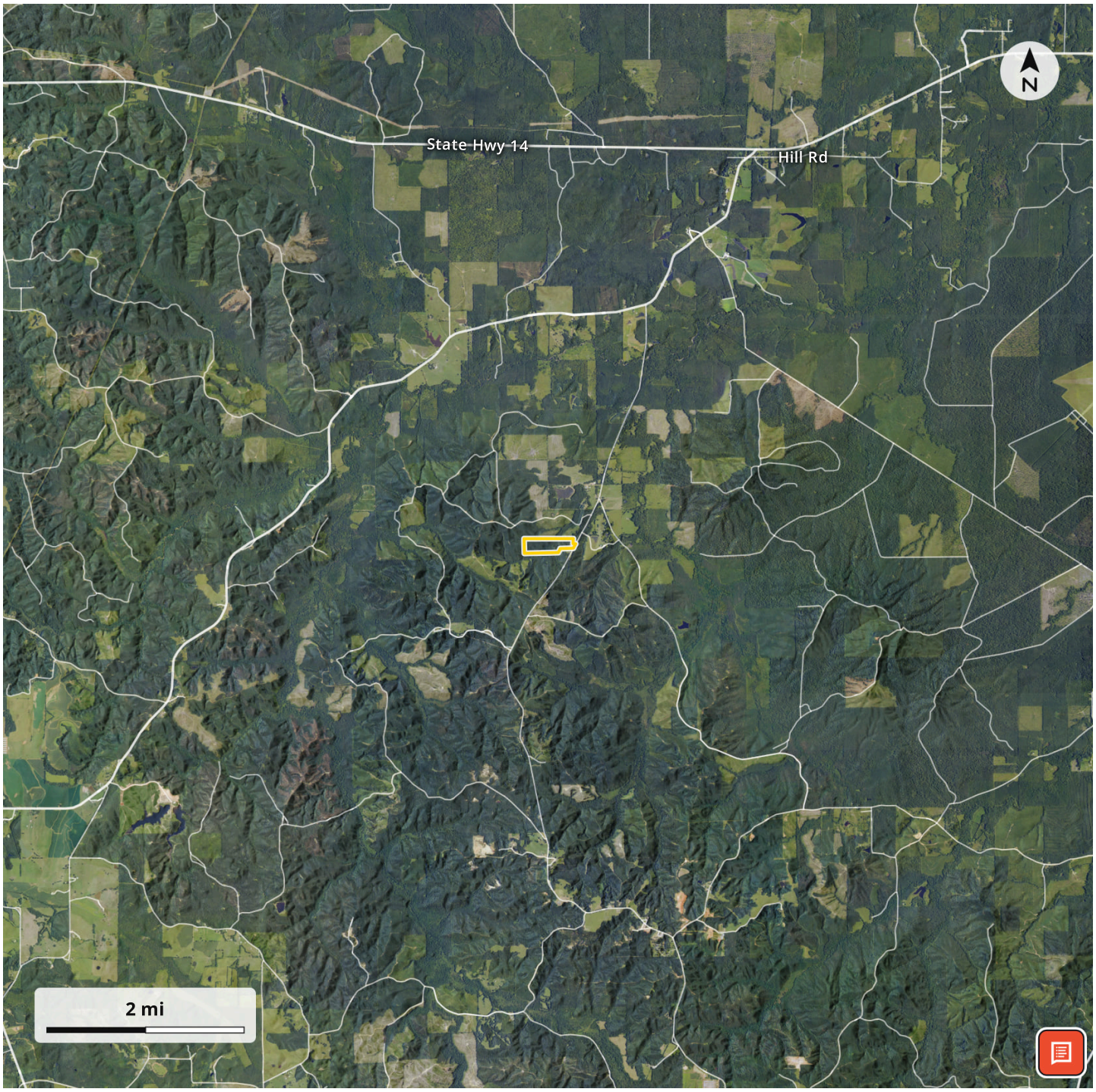




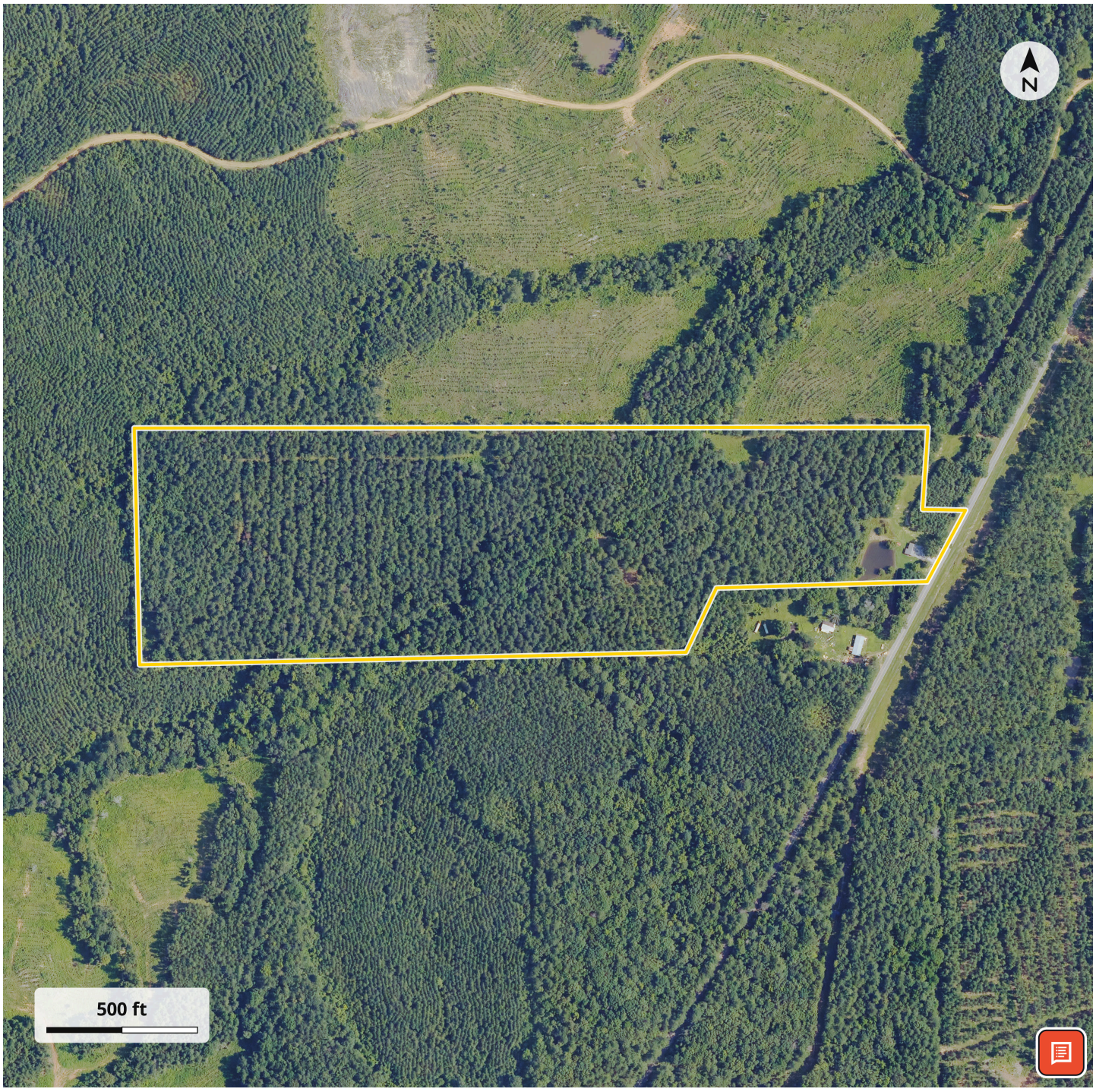

Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip
West Point, MS 39773

NOTES

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DISCLAIMERS

All information is taken from public records. Listing agent did not measure. Buyer assumes all responsibilty to verify all information.

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