

TRACT #1 | 10± ACRES
GEORGE COUNTY, MS
\$44,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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THE GEORGE 10 TRACT #1

PROPERTY PROFILE

LOCATION:

- Off Country Hill Road
Lucedale, MS 39452
- No Deeded Access
- George County
- 5.5± Miles W of Lucedale
- 62.5± Miles NE of Ocean Springs
- 46.5± Miles NW of Mobile, AL

COORDINATES:

- 30.92764, -88.66229

PROPERTY USE:

- Recreational
- Potential Development
- Investment

PROPERTY INFORMATION:

- 10± Acres
- Raw, Undeveloped
- Additional Acreage Available

TAX INFORMATION:

- 2024: \$28.68
- Parcel # 00407-26-0-016.26



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DEWAYNE ATKINSON

LAND SPECIALIST

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dewayne@smalltownproperties.com

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

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE GEORGE 10 TRACT #1

WELCOME TO THE GEORGE 10, LOCATED JUST 5.5 MILES NORTHEAST OF DOWNTOWN LUCEDALE, MISSISSIPPI. The 10± acre secluded George County tract offers a rare opportunity to own a piece of untapped potential in one of the Gulf South's most naturally rich regions. Although there is no deeded access, the property is surrounded by quiet timberland and features a healthy stand of marketable timber, making it ideal for a long-term investment, recreational use, or future development. Wildlife is abundant—deer, turkey, and small game roam freely—creating a haven for hunters, conservationists, or anyone seeking a private retreat. Positioned less than an hour from Mobile, Alabama, the property benefits from proximity to a vibrant coastal city known for its rich history, cultural attractions, and year-round entertainment. Mobile offers everything from the USS Alabama Battleship Memorial Park and the Mobile Museum of Art to Mardi Gras parades, waterfront dining, and boutique shopping. Whether you're drawn to the arts, outdoor recreation, or Southern cuisine, Mobile delivers a dynamic lifestyle just a short drive away.



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MORE ABOUT THE GEORGE 10 TRACT #1

Equally compelling is Ocean Springs on the Mississippi Gulf Coast—a town celebrated for its walkable downtown, over 100 restaurants and nightlife venues, and a thriving arts scene. From the Walter Anderson Museum of Art to the Taste of Ocean Springs Food & Wine Festival, the area blends coastal charm with cultural sophistication. Enjoy fresh Gulf seafood, live music, boutique shopping, and quiet beaches—all within reach of your future land investment.

This tract is more than just acreage; it's a gateway to Gulf Coast living, with timber value, wildlife, and strategic location all working in its favor. Whether you're looking to diversify your portfolio, establish a recreational basecamp, or hold for future appreciation, this property offers the kind of upside that's hard to find and easy to appreciate. Additional acreage is available.

Contact Dewayne Atkinson today to learn more!

DISCLAIMER: Buyer needs to verify potential easements or access solutions.



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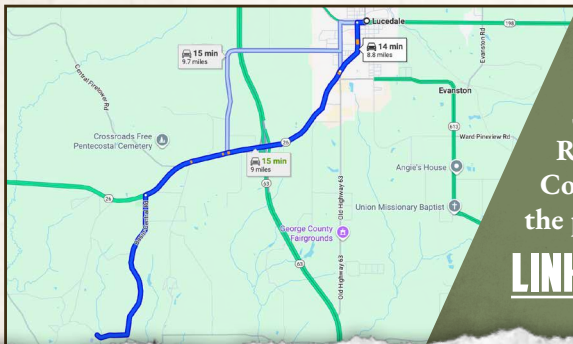
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10± ACRES

GEORGE COUNTY, MISSISSIPPI



land **id.** LINK



Directions From Lucedale, MS:
Travel 4 miles west on MS-198/Main
Street. Make a slight left on Bexley
Road S. and an immediate left on
Country Hill Road. Proceed 1.4 miles to
the property on the right.

LINK TO GOOGLE MAP DIRECTIONS



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