



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

351± ACRES
JEFFERSON COUNTY, MS
\$1,465,000



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

THE JEFFERSON 351

PROPERTY PROFILE

LOCATION:

- Rodney Bend Road
Lorman, MS 39096
- Access via Two Deeded Easements
- Jefferson County
- 35± Miles NE of Natchez
- 94± Miles SW of Jackson
- 111± Miles N of
Baton Rouge, LA
- 188± Miles NW of
New Orleans, LA

COORDINATES:

- 31.8062, -91.23275

PROPERTY USE:

- Hunting
- Recreational
- Timber Investment

PROPERTY INFORMATION:

- 351± Total Acres
- 3.3± Acre Wooded Lot on
Rodney Lake
- Mississippi River Bottoms
- Quality Hardwood Timber
- Managed Timber Program
- Internal Road System
- Small Pond
- Deer/Turkey/Small Game

TAX INFORMATION:

- Parcel #: 12139001
- Parcel #: 121400101
- Parcel #: 12140009
- Parcel #: 12140003



JOSH BECKHAM | LAND SPECIALIST
C: 318-548-6377 | josh@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

BRADEN SMITH | LAND SPECIALIST
C: 601-757-9193 | braden@smalltownproperties.com

O: 318-974-8185

4848 Main Street | Flora, MS 39071 | smalltownproperties.com

O: 769-888-2522

WELCOME TO THE JEFFERSON 351

WELCOME TO THE JEFFERSON 351 IN JEFFERSON COUNTY, MISSISSIPPI. This premier 351± acre property is a rare opportunity to own a large, contiguous hardwood tract in the heart of the Mississippi River bottom. With two deeded access points and a dependable internal road system, this property is set up for easy access and efficient hunting across the entire tract.

Managed for over 80 years, the property is made up entirely of mature hardwoods, creating exceptional habitat for whitetail deer and turkey. Located near the Mississippi River, this area is widely recognized for producing strong deer genetics, healthy wildlife populations, and consistent hunting success year after year. The Jefferson 351 offers plenty of room for multiple food plots and stand locations while maintaining the feel of a true big-woods hunting property.



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MORE ABOUT THE JEFFERSON 351

Also included is a separate 3.3± acre wooded lot on Rodney Lake with frontage on Rodney Bend Road—an ideal location for a hunting camp or cabin just minutes from the main tract. Large, contiguous tracts like this rarely come available in the area. If you've been searching for a premier Mississippi hunting property with history, habitat, and room to grow, the Jefferson 351 deserves a look!

Contact Josh Beckham or Braden Smith today to schedule a private showing and experience #TheSmallTownWay!



