



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

**8± ACRES WITH A MAIN LODGE
AND 3 SMALL CABINS
CLAIBORNE COUNTY, MS
\$265,000**



NEAR CANE MOUNT PLANTATION

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE CLAIBORNE 8

PROPERTY PROFILE

LOCATION:

- 1083 Rodney Westside Road
Lorman, MS 39044
- Claiborne County
- 12± Miles SW of Port Gibson
- 116± Miles N of Baton Rouge

COORDINATES:

- 31.9204, -91.1393

PROPERTY USE:

- Residential
- Investment
- Recreation
- Hunting

TAX INFORMATION:

- Part of Parcel#
1-0091-32-008-00
- TBD at Closing

PROPERTY INFORMATION:

- 8± Acres
- 1,003± SqFt Main Lodge
 - 2 Bedrooms/2 Bathrooms
 - Loft Area
 - Outdoor Kitchen
 - Large Front Porch
- 325± SqFt Cabin
 - 1 Bedroom/1 Bathroom
 - Kitchen Area
 - Front Porch
- Two 480± SqFt Cabins
 - 1 Bedroom/1 Bathroom
 - Kitchen Area
 - Front Porch
- Frontage on Ferry Road
- Gravel Drive
- Secluded Location
- Power by Southwest EPA
- Water by CS&I Water Company
- Skinning Shed



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LUKE SANDERS

LAND SPECIALIST

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4848 Main St. - Flora, MS 39071

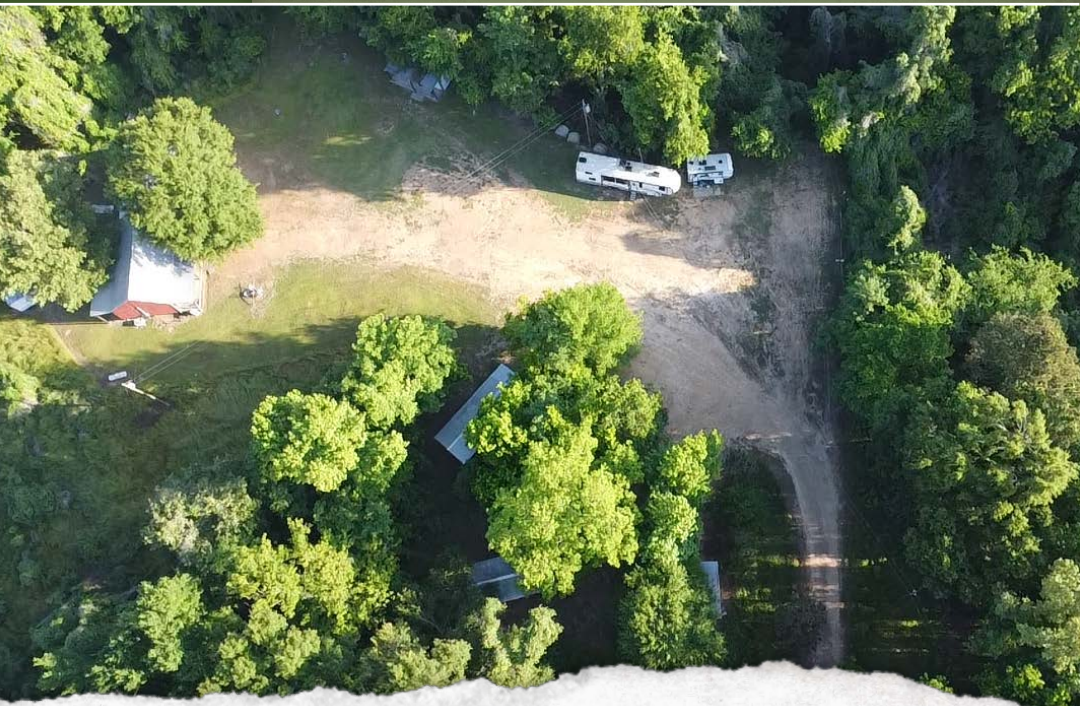
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE CLAIBORNE 8

WELCOME TO THE CLAIBORNE 8, LOCATED ON RODNEY WESTSIDE ROAD IN LORMAN, MISSISSIPPI. The 8± acre Claiborne County property offers the perfect setup for a recreational getaway, hunting camps, or an income-producing investment property. Situated less than one mile from Mississippi's well-known Cane Mount Plantation, this small acreage tract is in an area well known for deer hunting.

The property features four cabins along with multiple camper hookup locations. The main cabin consists of 1,003± square feet with two bedrooms, two bathrooms, a full kitchen, a living area, and a loft for additional sleeping or storage areas. Outside, you will find a large front porch as well as a large covered outdoor sitting/kitchen area, making for a perfect area to relax after a full day in the woods.



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MORE ABOUT THE CLAIBORNE 8

In addition to the main cabin, three other cabins are included: one 325± square foot cabin and two 480± sf cabins, each with one bed/bunk room, one bathroom, and front porches for renters and guests to enjoy.

The Claiborne 8 is ready to accommodate hunters with features including a covered skinning shed to clean your deer. These cabins have consistently produced income from Cane Mount Plantation hunters as well as workers traveling in for shutdowns at the Grand Gulf Nuclear Station.

