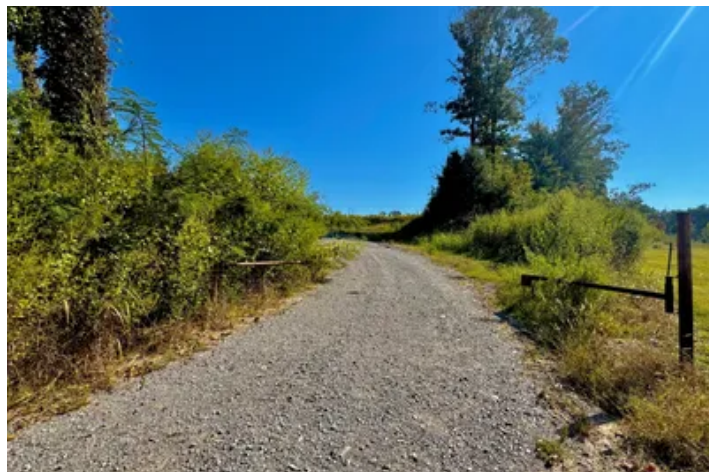


Multi Use Tract in Natchez, MS  
Lower Woodville Road  
Natchez, MS 39120

**\$600,000**  
120± Acres  
Adams County





**Multi Use Tract in Natchez, MS**  
**Natchez, MS / Adams County**

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**SUMMARY**

**Address**

Lower Woodville Road

**City, State Zip**

Natchez, MS 39120

**County**

Adams County

**Type**

Undeveloped Land

**Latitude / Longitude**

31.502643 / -91.406707

**Acreage**

120

**Price**

\$600,000

**Property Website**

<https://www.mossyoakproperties.com/property/multi-use-tract-in-natchez-ms-adams-mississippi/90931/>



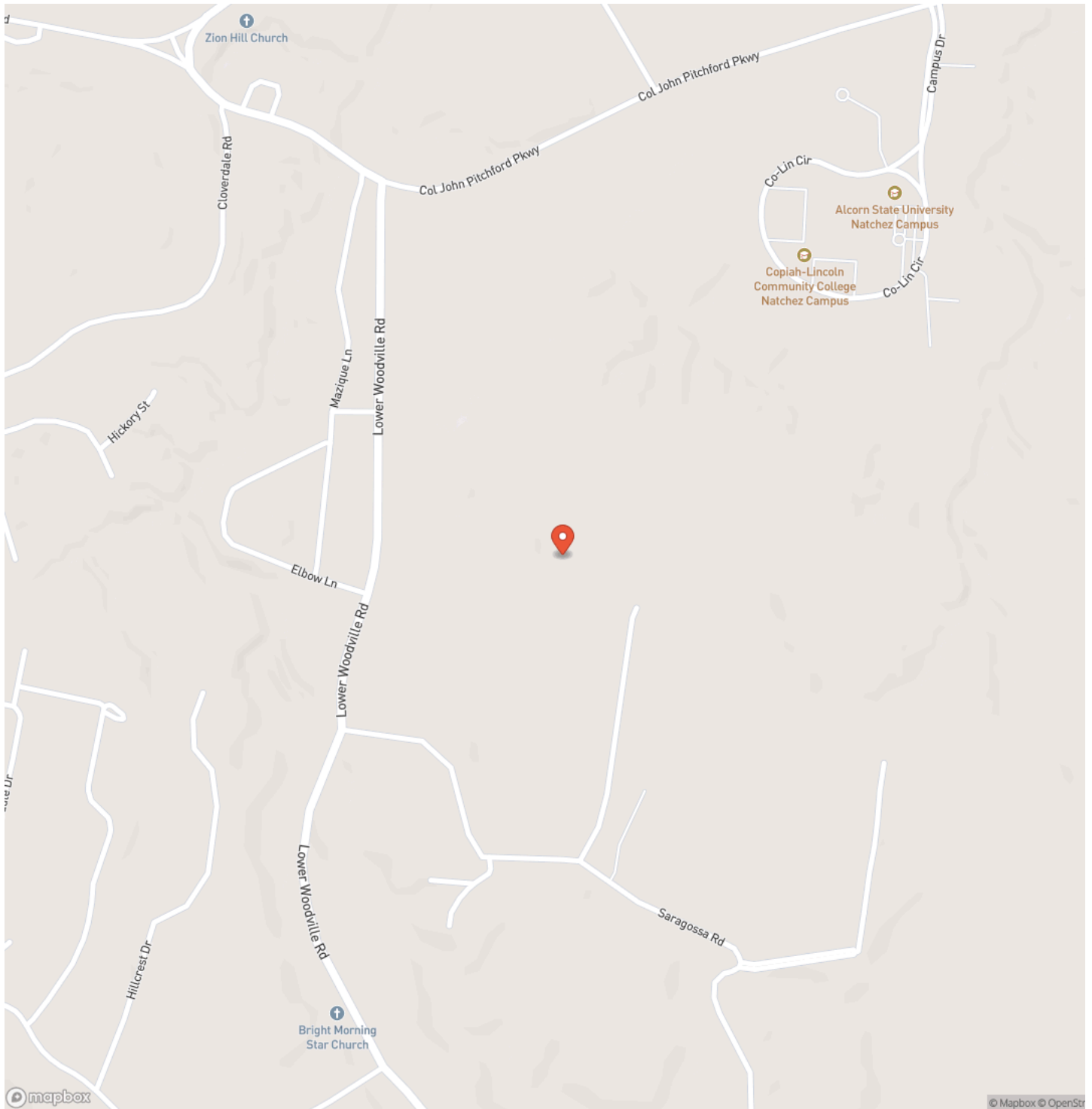
Multi Use Tract in Natchez, MS  
Natchez, MS / Adams County

