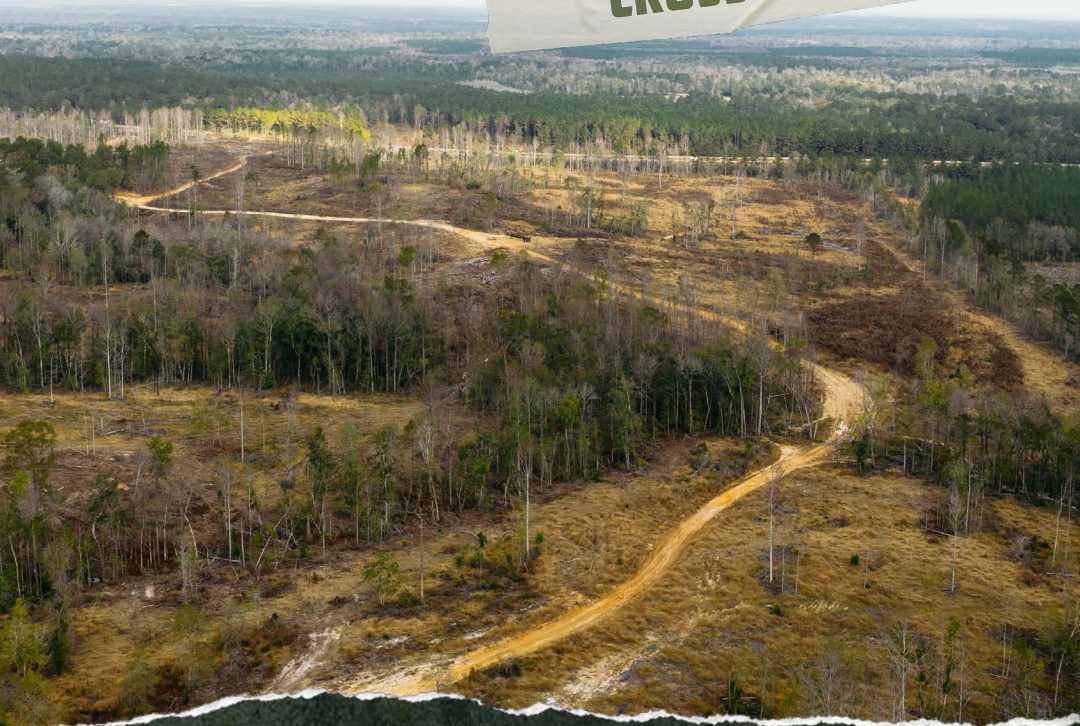




SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

216± ACRES
PERRY COUNTY, MS
\$475,000

"CROSS TRACT"



OFFICE (769) 760-0005 | WWW.SMALLTOWNPROPERTIES.COM

THE PERRY 216

PROPERTY PROFILE

LOCATION:

- US Hwy 98
Beaumont, MS 39423
- Perry County
- 2± Miles SE of Beaumont
- 28± Miles SE of Hattiesburg
- 64.6± Miles N of Biloxi
- 66.7± Miles NW of Mobile, AL
- 99± Miles S of Meridian
- 121± Miles SE of Jackson

COORDINATES:

- 31.153222, -88.902288

PROPERTY USE:

- Hunting
- Recreational
- Investment
- Potential Homesite

PROPERTY INFORMATION:

- 216± Acres
- Frontage on US Hwy 98
- Established Trails
- Pockets of Hardwoods
- Deer & Turkey
- Recent Cutover
- Borders the DeSoto
National Forest

TAX INFORMATION:

- 2024: \$706.60
- Parcel 112-09-003.000
- Parcel 112-09-006.000
- Parcel 112-09-007.000
- Parcel 112-09-003.400



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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 PERRY 216

WELCOME TO THE CROSS TRACT, A RARE 216± ACRE PROPERTY IN THE HEART OF PERRY COUNTY, MISSISSIPPI. With frontage on US Hwy 98, this property provides exceptional access and convenience. Located just outside the quiet town of Beaumont, the Cross Tract is less than 40± minutes from Hattiesburg and just over an hour drive to both the Mississippi Gulf Coast and Mobile, Alabama.

Once a productive timber tract, the Cross Tract was recently harvested, giving buyers a clean slate and a wide range of opportunities. Whether you envision replanting in pines, establishing pastureland, or shaping the property into a private hunting and recreation retreat, this land is ready for your vision. Scattered throughout the tract are hardwood pockets along the natural stream beds, offering beauty, habitat diversity, and prime areas for wildlife travel corridors. The property also features a modest system of interior trails that allow access into the tract and would make an excellent foundation for an expanded trail network.



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MORE ABOUT THE PERRY 216

The Cross Tract directly borders the DeSoto National Forest, opening the door to thousands of additional acres of public land right outside your back door. This location is ideal for the hunter or outdoor enthusiast, as deer and turkey habitats are already established. Whether you prefer still mornings in a turkey blind, quiet afternoons in a deer stand, or simply exploring the land, this property delivers year-round enjoyment.

