



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**280.2± ACRES**  
**NOXUBEE COUNTY, MS**  
**\$795,000**



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# THE NOXUBEE 280.2

## PROPERTY PROFILE

### LOCATION:

- Highway 21 North Shuqualak, MS 39361
- Noxubee County
- 8.1± Miles SW of Shuqualak
- 45.3± Miles N of Meridian
- 52.4± Miles SE of Starkville

### TAX INFORMATION:

- 2025
- Parcel 004-29-001.04: \$160.74
- Parcel 004-32-002.00: \$994.61

### PROPERTY USE:

- Hunting
- Recreational
- Potential Cabin/Home Site

### COORDINATES:

- 32.94305, -88.68615

### PROPERTY INFORMATION:

- 280.2± Acres
- 1,050'± Highway 21 North Frontage
- 5 Established Food Plots
- 5 Box Stands
- Extensive Trail System
- Pine Plantation
- Mixed Hardwoods Along Stream Management Zone
- Hilly Terrain
- Utilities Available Nearby
- Deer/Turkey/Small Game



**DENNIS WEST** | MANAGING BROKER  
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# WELCOME TO THE NOXUBEE 280.2

**INTRODUCING THE NOXUBEE 280.2.** Located in Noxubee County, Mississippi, this 280.2± acre tract offers an outstanding opportunity for hunters, investors, or those seeking a private recreational retreat. The property features approximately 1,050 feet of frontage along Highway 21 North and is conveniently situated just 8.1± miles southwest of Shuqualak, 45.3± miles north of Meridian, and 52.4± miles southeast of Starkville.

The land is well-equipped for immediate use and long-term enjoyment. It includes five established food plots, five box stands, and an extensive internal trail system that provides easy access throughout the property. The tract consists of a pine plantation complemented by mixed hardwoods along a scenic stream management zone, creating excellent wildlife habitat.



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# MORE ABOUT THE NOXUBEE 280.2

The rolling, hilly terrain enhances both the beauty and functionality of the land, offering natural travel corridors for game and potential elevated homesites or cabin locations. Utilities are available nearby, making future development convenient.

The Noxubee 280.2 supports a healthy population of deer, turkey, and small game, making it an ideal turnkey hunting tract. Whether you're looking for a recreational getaway, a hunting investment, or a potential homesite, this property is a solid choice!

**Contact Derek Eaves or Dennis West today to schedule a private showing of the Noxubee 280.2 and experience #TheSmallTownWay!**



