LAUDERDALE COUNTY, MISSISSIPPI

WY SHUCKTOWN

151 ACRES | TIMBER • HUNTING • LAKE POTENTIAL



AI-generated concept: illustrated lake, cabin and food plots are not represented as existing improvements. Boundaries are approximate.

A versatile East Mississippi retreat

Growing pine timber, mature hardwood corridors and exceptional access come together on this 151-acre property. Create a private hunting retreat, manage a timber investment or explore a future rural homesite with room to enjoy the outdoors.

101± AC
6-year-old pine plantation

50± AC
Hardwood SMZs

6± AC
Potential lake site

ACCESS & UTILITIES
Approximately 1,350 feet of paved county road frontage, an established interior road system, and electricity and water available along the frontage. Located approximately one mile east of Highway 495.

$340,317.00 / $2250 per acre

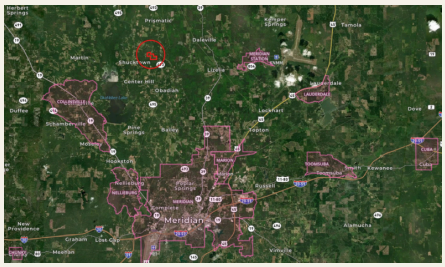
SARTAIN'S HERITAGE PROPERTIES
J Parker Sartain, Broker | Cell: 601.506.2398
Office: 601.856.2720 | sartainsheritage.com

WY SHUCKTOWN | 151 ACRES

THE LAND. THE LOCATION. THE OPPORTUNITY.



AI-generated topographic illustration.
Approximate boundaries; not a survey.



View interactive LandID map

SCAN FOR LANDID MAP

Regional location map. Approximate location.

Timber & wildlife

Approximately 101 acres of 6-year-old pine plantation provide a growing timber asset. About 50 acres of hardwood Streamside Management Zones add habitat diversity and scenic appeal. Interior roads support hunting, timber management and year-round property access.

Your private lake potential

A potential 6-acre lake site offers an opportunity to establish a private fishing lake and expand the recreational appeal. The pine and hardwood mix provides an attractive setting for whitetail deer, wild turkey and other wildlife.

Property at a glance

- 151 acres in Lauderdale County
- 1,350± feet of paved road frontage
- Electricity: East Mississippi EPA
- Water: North Lauderdale Water Assoc.
- West Lauderdale School Attendance Zone
- Sections 10 & 11, T8N, R15E
- Latitude/Longitude: 32.556, -88.7495

Close to everyday conveniences

4.5 miles	East of Okatibbee Lake
6 miles	To Collinsville
10 miles	To Meridian

Recreation beyond your boundary

Nearby Okatibbee Lake offers boating, fishing, camping, swimming and picnicking. Enjoy fishing for crappie, largemouth bass, catfish and bream, with additional hunting and outdoor opportunities in the surrounding Okatibbee Wildlife Management Area.

Schedule your private showing: 601.506.2398

Acreage, timber ages, distances, boundaries, utilities and school assignment are supplied information and subject to buyer verification. Lake construction is subject to site evaluation and applicable approvals. Concept images illustrate possibilities only.

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