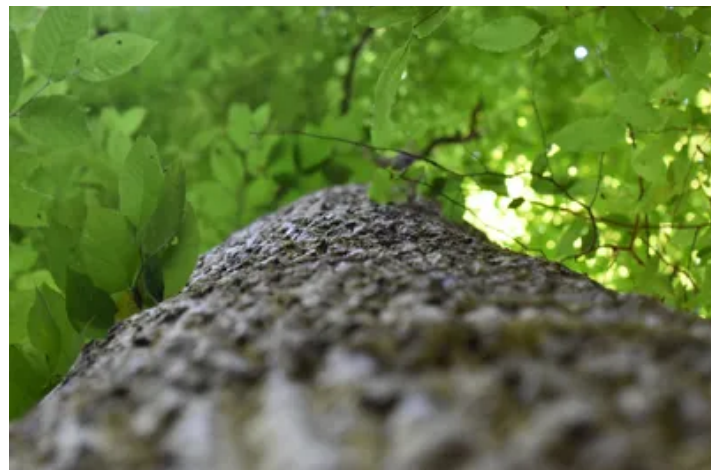


James Creek West
Russum Westside Road
Port Gibson, MS 39150

\$75,000
24.6± Acres
Claiborne County



James Creek West
Port Gibson, MS / Claiborne County

SUMMARY

Address

Russum Westside Road null

City, State Zip

Port Gibson, MS 39150

County

Claiborne County

Type

Hunting Land, Recreational Land, Timberland, Undeveloped Land

Latitude / Longitude

31.914351 / -91.115134

Taxes (Annually)

\$49

Acreage

24.6

Price

\$75,000

Property Website

<https://moplandandhome.com/property/james-creek-west/claiborne/mississippi/112400/>



PROPERTY DESCRIPTION

Escape to the natural beauty of James Creek West, a 24.6-acre haven nestled located West of Port Gibson, Mississippi. This exceptional property in Claiborne County offers a pristine canvas for outdoor enthusiasts, combining the allure of a heavily wooded landscape with prime opportunities for a potential home site, cabin location, hunting and recreation. Imagine owning a slice of the south where diverse wildlife roams freely and the tranquility of nature is your daily companion.

Location

Situated near the charming city of Port Gibson, Mississippi, this property benefits from its Claiborne county setting, offering a peaceful rural escape while remaining accessible. The area provides a wonderful balance of natural splendor and community charm, perfect for those seeking a retreat from the everyday.

Land and terrain

The 24.6 acres of James Creek West present a predominantly natural state, characterized by a heavily wooded landscape with towering Red Oaks, Tulip Poplar and Sweet Gums with scattered mature Loblolly Pines. The terrain offers varied contours, creating an engaging environment for exploration and wildlife habitat. Buyers will appreciate the freedom to shape this land to their vision, whether for recreational trails or a private sanctuary.

Improvements and infrastructure

This property offers a blank slate, inviting new owners to envision and implement their desired improvements. Without existing structures, the opportunity for custom development, whether a cabin, hunting lodge, or other recreational facilities, is entirely yours to define and create.

Water and utilities

A beautiful drain meanders through the property, providing a natural site for pond development or a natural water source that enhances the land's ecological value and recreational appeal. Regarding utilities, the property has access to electric service on its SE boundary, and water service would require a private well. The new owner has the flexibility to explore and establish connections to suit their specific needs, ensuring modern comforts can be integrated into this natural setting.

Wildlife and vegetation

James Creek West is a vibrant ecosystem, teeming with diverse wildlife including hogs, small game, turkey, and whitetail deer, making it a hunter's paradise. The property's heavily wooded and natural state provides an ideal habitat, fostering a rich environment for these species to thrive. The abundant vegetation further enhances the natural beauty and ecological balance of the land.

Current and potential use

Currently utilized for hunting, recreational activities, and timber, this versatile property offers immense potential for continued enjoyment in these areas. Future owners can expand upon these uses, perhaps developing ATV trails or further enhancing its recreational appeal, making it a perfect multi-faceted investment for outdoor lovers.

