

188+/- Recreational Property in Greenville, MS
Greenville Bypass
Greenville, MS 38701

\$350,000
188.62± Acres
Washington County



188+/- Recreational Property in Greenville, MS
Greenville, MS / Washington County

SUMMARY

Address

Greenville Bypass

City, State Zip

Greenville, MS 38701

County

Washington County

Type

Recreational Land

Latitude / Longitude

33.309364 / -91.103136

Acreage

188.62

Price

\$350,000

Property Website

<https://www.mossoakproperties.com/property/188-recreational-property-in-greenville-ms-washington-mississippi/96854/>



188+/- Recreational Property in Greenville, MS

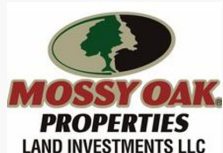
Greenville, MS / Washington County

PROPERTY DESCRIPTION

This property consists of two (2) non-contiguous tracts with Tract 1 being 86.79 acres and the southern most tract and Tract 2 being 101.83 acres and the northern most tract. Tract 1 has frontage along MS Highway 454 on its southern boundary providing access. A dirt turnrow also known as BASF Road (as per county assessor maps) forms the eastern and northern boundary. The Greenville Bypass ramp is the western boundary. There is no access here as the Greenville Bypass is a non-access road and is under fence. This tract provided dirt for the Greenville Bypass construction project and was carefully excavated so as to leave many shallow cells with both small and large dikes separating these cells to provide excellent duck hunting situations as well as travel corridors for other huntable game - especially whitetail deer. There is also a wide gas pipeline ROW traversing the property from north to south which has been planted annually for doves and provides exceptional dove hunting (which can be personally attested). This is the primary use by the current owner. In addition, this pipeline could also serve as an excellent food plot for deer hunting.

Tract 2, while close as the crow flies, is about a ten (10) minute drive by vehicle. Like Tract 1, this tract provided dirt for the Greenville Bypass project, but the borrow areas are more conventional, being deeper and larger. There are actually three (3) large borrow pits on the tract with one (1) being 45 acres in size and all three providing good fishing. Also, like Tract 1, there is a very large (4 line) pipeline ROW traversing the tract which again was used by the current owner for dove shooting and fishing (his two favorite things). He shot doves while most people were deer hunting. Again, I can personally attest to the excellent dove hunting. This tract has some frontage on the paved county road (Wilcox), but most of the frontage is along the paved Redmond Road county road which traverses the property north and south with an overpass over the Greenville Bypass to a borrow pit on the north side of same and west of Redmond Road. The Greenville Bypass comprises most of the north boundary and like Tract 1 is under fence with prohibited access from this road.

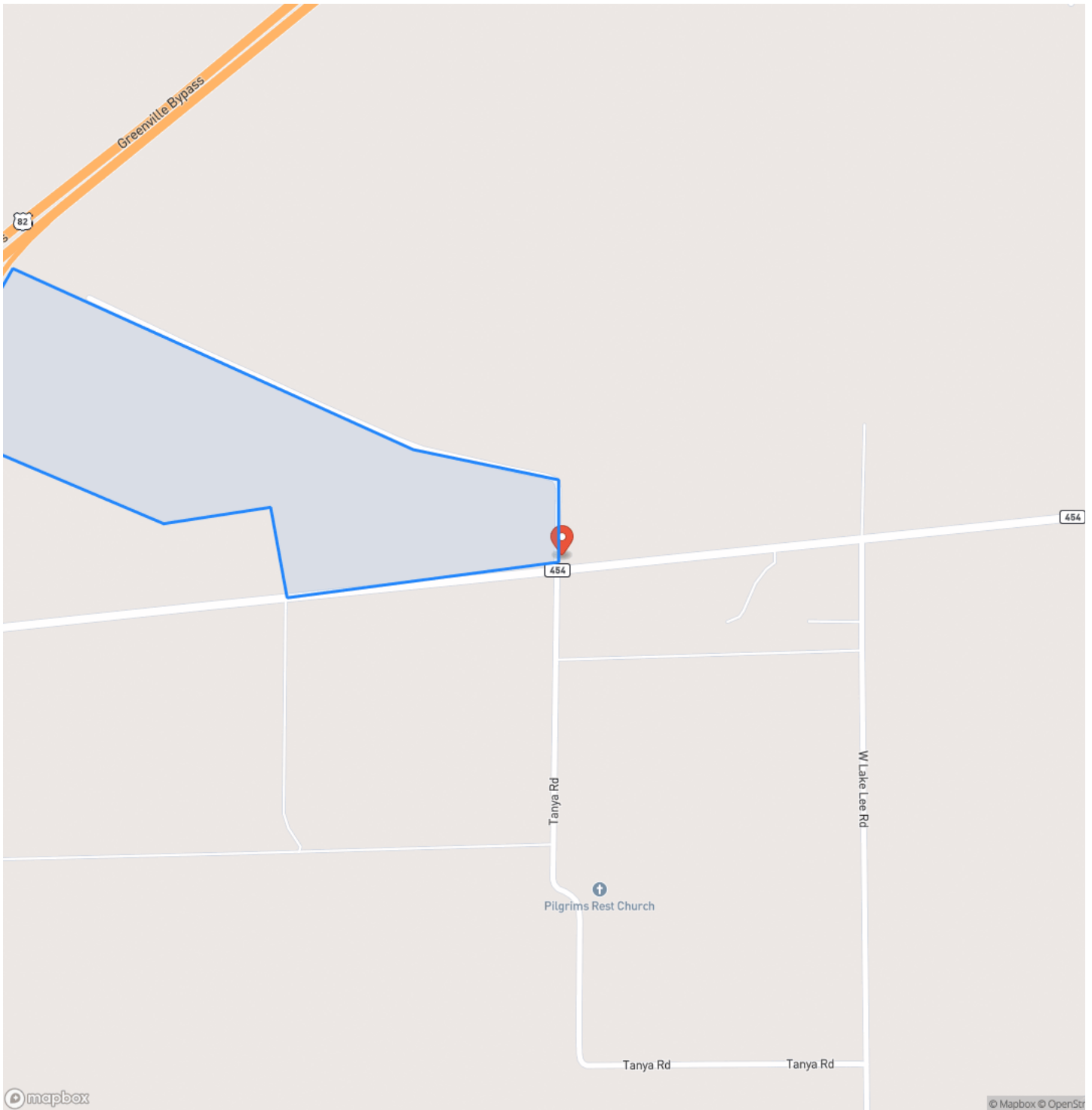
Seldom do you find this kind of recreational opportunity in a prime convenient location at this price point. So do not tarry, call Tom Middleton ([601-597-5727](tel:601-597-5727)) or Bill Crigler ([318-201-0744](tel:318-201-0744)) for your private showing today.



