



## **Waller Ridge Road South Tract**



**32 Acres**  
**Wayne County, Mississippi**

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## **32 Acres**

### **Wayne County, Mississippi**

LOCATION: Southeast Mississippi: Waynesboro is 20 miles to the south. Laurel, MS is 31 miles to the west. Hattiesburg, MS is 64 miles to the southwest. Mobile is 101 miles to the southeast.

DESCRIPTION: The Waller Ridge Road South Tract is a great location for a country homesite and small hunting tract. This parcel sits along a paved county road with utilities available. It has a road that leads to the top of the hill that would provide a great homesite with nice views. The property is covered in 6 year old planted pines that are growing nicely. This property will also be a great tract for hunting deer and turkey. There are a couple of wet weather streams on the property that could be nice pond sites.

ACCESS: From Waynesboro take Highway 45 north for 13.5 miles and turn left onto County Road 212. Continue on this road for 5.3 miles and turn Left onto Waller Ridge Road. The Waller Ridge Road South Tract will be on the right in .5 mile.

**Price:**\$99,995.00

**Contact Information:**

**F. Bradford Butler**

**800-704-0645**

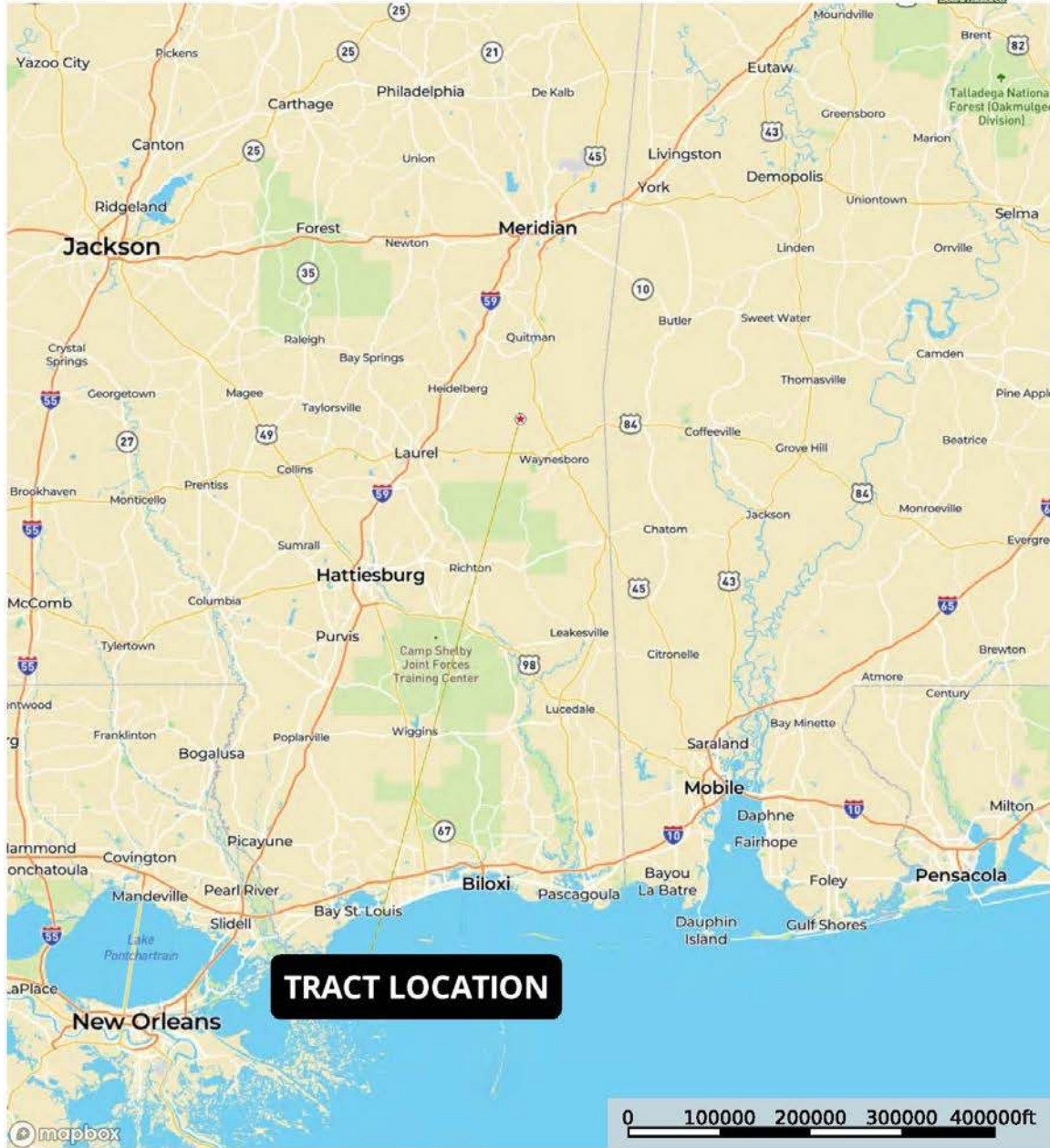
**brad@butlerlandandtimber.com**

**\*\*\*All information in this package is derived from source the are believed to be accurate but it is the buyer's responsibility to confirm that the information is accurate and Butler Land and Timber Company does not warrant any of the information in this brochure. Maps are for location purposes only and for more specific boundaries, buyer can obtain a survey.**