Whether you are looking for a small private hunting spot, a rental investment, or a turnkey hunting camp, this property offers great potential and versatility.

Contact Luke Sanders today to schedule a private tour and experience #TheSmallTownWay!



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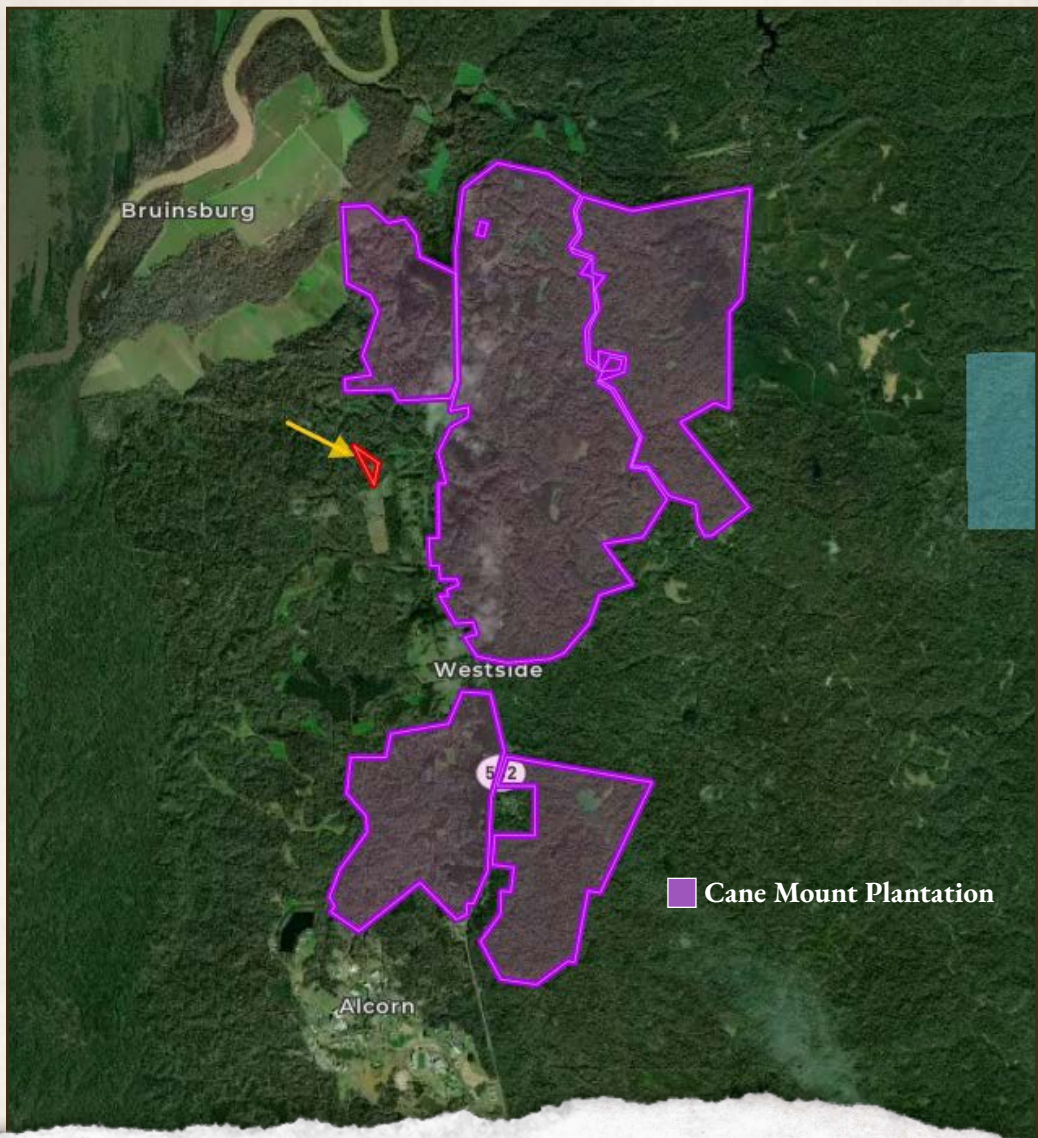
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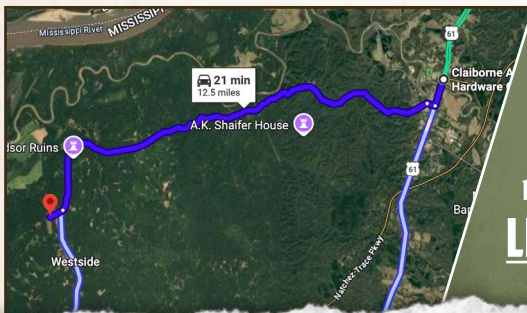
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land id. LINK



Directions From the Intersection of Hwy 18 and Hwy 61 in Port Gibson, MS: Travel 0.7 miles south on Hwy 61. Turn right on Carroll Street and continue 0.2 miles. Stay straight on Rodney Road and proceed 11.3 miles. Make a slight right on Rodney Westside Road and in 0.3 miles, the destination will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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