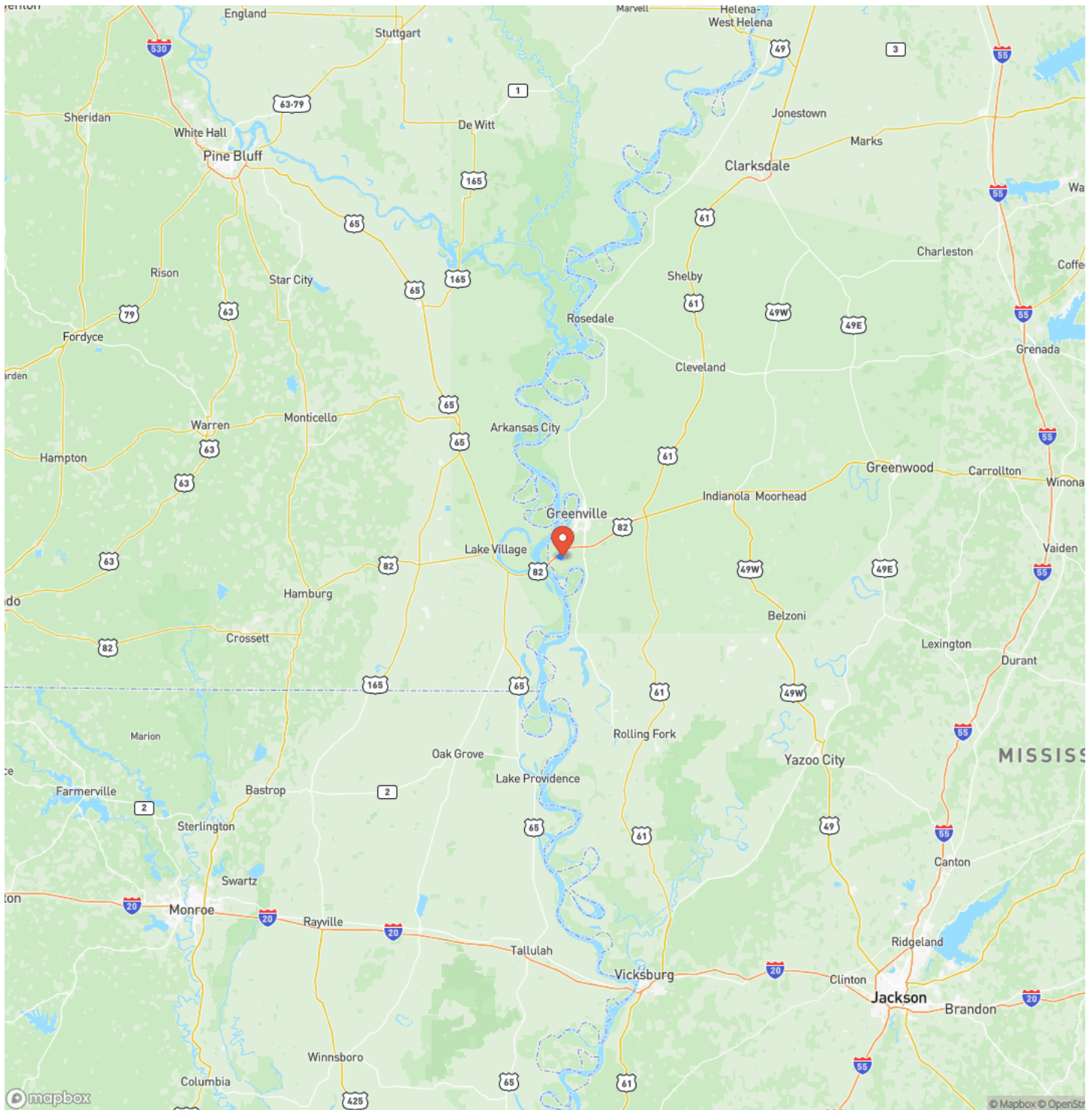
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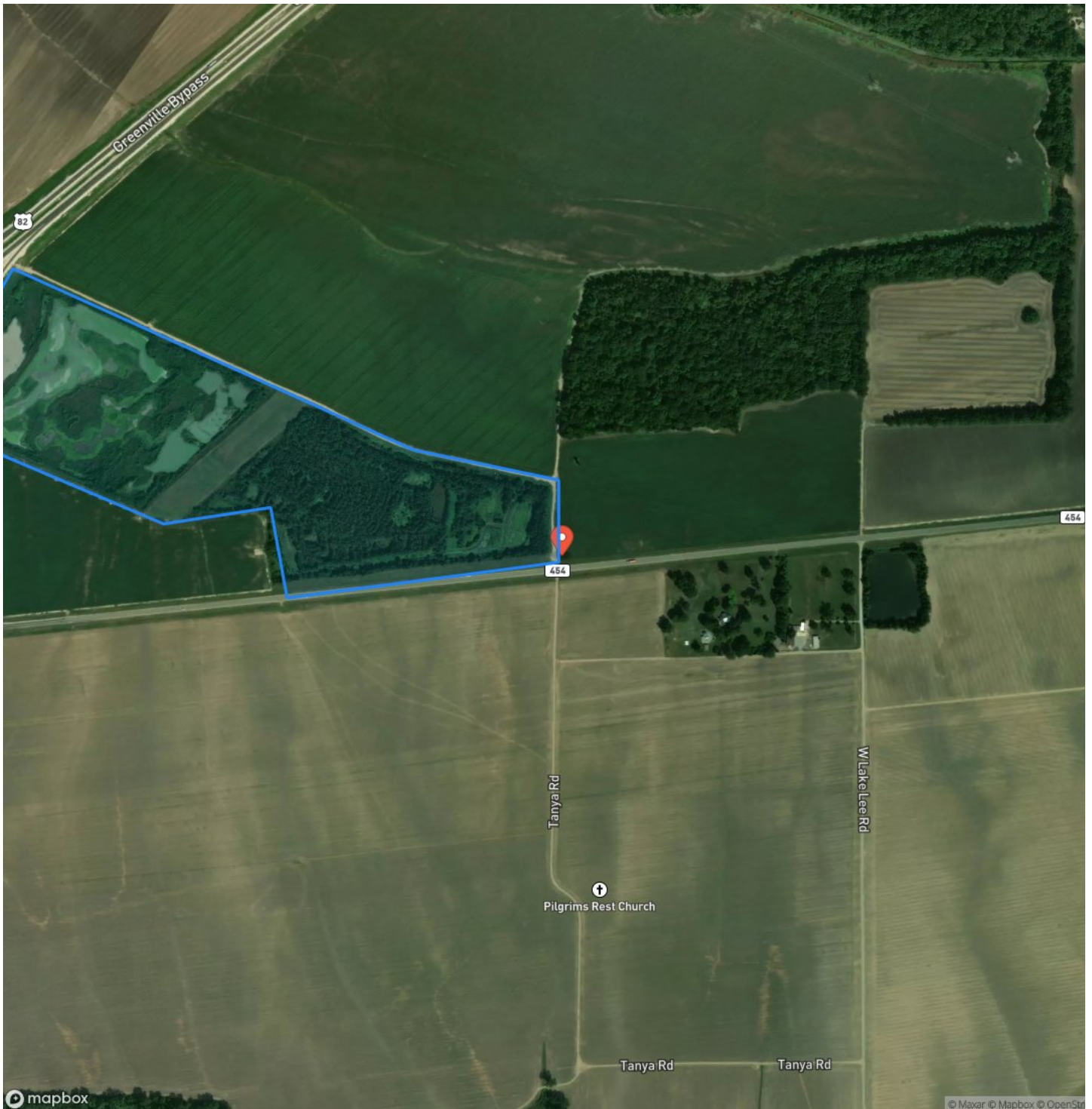
Locator Map



Locator Map



Satellite Map



188+/- Recreational Property in Greenville, MS
Greenville, MS / Washington County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Natchez, MS 39120

NOTES

This image shows a blank 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.

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.



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