The tract cannot be divided, ensuring privacy, acreage integrity, and long-term investment stability. Whether you're seeking a recreational escape, a future homestead site, a farm or timber project, or a well-located investment tract, the Cross Tract presents a one-of-a-kind opportunity in one of South Mississippi's most convenient and outdoor-rich areas.

Contact Dennis West today to schedule a private showing and experience #TheSmallTownWay!



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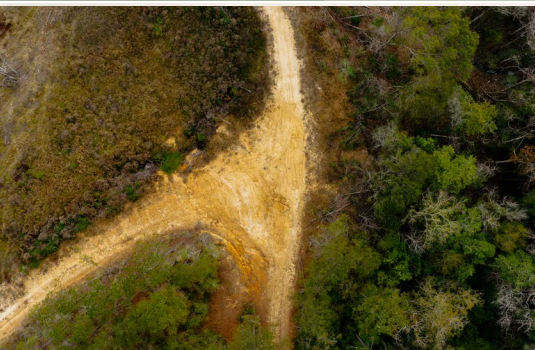
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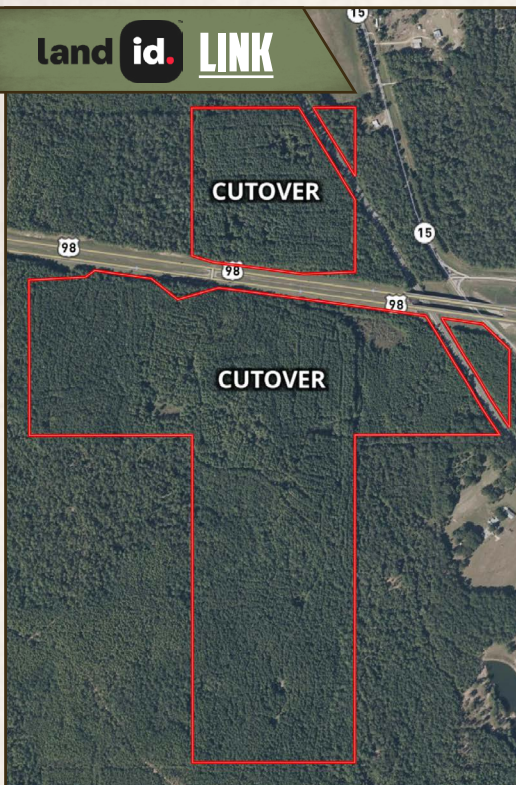
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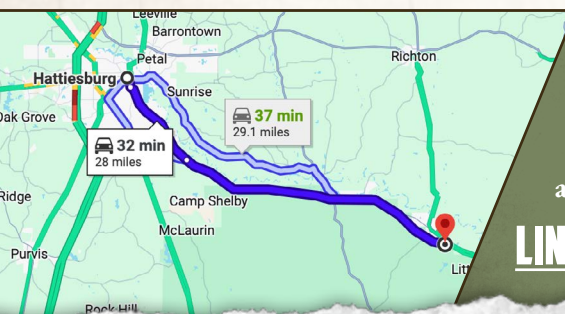
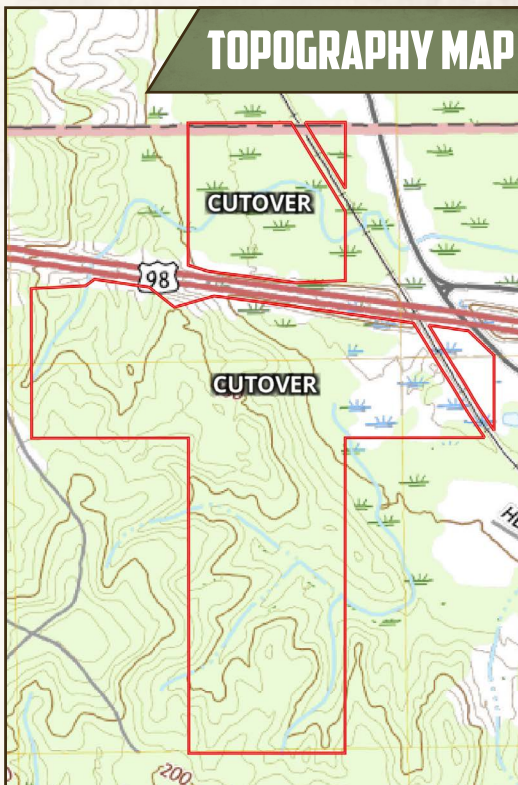
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land id. LINK



TOPOGRAPHY MAP



Directions from Hattiesburg, MS:
Travel on James Street/Old Hwy 49
for 6.6 miles. Turn left onto US-98 E/
US-98 BYP E. Continue for 20.4 miles
and the destination will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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