



**Barrett Van Cleave**

barrett@bwlntimber.com

Office: (601) 250-0017

Cell: (601) 248-8890

SouthernStatesRealty.com



**SOUTHERN STATES REALTY**



Hunting land with camps and 10+ acre lake for sale in Jefferson County, Mississippi. Suggs Ranch is a +/- 531 acre tract located 5 miles northeast of Natchez State Park and offers a little of everything for the outdoor enthusiast. Situated in Southwest Jefferson County, this recreational tract is known for big bucks, phenomenal turkey hunting and trophy bass fishing. Jefferson County has the genetics to grow great deer and combined with the diversity this property offers, it's a perfect combination for success. This property stands alone from the rest by offering: 70+ acres of rolling pasture, 11 stocked ponds, a 10 acre stocked lake with depths over 25', pine plantation, mature hardwood timber, replanted hardwood timber, 3 creeks, 40 acre hayfield, working cattle operation, box stands, food plots, and a great internal road system. This property is truly turnkey. There are big deer, tons of turkey, and several ponds have produced 10 lb+ bass. Almost 1 mile of a railroad bed, purchased by the previous owner, gives you an additional access point from the southwest as well as a great hunting opportunity. The main infrastructure of the property is in place, but the customization opportunities are endless. This is a must-see tract! Call me today to set up your showing at The Suggs Ranch!

**743 Stampley Road, Fayette, MS**

**31.658754, -91.123204 GPS**



**\$2,655,000**

**531 Acres  
MLS #137980  
UC #23042-37980**

