



Rodney Road South Tract

836 ± Acres – Claiborne County, Mississippi

Price: \$4,280 Per Acre

Total Price: \$3,586,640

Property Overview

The Rodney Road South Tract is an exceptional 836± acre hardwood timber and recreational property located in western Claiborne County, Mississippi, approximately five miles southwest of Port Gibson. Positioned just minutes from Canemount Wildlife Management Area and only two hours from Baton Rouge, Louisiana, this tract offers the rare combination of mature hardwood timber, proven wildlife habitat, investment-grade acreage, and outstanding recreational potential.

The property lies within a region long recognized for producing quality whitetail deer and abundant wild turkey populations. Surrounded by large private landholdings and professionally managed recreational properties, the area has become one of Southwest Mississippi's premier hunting destinations.

The tract features a diverse hardwood forest consisting primarily of oak, hickory, pecan, and other native bottomland and upland hardwood species. A substantial component of younger hardwood stands provides excellent wildlife cover while contributing future timber income potential.

Rolling ridges, hardwood draws, and secluded bottoms create ideal wildlife habitat and offer exceptional hunting opportunities throughout the property. An established internal road and trail system provides access across much of the tract and allows for efficient management and recreational use.



Hunting & Recreation

Southwest Mississippi is widely regarded as one of the premier hunting regions in the South, and the Rodney Road South Tract is positioned in the heart of that landscape.

The property's combination of mature mast-producing hardwoods, dense cover, natural travel corridors, and varied topography creates ideal habitat for whitetail deer and wild turkey. Decades of quality wildlife management on surrounding properties have helped establish a strong hunting culture in the area.

Located only minutes from Canemount WMA, the property benefits from proximity to one of Mississippi's most recognized deer hunting destinations. Large neighboring ownerships and limited development further enhance the area's recreational appeal.

Whether managed as a private family retreat, hunting club, or long-term recreational investment, the tract offers the scale and habitat necessary to create a first-class hunting experience.

Timber Resource

The timber resource represents one of the property's strongest investment attributes. The tract contains a substantial inventory of mature hardwood timber, including oak, hickory, pecan, and other valuable native species.

The diversity of age classes provides both immediate recreational value and long-term income potential. Younger hardwood stands currently serve as exceptional wildlife habitat while continuing to develop into future merchantable timber.

The result is a property capable of generating recreational enjoyment today while preserving significant long-term timber investment value.

Lake Development Potential

One of the most unique features of the Rodney Road South Tract is a natural basin located within the property's rolling topography that appears suitable for development of an approximately 80-acre lake.



Location

- Claiborne County, Mississippi
- Approximately 5 miles southwest of Port Gibson
- Minutes from Canemount Wildlife Management Area
- Approximately 45 minutes from Natchez
- Approximately 1 hour from Jackson, Mississippi
- Approximately 2 hours from Baton Rouge, Louisiana

[Map Link](#)

