

9± ACRES WITH A CABIN JASPER COUNTY, MS

\$99,000

ROAD
CLOSED



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 760-0005

THE JASPER 9

PROPERTY PROFILE

LOCATION:

- Louin, MS 39338
- Jasper County
- 15± Miles North of Laurel
- Surrounded by the Tallahala Wildlife Management Area
- Near the Bienville National Forest

COORDINATES:

- 32.169674, -89.262441

PROPERTY INFORMATION:

- 9± Acres
- Cabin: 2 Bedrooms/1.5 Baths
- Trails
- Food Plots
- Flat Terrain
- Hardwood & Pine Timber

PROPERTY USE:

- Hunting
- Camping
- Recreational
- Off the Grid Living

TAX INFORMATION:

- Parcel: Part of
0047-04-000-002.05
- \$744.00 Estimated



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DENNIS WEST

EAST MISSISSIPPI MANAGING BROKER

ALABAMA QUALIFYING BROKER

LOUISIANA ASSOCIATE BROKER

C: 601-248-4396 | O: 769-760-0005

dennis@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301

smalltownproperties.com

WELCOME TO THE JASPER 9

DISCOVER YOUR ULTIMATE OFF-THE-GRID RETREAT WITH A SECLUDED CAMP NESTLED WITHIN THE TALLAHALA WILDLIFE MANAGEMENT AREA IN MONTROSE, MS. Spread across 9± acres, this unique Jasper County property offers the perfect escape from the hustle and bustle of city life. Surrounded by 30,000 acres of Tallahala WMA and in close proximity to the Bienville National Forest, this property is accessed via a well-maintained gravel road through the WMA and leads to a secure, locked gate ensuring privacy and seclusion. The 700± square foot cozy camp features a welcoming den, a full-sized kitchen with appliances, two bedrooms equipped with double bunk beds, and one and a half bathrooms. Three air conditioning units keep the interior comfortable while an innovative water system with tanks collecting rainwater from the roof and a 115-volt pump supply water to the kitchen, toilets, and shower. The camp is powered by a 25kw generator (not included in the price), with wiring for a smaller generator and 12-volt lighting in all rooms, making it fully wired for reliable off-the-grid living. Additional structures on the property include a 20x20 barn housing the generator and offering additional storage for equipment, and a 30x34 barn, versatile for storing equipment, ATV's, tractors, a dry storage area, a space for changing hunting clothes. This larger barn has an AC unit and a central area ideal for camp meetings and BBQs. The exterior features a fire pit and a 10x10 covered area for firewood.



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MORE ABOUT THE JASPER 9

Hunting and outdoor activities are abundant with established food plots, a 4x6 shoot house, and deer feeders enhancing the experience. There is direct access to the Game Management Area from the rear of the food plots with trails weaving through all nine acres. You'll have opportunities for hunting deer, hogs, squirrels, turkey, rabbits, and predators. Nearby creeks within the Game Management Area also offer the potential for wood duck hunting.

This property is a haven for hunters and outdoor enthusiasts, offering a blend of comfort, convenience, and seclusion. If you're seeking a peaceful escape with ample opportunities for outdoor recreation, this property would be the perfect choice for you and your family.

**Call Dennis West today to learn more and schedule a private showing.
The property is shown by appointment only.**



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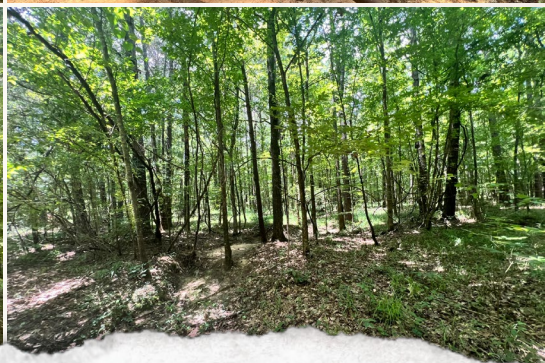
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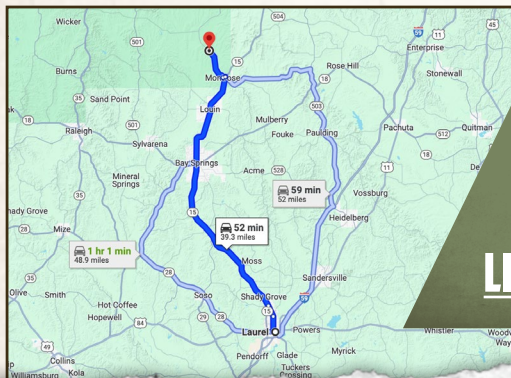
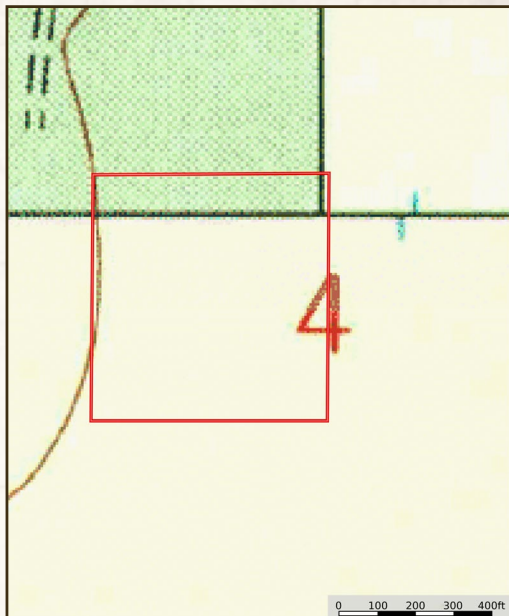
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JASPER COUNTY, MISSISSIPPI

land id. **LINK**

TOPOGRAPHY MAP



Directions from Laurel, MS:
Travel on Hwy 15 North to CR 23,
at Montrose turn left onto CR 23.
Continue for approximately 4 miles
to the Forest Service Road and the gate
will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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