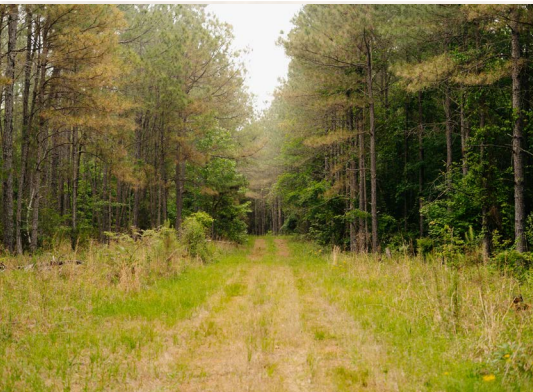
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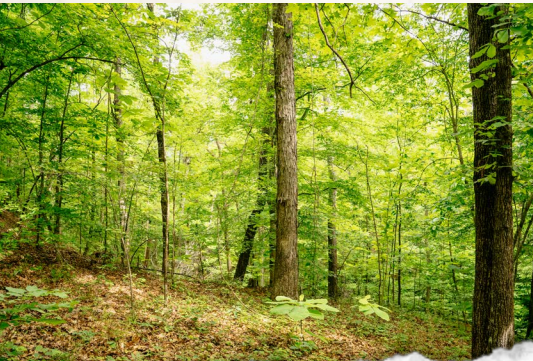
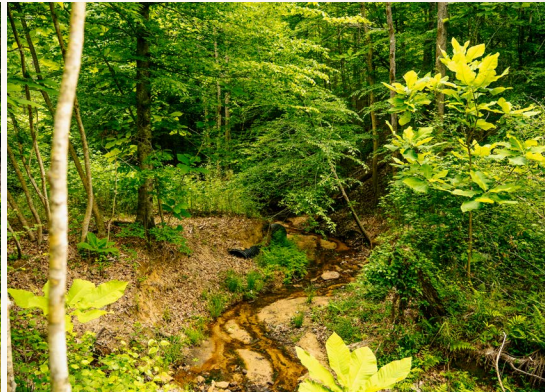
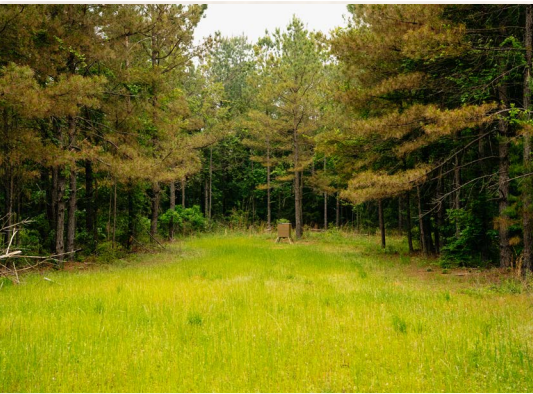
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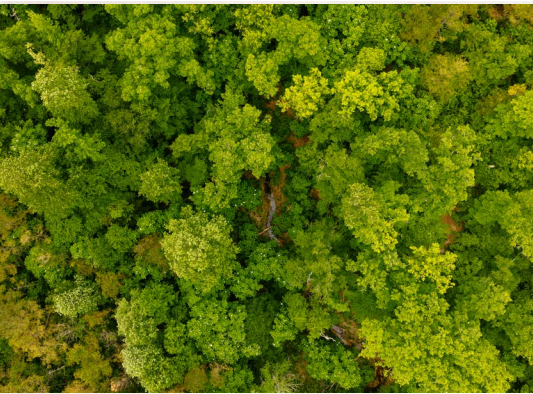
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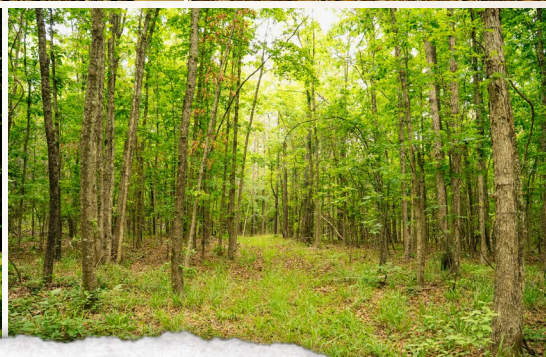
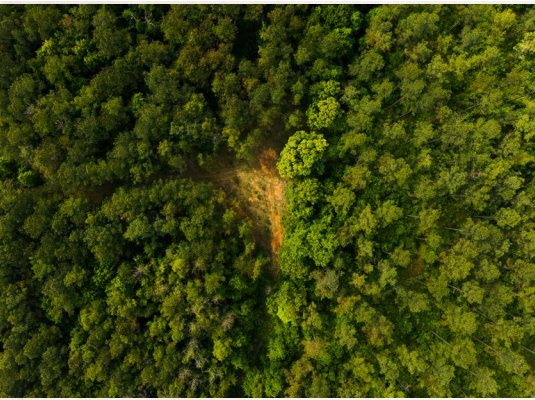


