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

\$1,972,100 533± 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

\$1,972,100

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.

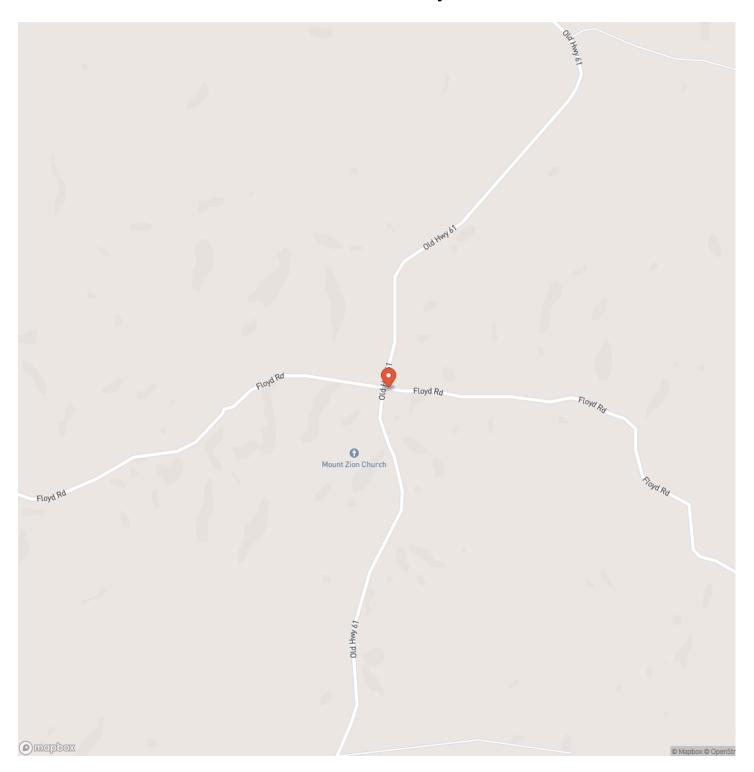
- Prime location in Claiborne County
 - East of Hwy 61
 - o West of the Natchez Trace Parkway
 - o North of Bayou Pierre
 - South and East of the Big Black River
- Exceptional deer and turkey habitat
- Established food plots
- Extensive interior road and trail system
- Diverse timber stands
- Ideal cabin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







Locator Map



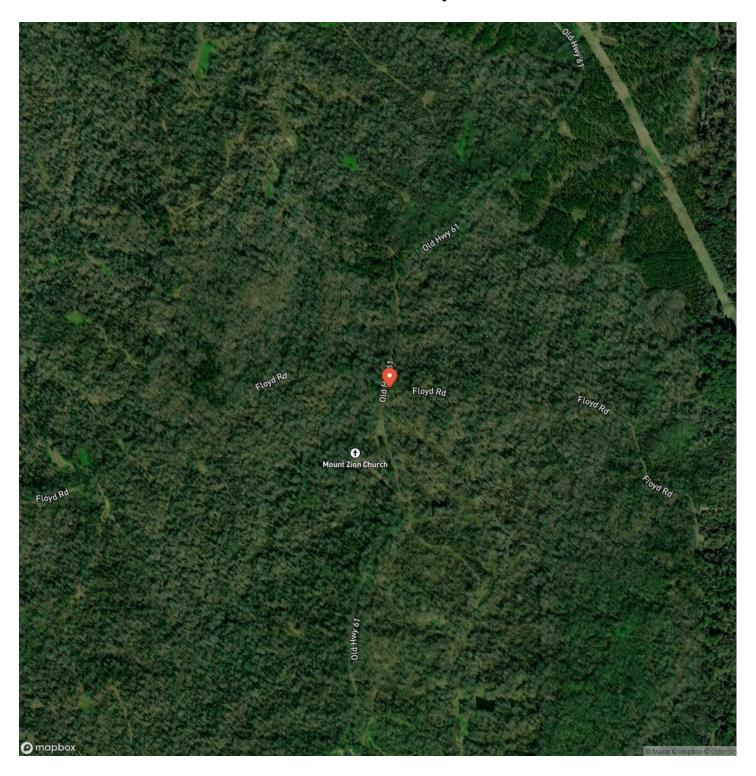


Locator Map





Satellite Map





The Claiborne 533 Port Gibson, MS / Claiborne County

LISTING REPRESENTATIVE For more information contact:



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City / State / Zip

| <u>NOTES</u> | | | |
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