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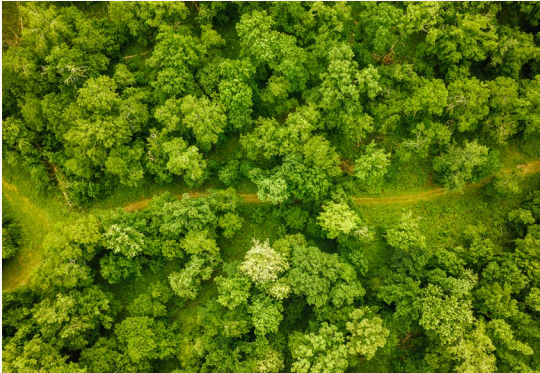
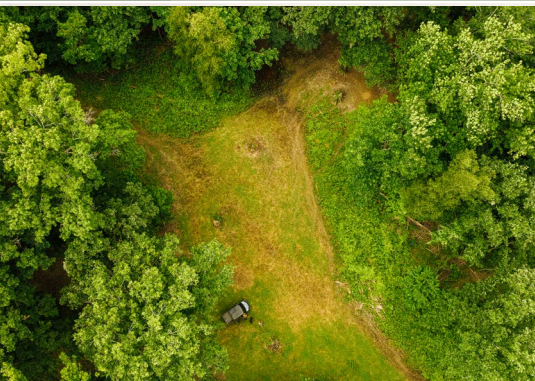
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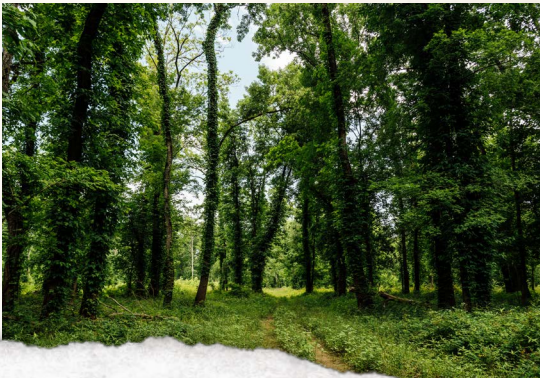
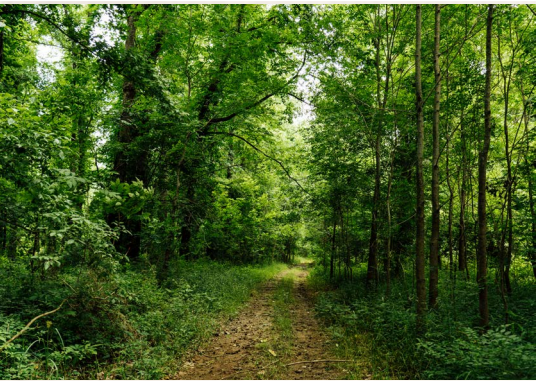
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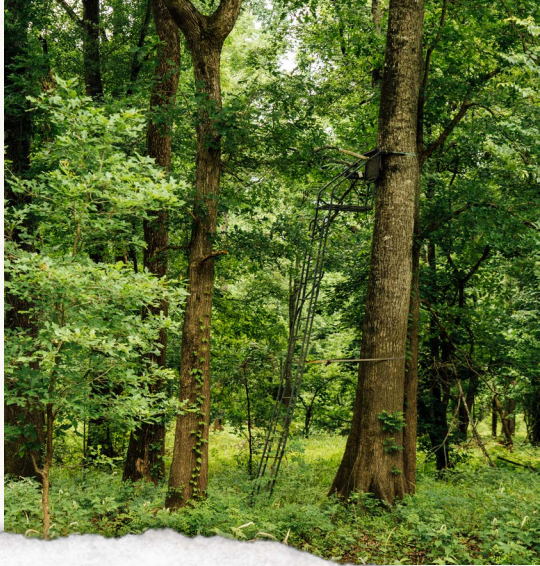
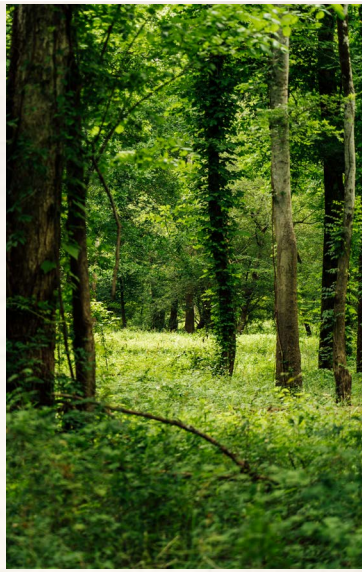
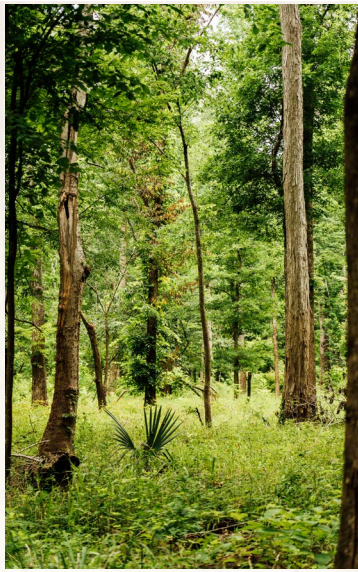
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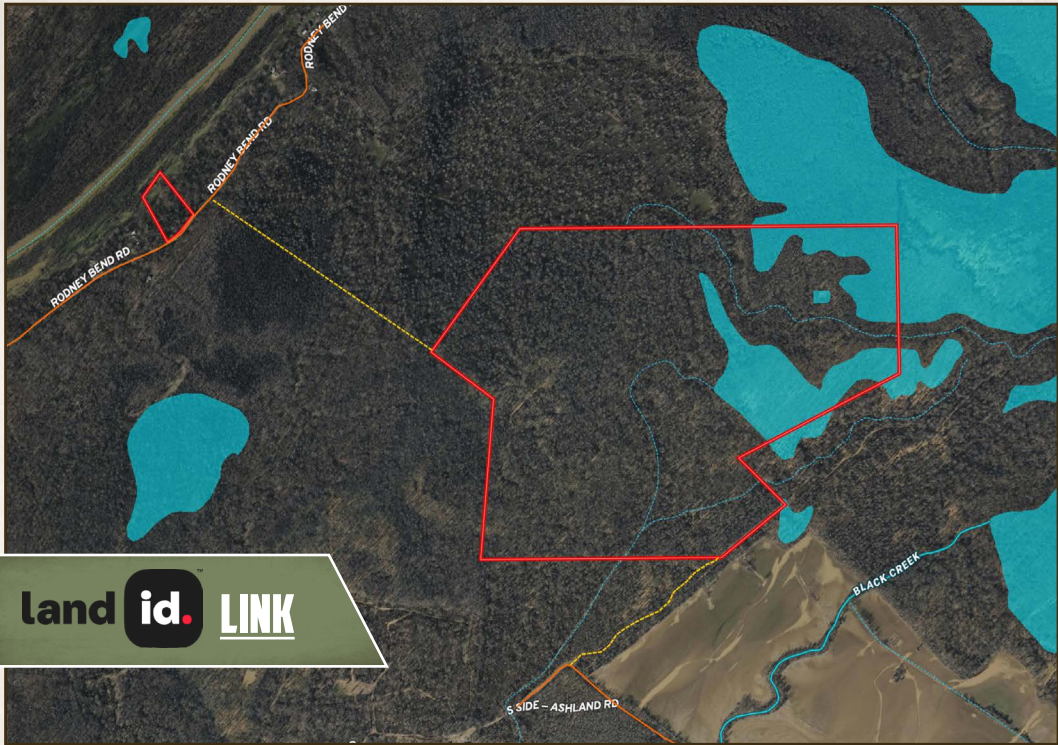
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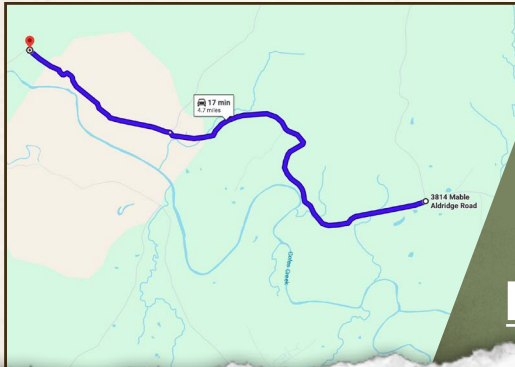
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land id. LINK



Directions From the Intersection of Rodney Road & Frasier Road in Lorman, MS: Travel west on Frasier Road for 3.2 miles. Turn left onto Southside Ashland Road and continue 1.5 miles to the entrance of the easement on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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