For Additional Information

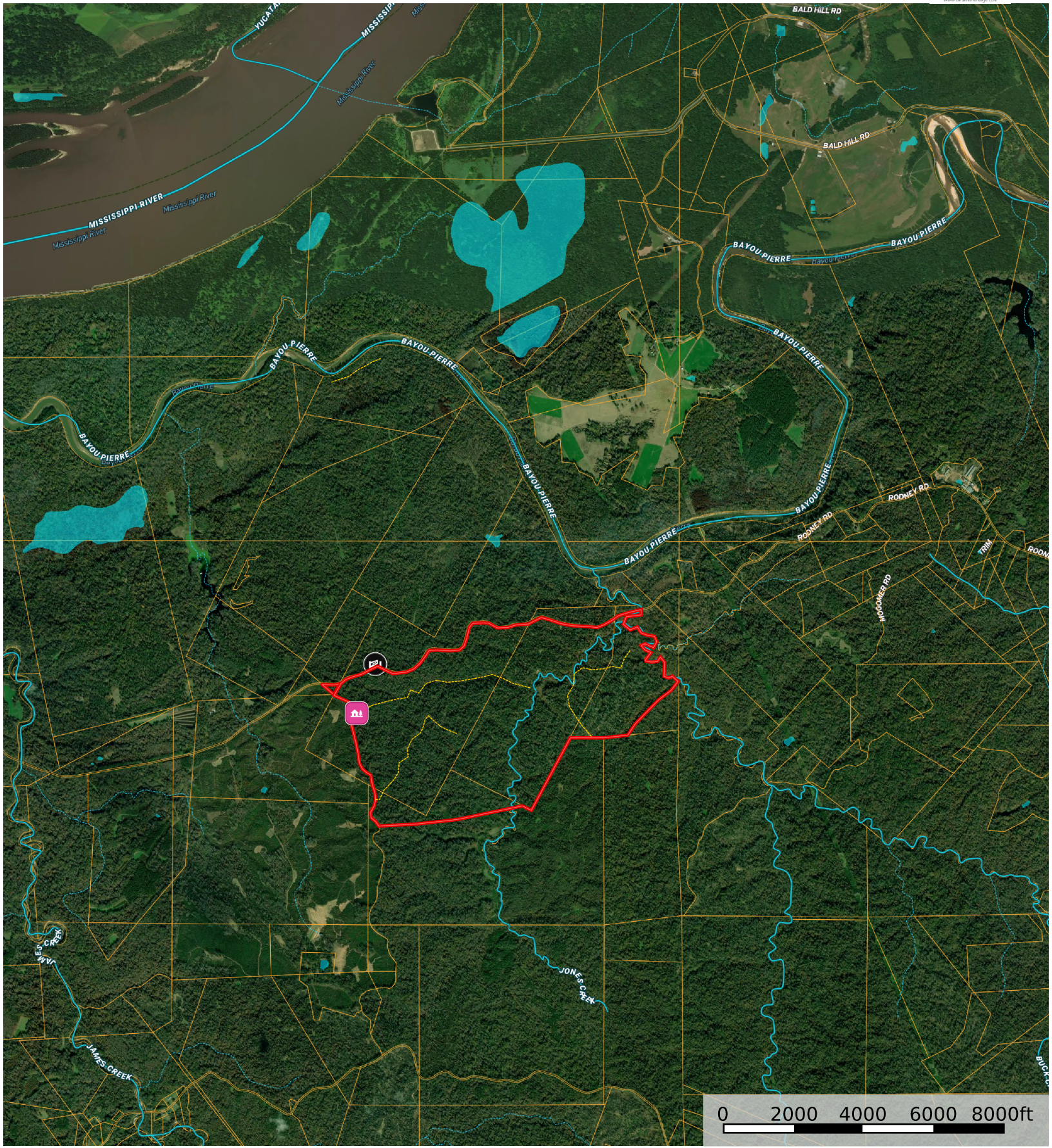
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Greenwood Parks_RodneyRd South

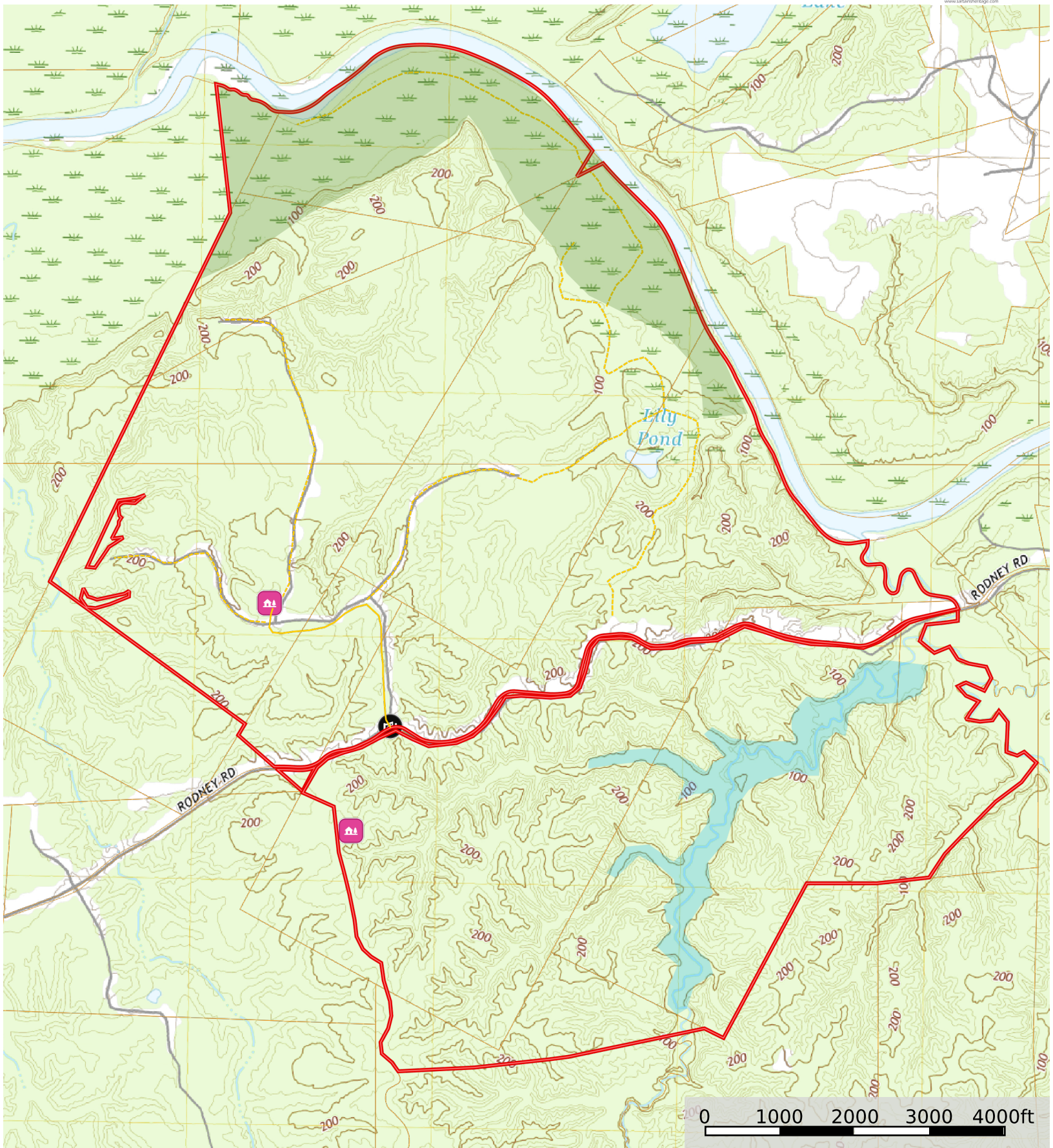
Claiborne County, Mississippi, 836 AC +/-