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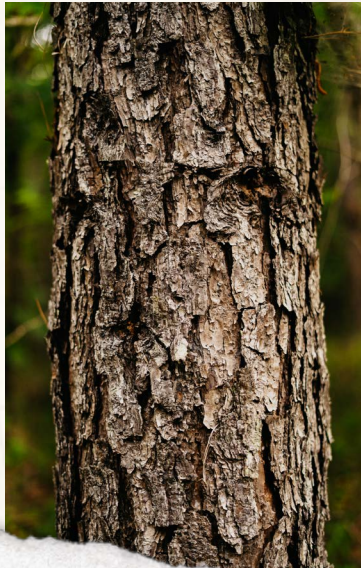
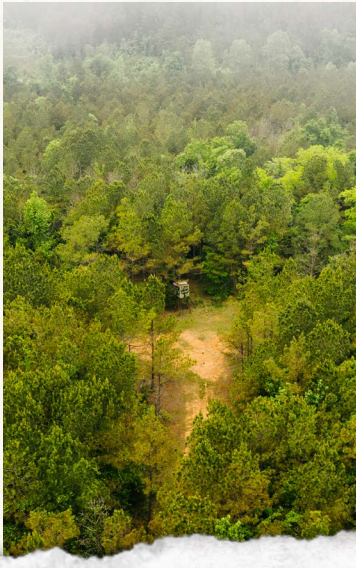
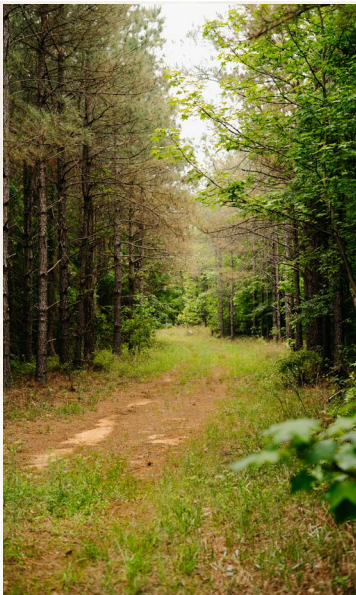