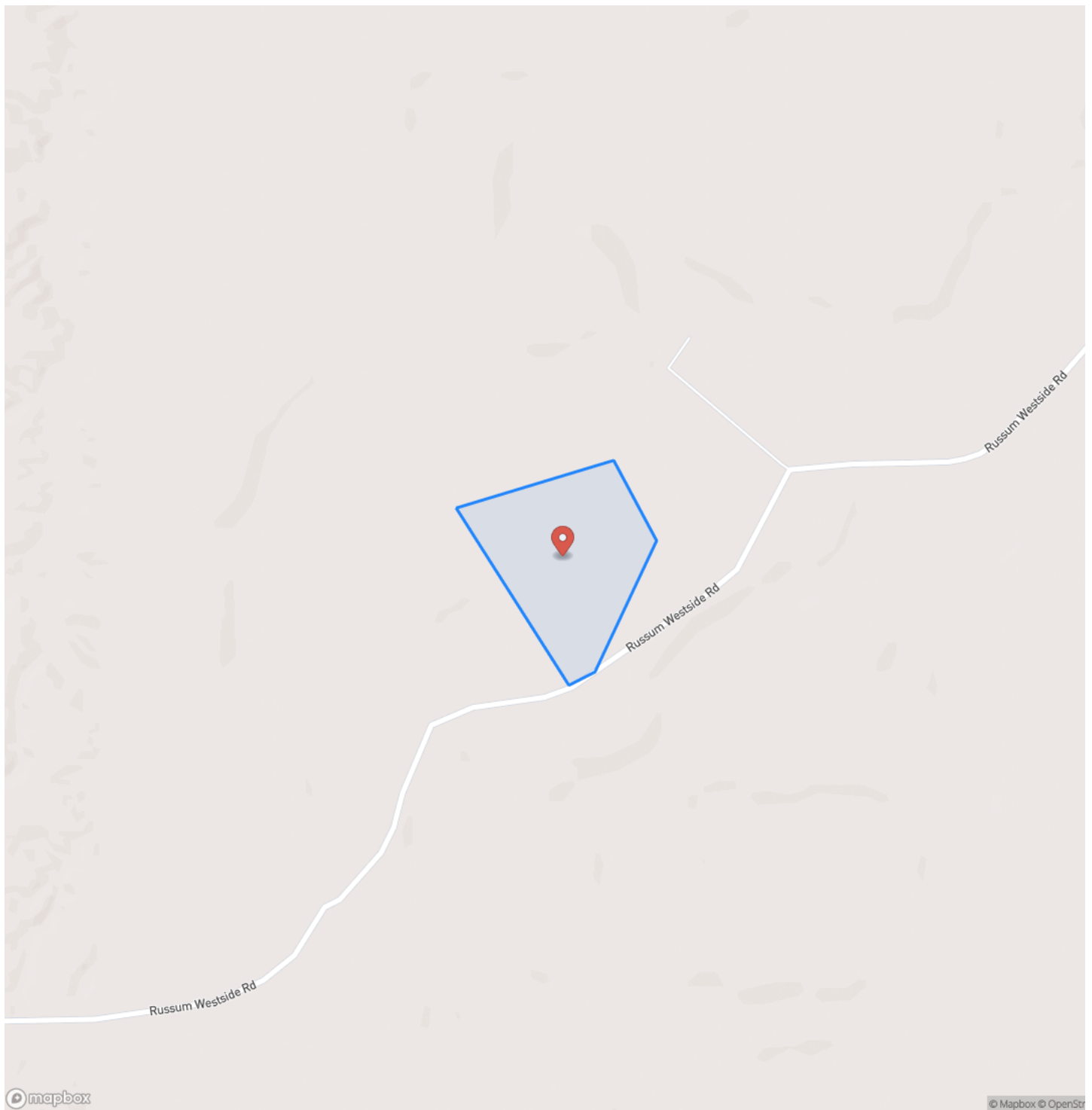
Access and easements

Access to James Creek West is convenient from a well-maintained county road, featuring a chip and seal surface. This ensures easy entry and exit, providing a smooth journey to and from your natural escape. The property's access points are shown on the attached map.