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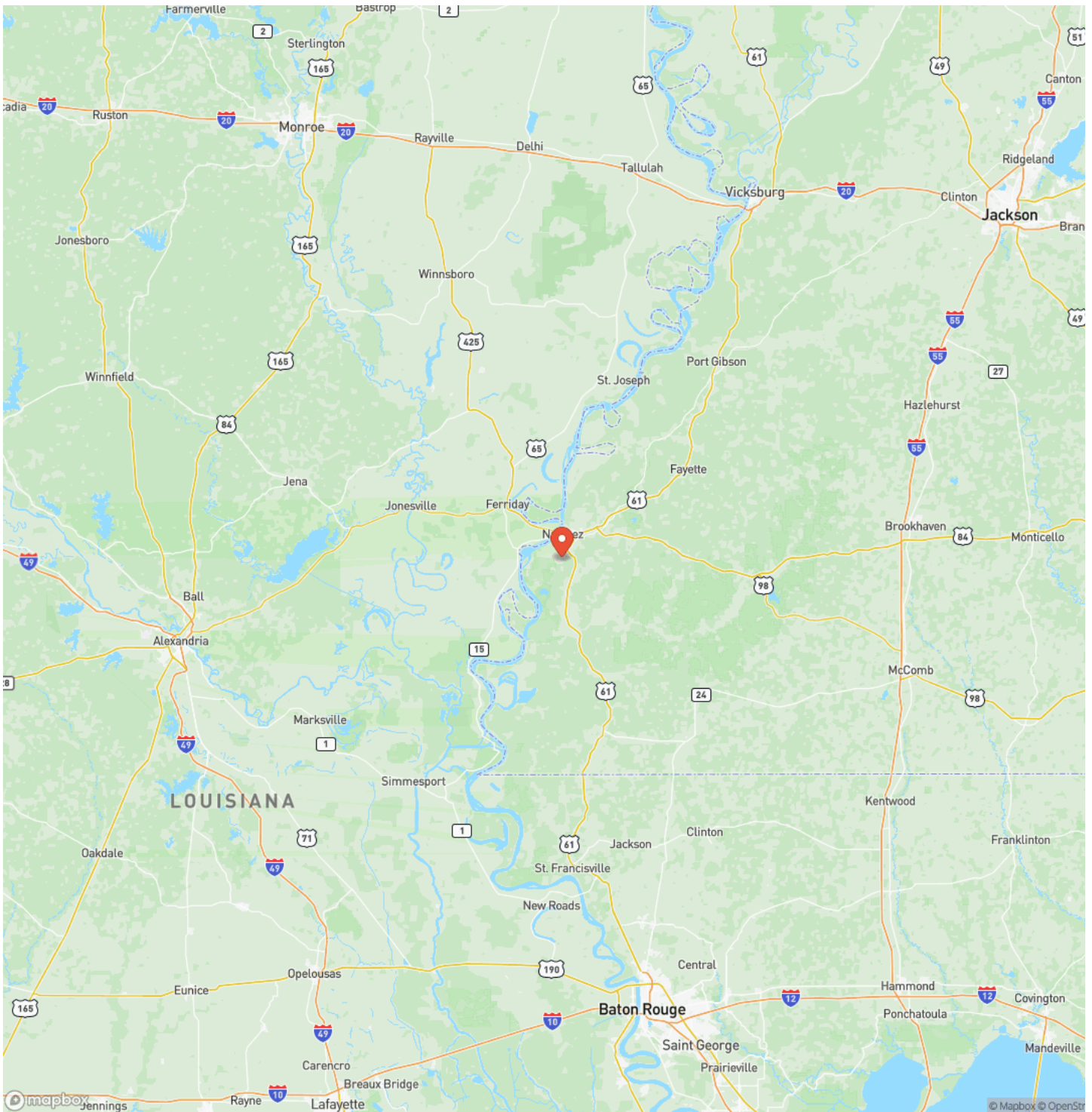