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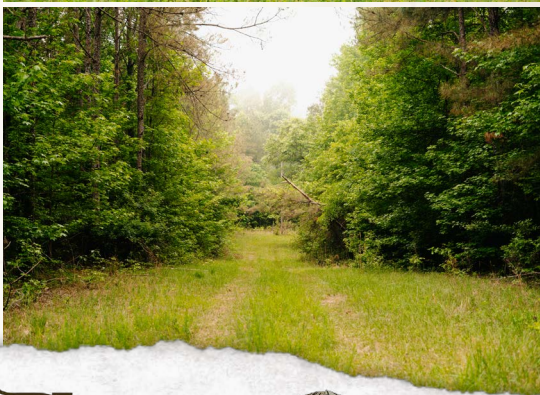
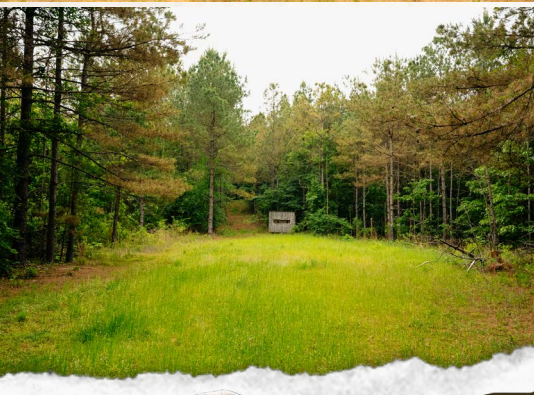
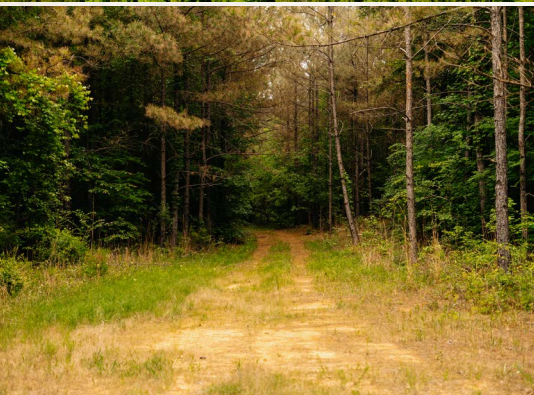
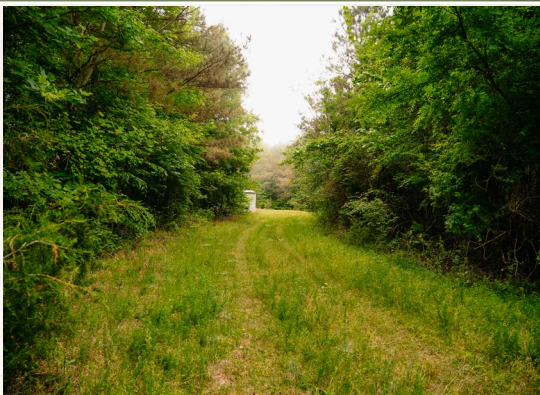
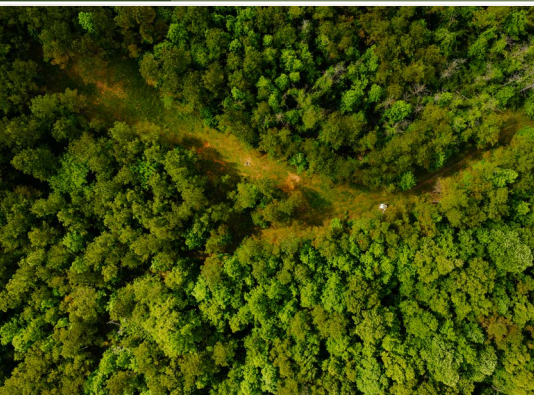
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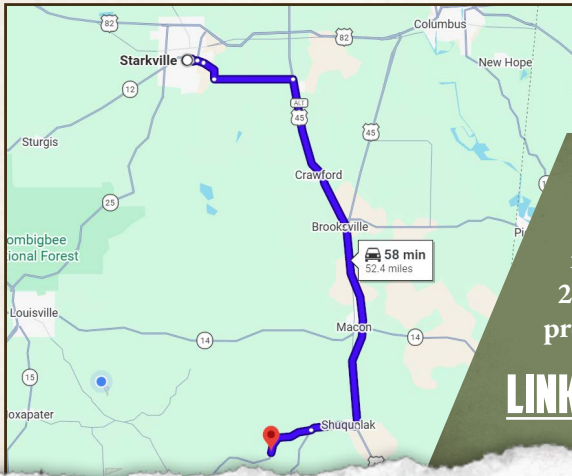
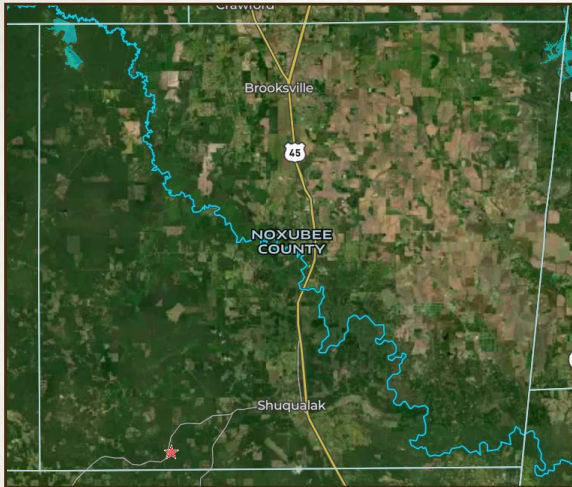
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land id. LINK



Directions from Shuqualak, MS:  
Travel west on Highway 39 for 3.4 miles. Take a slight right onto Highway 21 North and continue 4.7 miles. The property and sign will be on your left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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