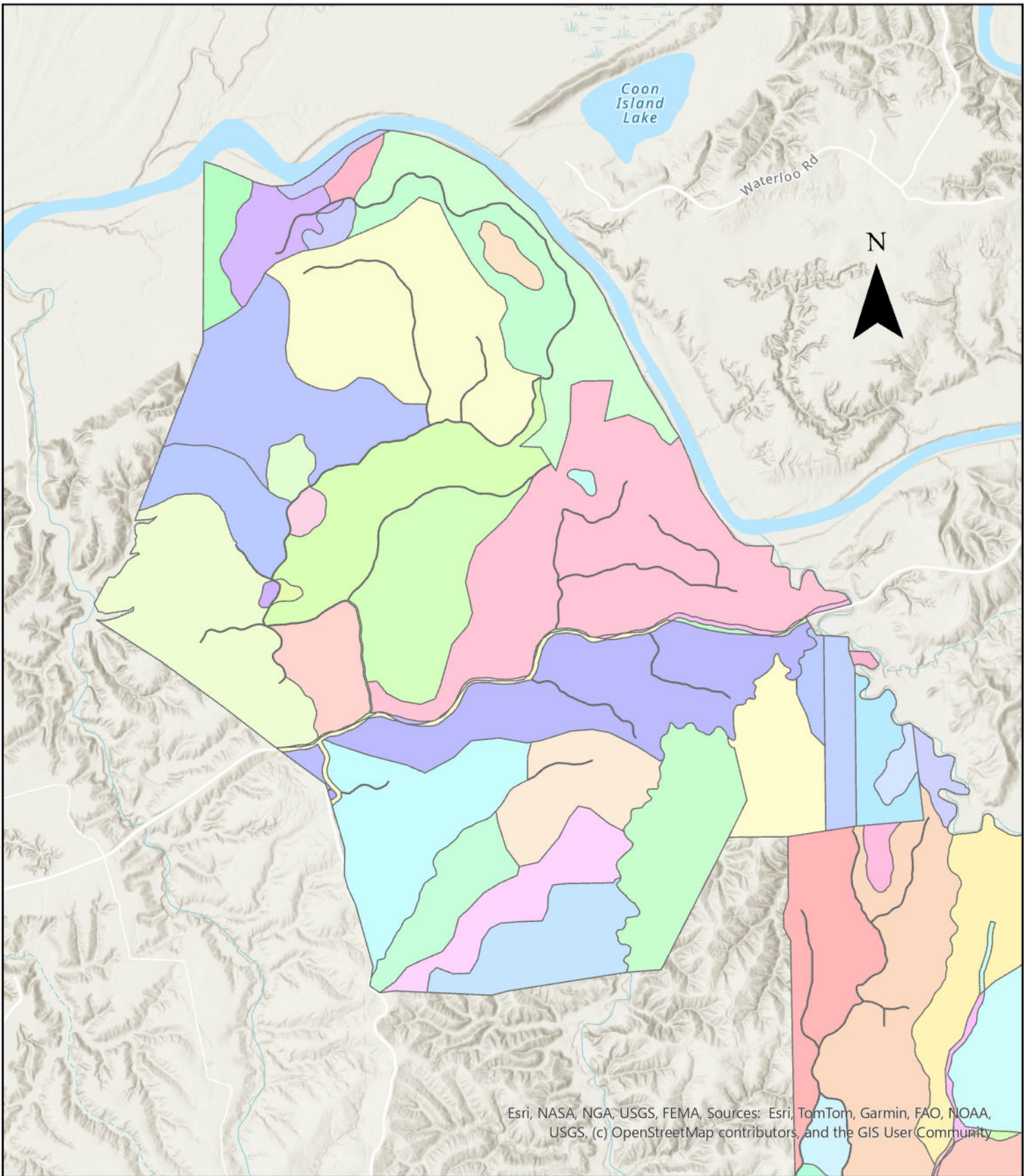
- Gate
- Cabin
- Road / Trail
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

