

"WHY HUNTING RANCH"

130± ACRES | CLAIBORNE COUNTY, MS

\$487,500



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

OFFICE (769) 760-0005

THE CLAIBORNE 130

PROPERTY PROFILE

LOCATION:

- 1058 Patton Road
Hermanville, MS 39086
- Claiborne County
- Fronts Patton Road & Hwy 18
- 37± Miles W of Crystal Springs

COORDINATES:

- 31.990358, -90.763293

TAX INFORMATION:

2023 - \$405.72

- Parcel 1-0051-26-008-00
- Parcel 1-0073-39-003-00
- Parcel 1-0073-39-002-00

PROPERTY USE:

- Hunting
- Weekend Getaway
- Outdoor Lifestyle

PROPERTY INFORMATION:

- 130± Acres
- County Road Frontage with Gates
- Established Trail System
- Food Plots with Box Stands
- Diverse Terrain and Habitat
- Mature Hardwoods
- Young Planted Pines
- Power
- Custom-Built Cabin
- Storage Shed



DENNIS WEST | MANAGING BROKER
C: 601-248-4396 | dennis@smalltownproperties.com

TRESTON COCHRAN | LAND SPECIALIST
C: 601-410-5702 | treston@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | smalltownproperties.com Information is believed to be accurate but not guaranteed.

WELCOME TO THE CLAIBORNE 130

WHY HUNTING RANCH, NESTLED IN THE HEART OF CLAIBORNE COUNTY, MS, OFFERS AN EXCEPTIONAL OPPORTUNITY FOR OUTDOOR ENTHUSIASTS AND HUNTERS ALIKE. The 130± acre gated property features a mix of young planted pines and mature hardwoods along a scenic creek bed, providing diverse wildlife habitats. Enjoy a cozy retreat in the 500 square foot cabin! Established trails, food plots, and deer stands enhance your hunting experience. With frontage along Patton Road and being located just 37 miles from Crystal Springs and I-55, this ranch is easily accessible yet surrounded by large, well-managed tracts of land dedicated to timber and hunting. Claiborne County is renowned for producing quality deer and turkeys, making this property a prime location for your hunting adventures.

Contact Dennis West or Treston Cochran today to schedule a viewing.



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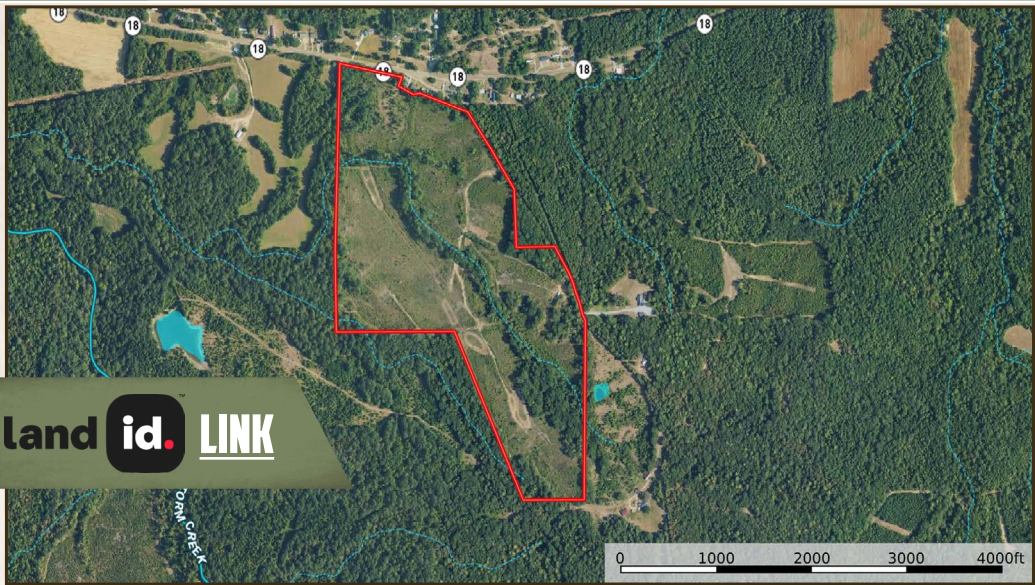
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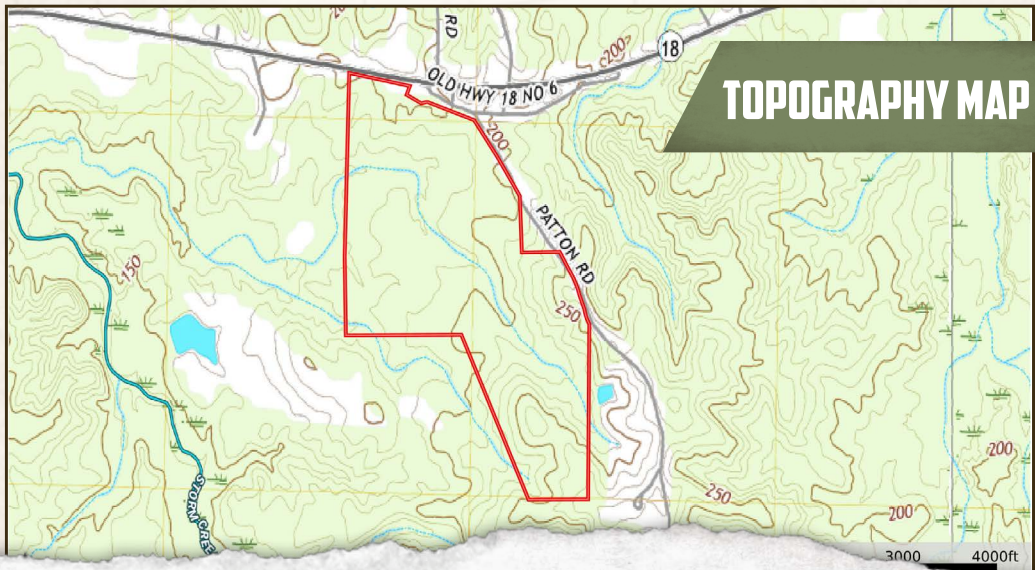
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land id. LINK