# LOCATION

Waller Ridge Road North Tract  
Wayne County, Mississippi, 17.5 AC +/-



Brad Butler  
P: 850-776-0252    www.butlerlandandtimber.com    2854 Old Shell Road Mobile, AL 36607

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# AERIAL

Waller Ridge Road South Tract  
Wayne County, Mississippi, 32 AC +/-



 Boundary

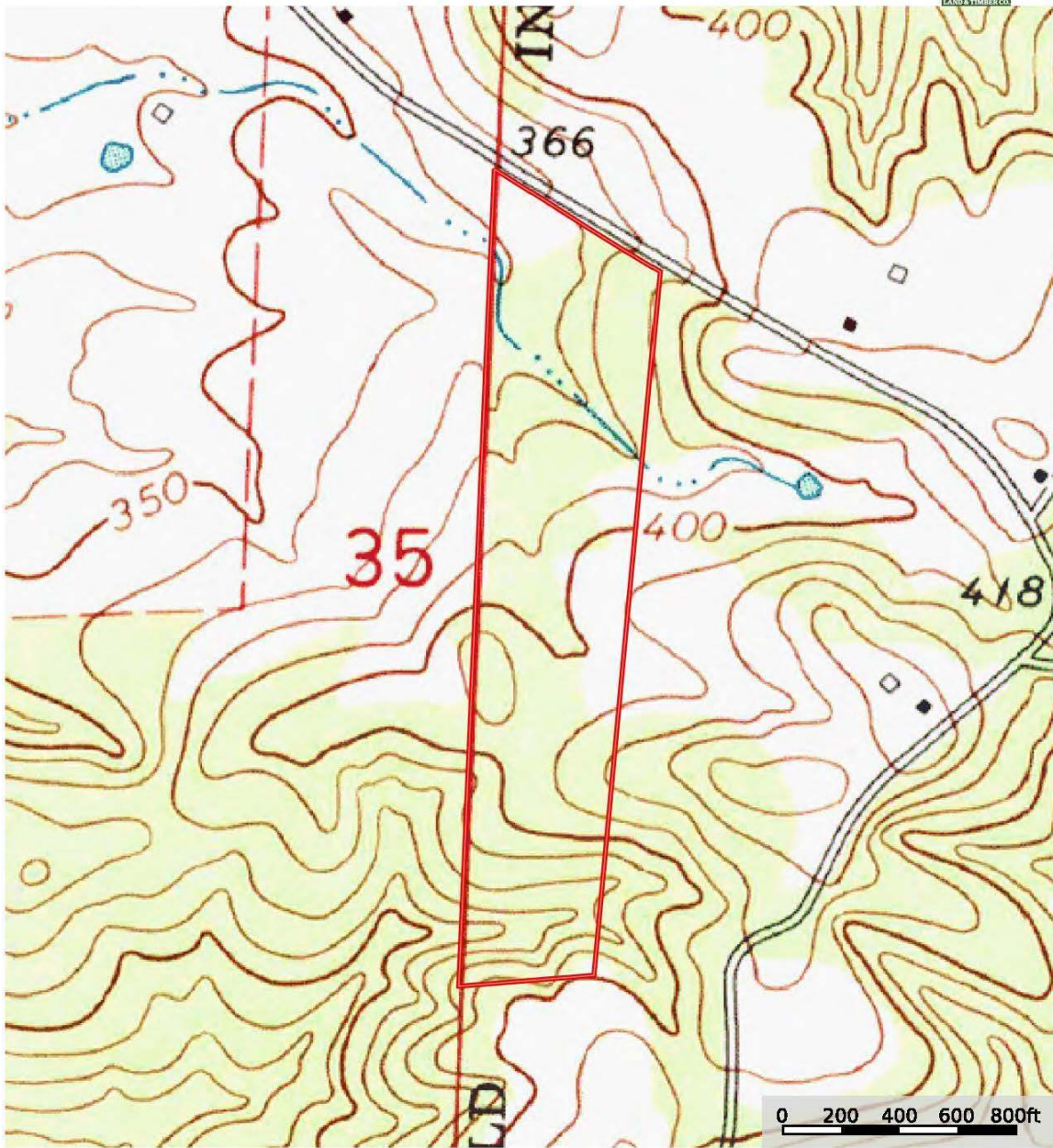
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# TOPOGRAPHY

Waller Ridge Road South Tract  
Wayne County, Mississippi, 32 AC +/-



Boundary

Brad Butler  
P: 850-776-0252

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**Listing Broker**

**F. Bradford Butler**

**850-776-0252**

**[brad@butlerlandandtimber.com](mailto:brad@butlerlandandtimber.com)**

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