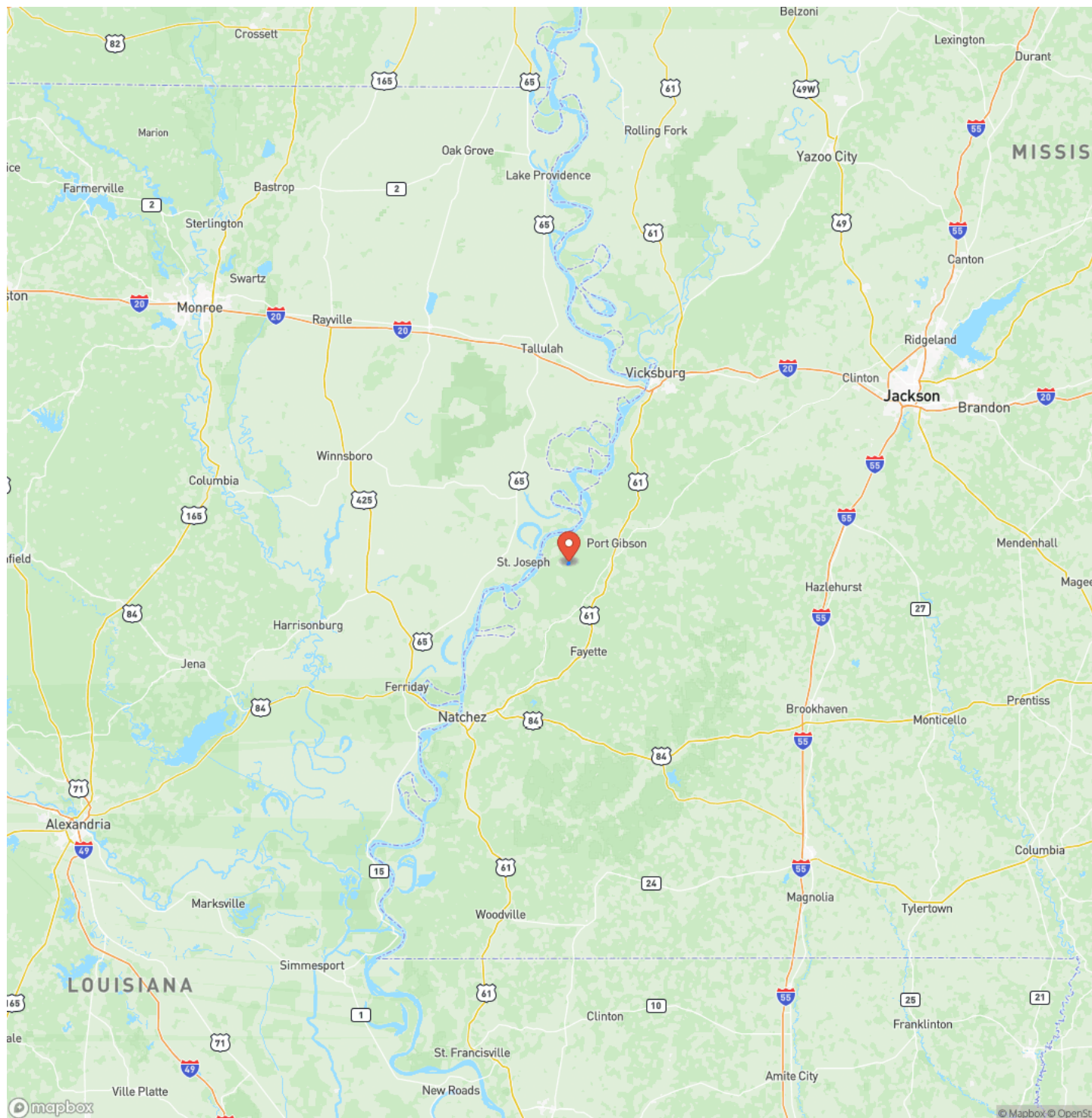
James Creek West
Port Gibson, MS / Claiborne County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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City / State / Zip

Camden, AR 71701

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://moplandandhome.com/>

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