

The Claiborne 533
Old Hwy 61 & Floyd Rd.
Port Gibson, MS 39150

\$1,892,150
533± Acres
Claiborne County



The Claiborne 533
Port Gibson, MS / Claiborne County

SUMMARY

Address

Old Hwy 61 & Floyd Rd.

City, State Zip

Port Gibson, MS 39150

County

Claiborne County

Type

Hunting Land, Recreational Land

Latitude / Longitude

32.07524 / -90.888724

Acreage

533

Price

\$1,892,150

Property Website

<https://swapaland.com/property/the-claiborne-533-claiborne-mississippi/91843/>



The Claiborne 533

Port Gibson, MS / Claiborne County

PROPERTY DESCRIPTION

This property is found in one of our favorite areas of Claiborne County, east of US Highway 61, west of the Natchez Trace Parkway, just 4 miles north of Bayou Pierre, and only 1.5 miles south and east of the Big Black River. Before you start considering the features contained within its boundaries, the property's location alone makes it rich in wildlife.

General access is by plenty of frontage along Old Highway 61. From there an extensive interior road and trail system provides access to all areas of the land. One of the most unique aspects of the internal road system is the well-developed road that extends around much of the perimeter. This enables hunters to play the wind and approach stand sets from the outskirts down spur roads that terminate at food plots and other tucked-away hunting areas. Hours of fresh dozer work was recently completed allowing the property to be accessed with a small truck.

Power has been extended several hundred feet into the property, the majority of which is underground, to a perfect site ideal for a future cabin.

The land is generally characterized by hills and hollows, which are typical of this area of Claiborne County. However, plenty of creek bottoms, flat ridge tops, and pine flats give the property a very gentle feel.

Timber stands include mature hardwoods, mixed pine-hardwood forests, pine dominated stands, and young hardwood stands. An abundance of large, mast-producing trees, especially red oak species, are common in most areas.

A beautiful, gravel-bottom stream meanders through the land on the east side. Two steel, flatbed bridges at creek crossings are a huge benefit to the overall infrastructure and access.

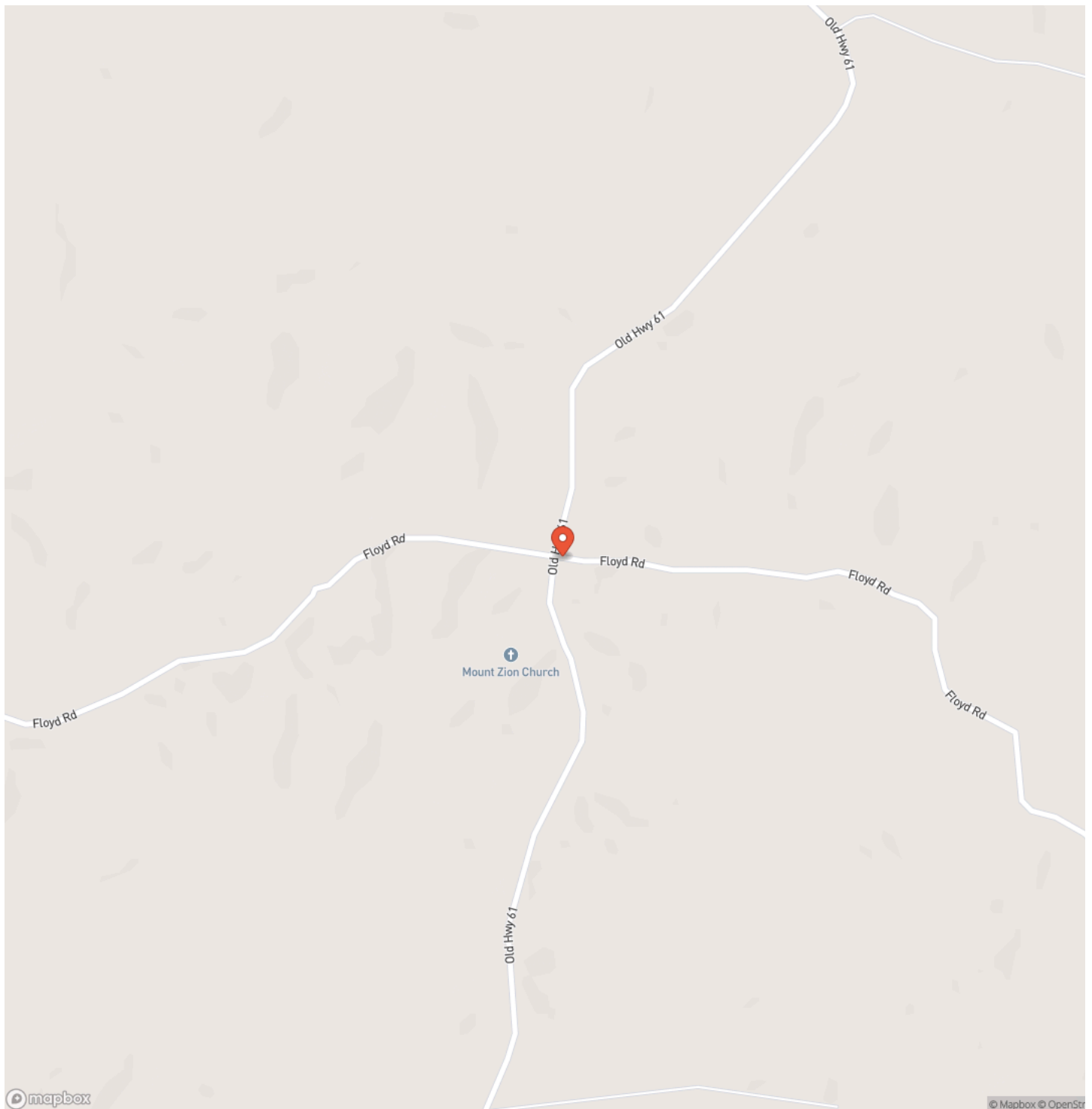
Several food plots are established across the tract, and a pipeline right-of-way offers an excellent vantage point for observing wildlife. Overall, this tract is an "A+" when it comes to deer and turkey. The diversity of its timber stands ranging from mature to young forests makes this property shine, when compared to other available properties in the region. The food plots are planted, the road system is in place and mowed. All this one needs is a new owner to start enjoying it.