TOPOGRAPHY MAP



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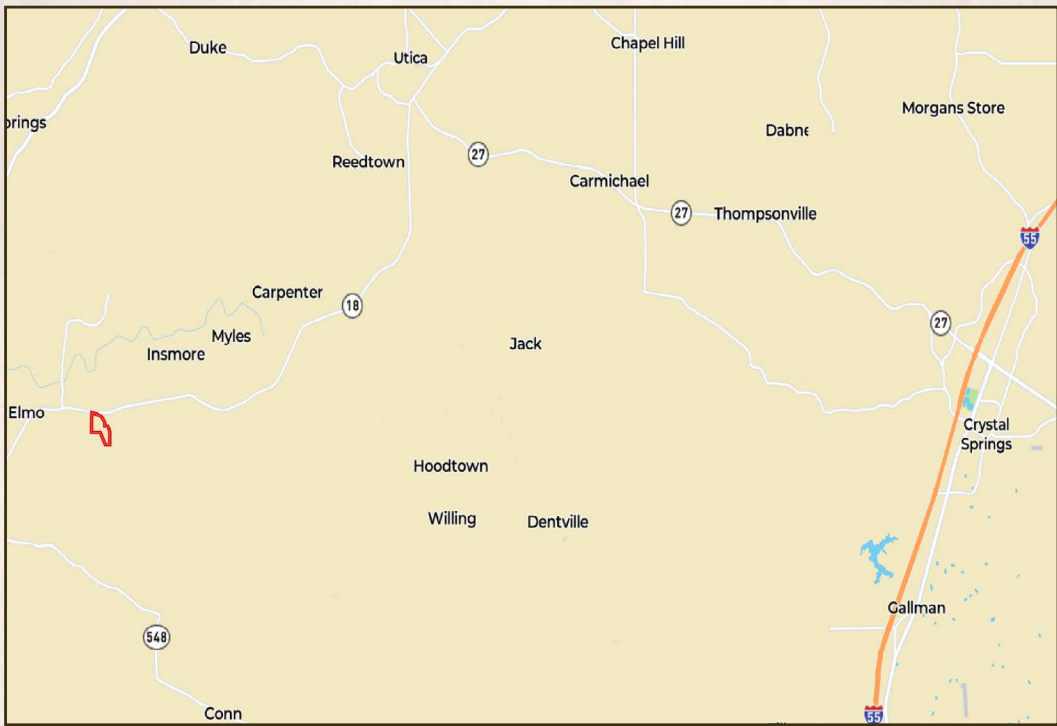
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Directions From I-55 at Crystal Springs, MS: Travel west on Hwy 27 to Utica & Hwy 18. Turn left on Hwy 18 and travel to Patton Road. Turn left and then another sharp left. In 0.5 miles, the property gate will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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