Greenwood Parks_RodneyRd

Claiborne County, Mississippi, 2313 AC +/-



-  Gate
-  Cabin
-  Road / Trail
-  Primary Road
-  Potential Lake
-  River Bottom
-  Boundary

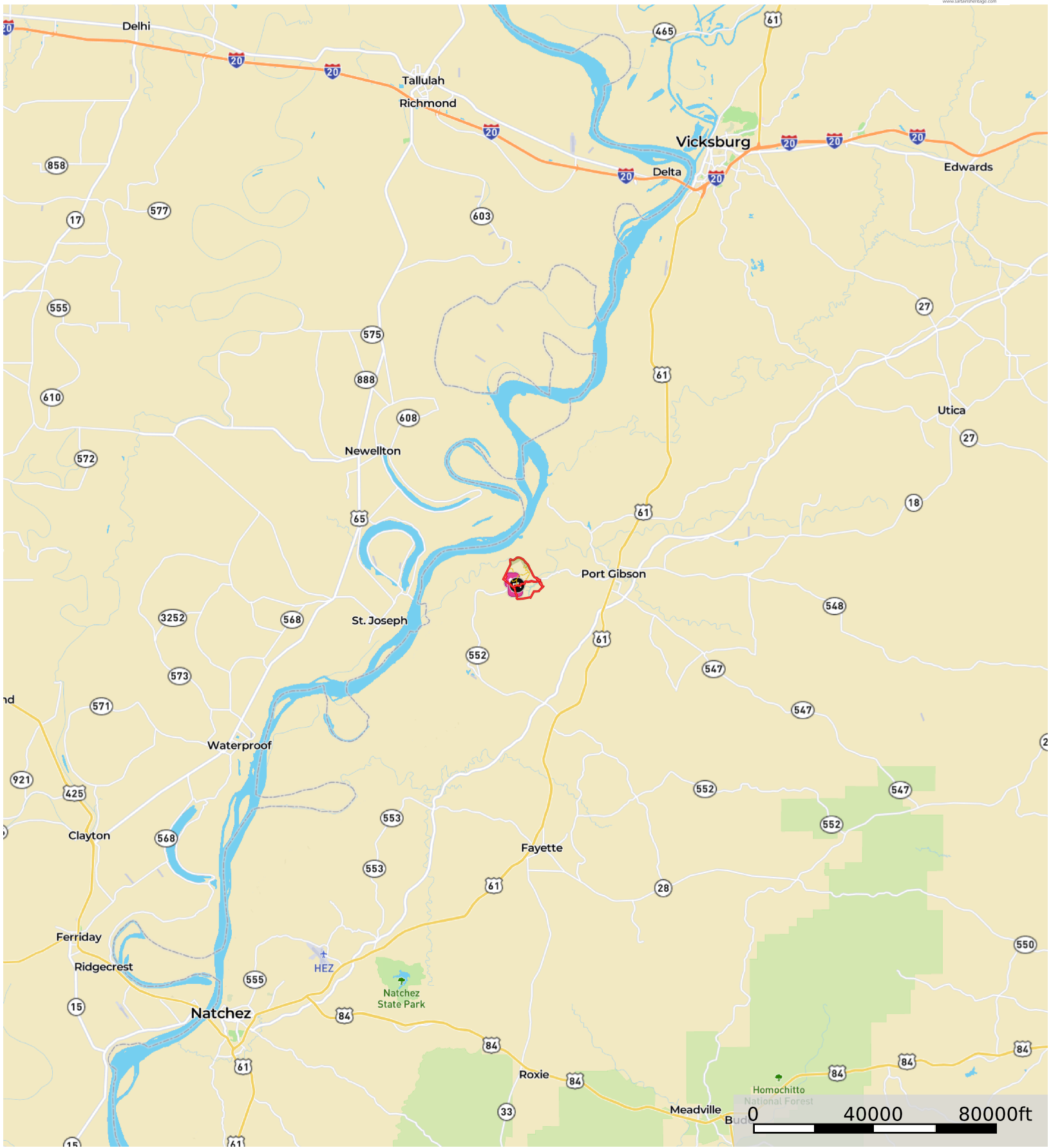


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Greenwood Parks Stand Map

Greenwood Parks_RodneyRd

Claiborne County, Mississippi, 2313 AC +/-



- Gate
- Cabin
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- Boundary