- Prime location in Claiborne County
 - East of Hwy 61
 - West of the Natchez Trace Parkway
 - North of Bayou Pierre
 - South and East of the Big Black River
- Exceptional deer and turkey habitat
- Established food plots
- Extensive interior road and trail system
- Diverse timber stands
- Ideal cabin site established
- Power extending several hundred feet into the property

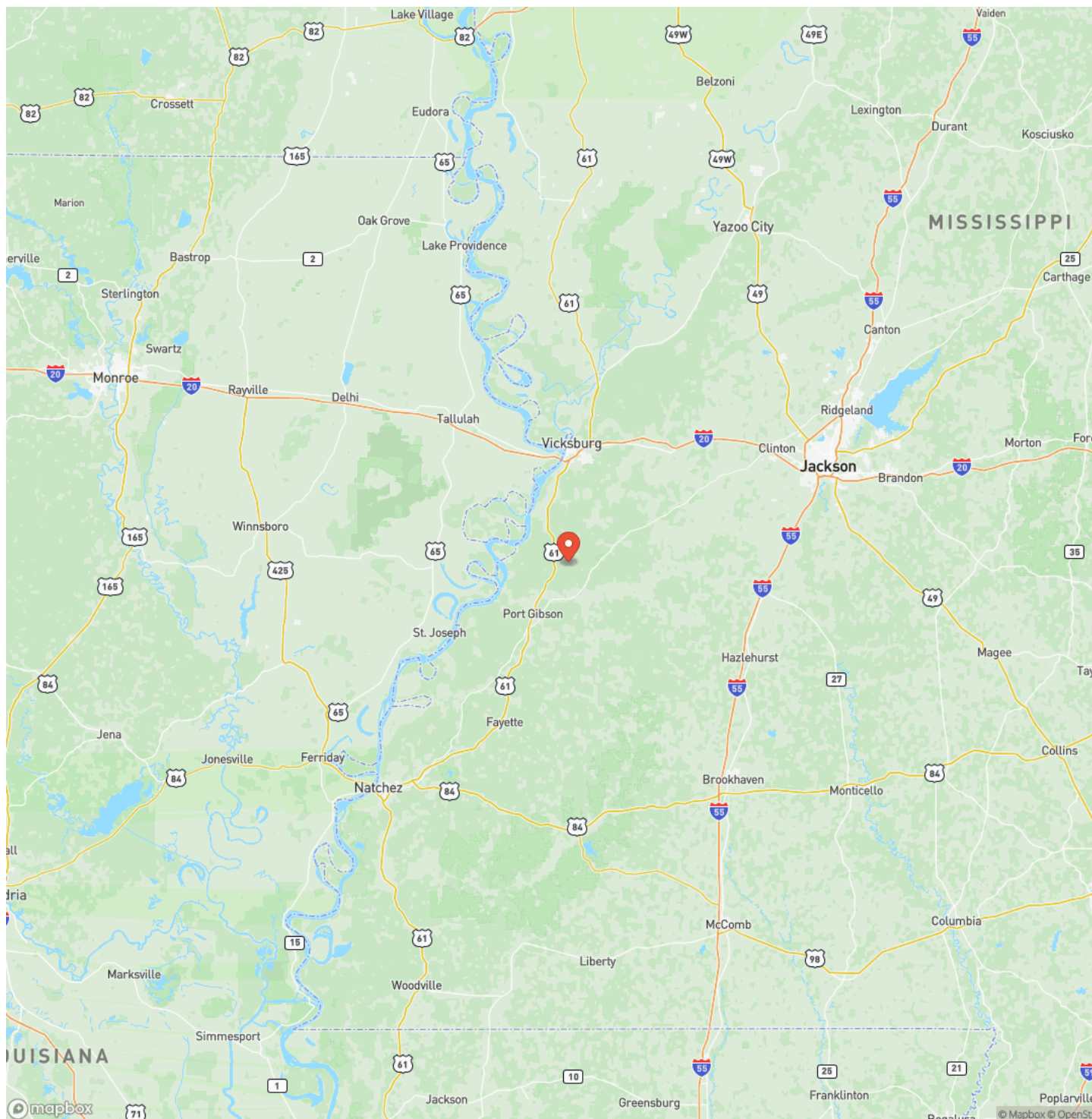




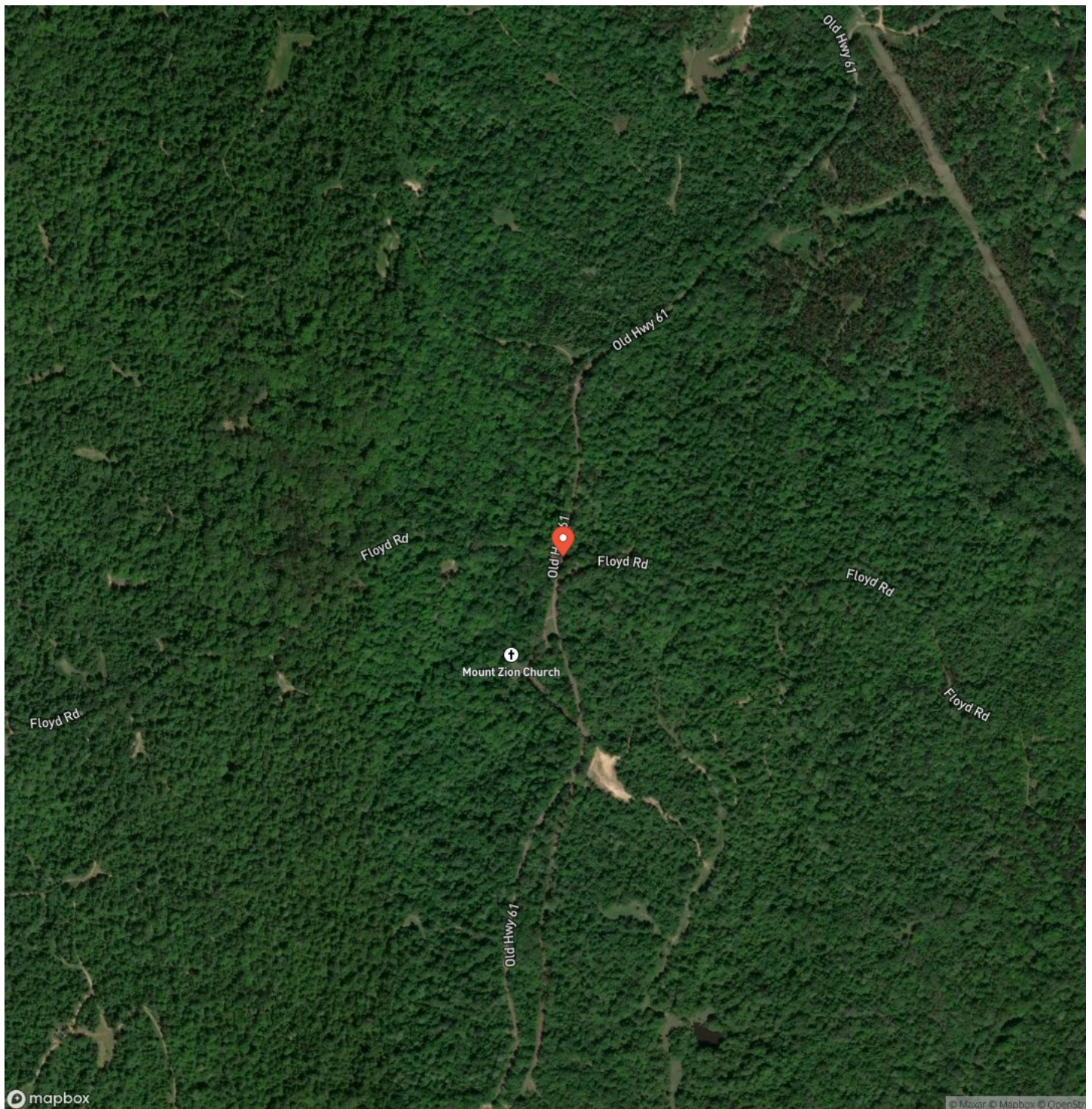
Locator Map



Locator Map



Satellite Map



The Claiborne 533
Port Gibson, MS / Claiborne County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brad Farris

Mobile

(601) 506-1304

Office

(601) 850-2878

Email

Brad.Farris@swapaland.com

Address

City / State / Zip

NOTES

[illegible]

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.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



SWAPA Land, LLC
PO Box 2057
Learned, MS 39154
(601) 850-2878
www.swapaland.com

