

01 Stampley Rd
Roxie, MS 39661



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MLS# 2025021315



\$455,000

Discover the perfect blend of privacy, natural beauty, and recreational potential on this stunning 140-acre property. The land features a balanced mix of 102 +/- acres of 13+/- year old pine stands and 38 +/- acres of diverse mature hardwoods, creating both scenic appeal and long-term timber value. Rolling terrain opens into a spacious, sun-lit clearing-ideal for food plots. A beautiful year-round creek winds through the property, offering clear, shallow water, sandy banks, and a peaceful forest backdrop. This natural water source enhances wildlife activity and provides an inviting setting for relaxation, exploration, or family adventures. Throughout the acreage, you'll find healthy hardwood bottoms, established understory habitat, and a canopy of tall timber that provides shade, seclusion, and excellent hunting opportunities. Well-defined trails and established food plots make navigation easy whether you're on foot, ATV, or horseback. This property is perfectly suited for: Recreation and hunting with abundant deer, turkey, and small game Timber investment a strong mix of pine and hardwood Outdoor living hiking, camping, and creekside enjoyment Offering a rare combination of usable land, water features, mature trees, and natural beauty, this 140-acre tract is an exceptional opportunity for investors, sportsmen, and anyone seeking a private escape.



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Open Season Properties LLC

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