## Locator Map



## Locator Map





## Satellite Map



## Multi Use Tract in Natchez, MS

### Natchez, MS / Adams County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Tom Middleton

## Mobile

(601) 597-5727

## Office

(601) 304-0744

## Email

tmiddleton@mossyoakproperties.com

## Address

112 Main Street

## City / State / Zip

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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.



**MORE INFO ONLINE:**  
**MossyOakProperties.com**



## **DISCLAIMERS**

This 120 acre tract offers multiple possibilities to its new owner. Originally purchased by its current owner in 2020 as a source of dirt for his major construction company. Due to a shift in business strategy, this tract no longer has a place in the future development of the company. However, as a permitted pit with the Mississippi Department of Environmental Quality (MDEQ), it does still hold the same potential for another construction company to assume its position with an estimated minimum of over 1,000,000 cubic yards in place. As you can see from the attached maps, very little mining of dirt has taken place since the original purchase (SW/cor of tract and main entrance). Shortly after purchase, the current owner had the timber removed from the tract in anticipation of immediate mining of dirt. He also had the foresight to realize it could take a while to remove this quantity of dirt and had the tract replanted in loblolly pine trees with an aerial chemical release the following year. With a new survey executed on the tract, the owner also had the entire perimeter painted in orange paint as well as a road established around the entire perimeter. Further, logging of the tract resulted in a good interior road system (see attached aerials) which has been maintained by the current owner. The city limits of Natchez, Mississippi is the eastern boundary as well as a portion of this boundary being bordered by Copiah-Lincoln Community College - Natchez Campus. The tract, in its present condition with a good interior road system, also lends itself well to the development of rural housesites or rural mini-farm estates while still being on the edge of town - minutes from downtown Natchez, Mississippi. If neither of the above options fit your needs, the tract is in prime deer hunting condition with thickets and interspersed potential food plots for hunting large bucks known to roam the area. You can also utilize all three (3) of the above options at once maximizing your enjoyment and use of the property. If you are interested in viewing this tract, call Tom Middleton at 601-597-5727.

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**Mossy Oak Properties Land Investments**  
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Jackson, MS 39216  
(601) 362-0059  
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