

# 60+/- Acre Commercial Property

## Jefferson County, MS



**\$325,000**

Looking for a commercial tract? This 60+/- acre Jefferson County, MS property is situated in Fayette on Hwy 33, only 20 miles north of Natchez, MS. This tract offers endless opportunities as it is very near the intersection of two high traffic count highways! Previously, the property was used as a dimensional lumber yard and kiln. Several of the very large buildings are still standing and in good condition; they could be used as warehouses or storage buildings. Three phase 480v power is available on the property. You will notice several concrete slabs where previous buildings once stood, offering a great start for you to build. One of the large buildings has office spaces as well as a large room, once used as a training site. A concrete loading dock is also in place. Another building houses the original steam generators that used to power the dry kilns. The property is connected to city water, but also has its own water well and pump. The entire property is fenced and gated with a 6 foot cyclone fence with barbed wire on top for added security. Approximately 20 acres of the property is open pasture with slow rolling hills allowing you to build to suit. The asphalt driveway gives access from Highway 33 all the way back to the large buildings, parking spots, and the loading dock. For more information and to schedule a viewing, call Chris Wolff today!



*Call me today!*

**CHRIS WOLFF**, REALTOR®  
CWolff@TomSmithLand.com  
601.990.5070 office | 601.757.7968 cell



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



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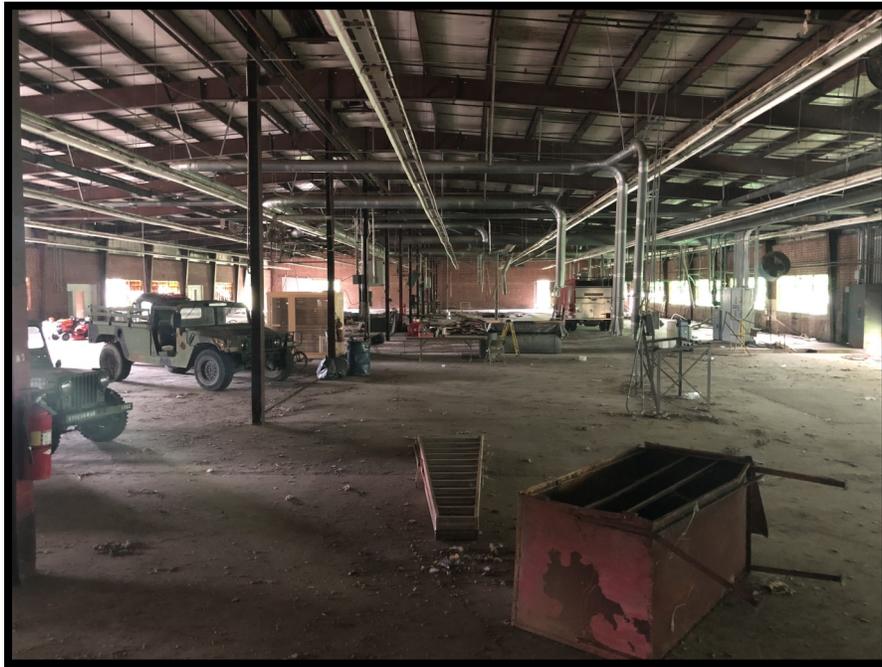
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## Aerial Map



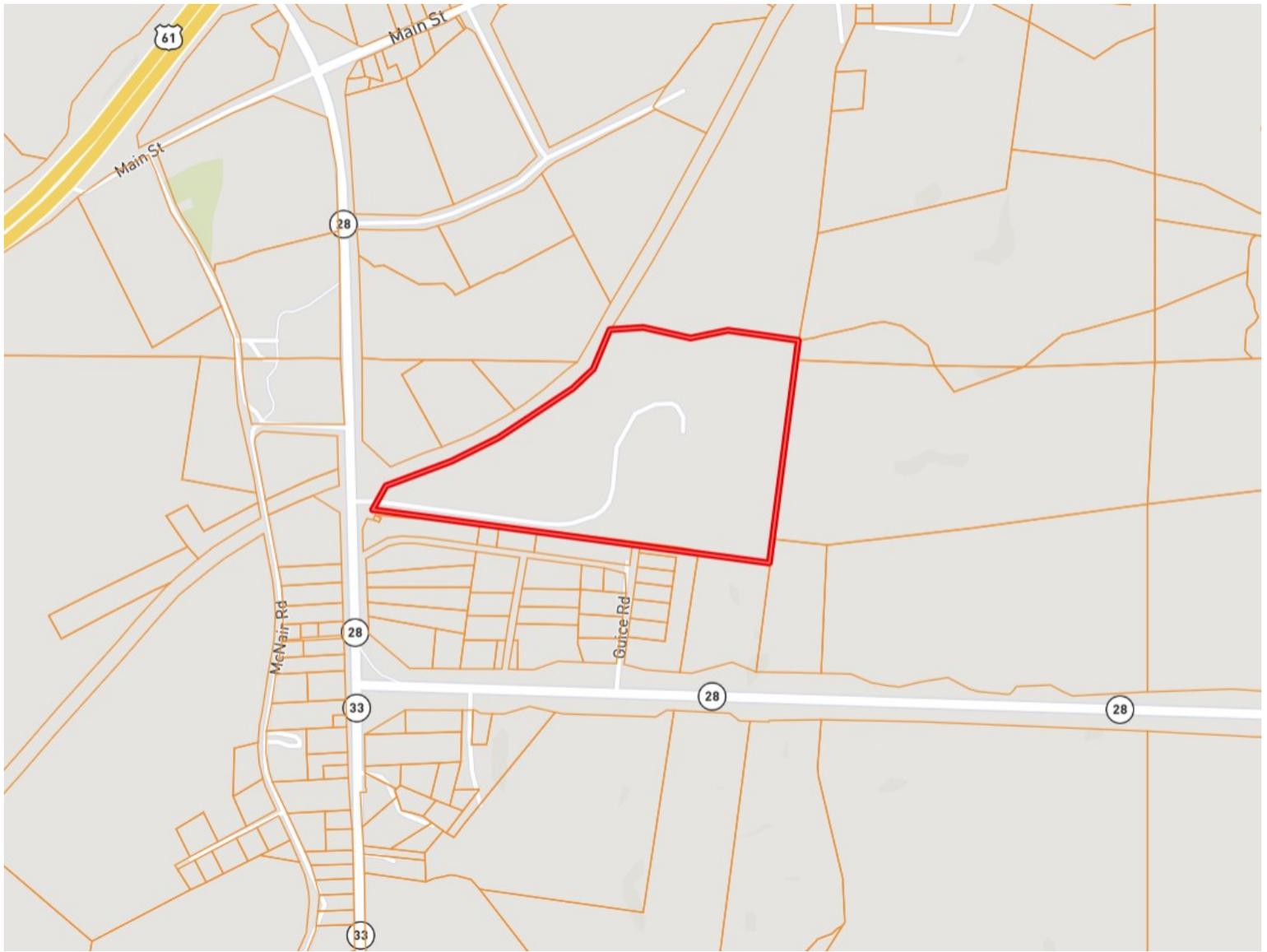
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## Ownership Map



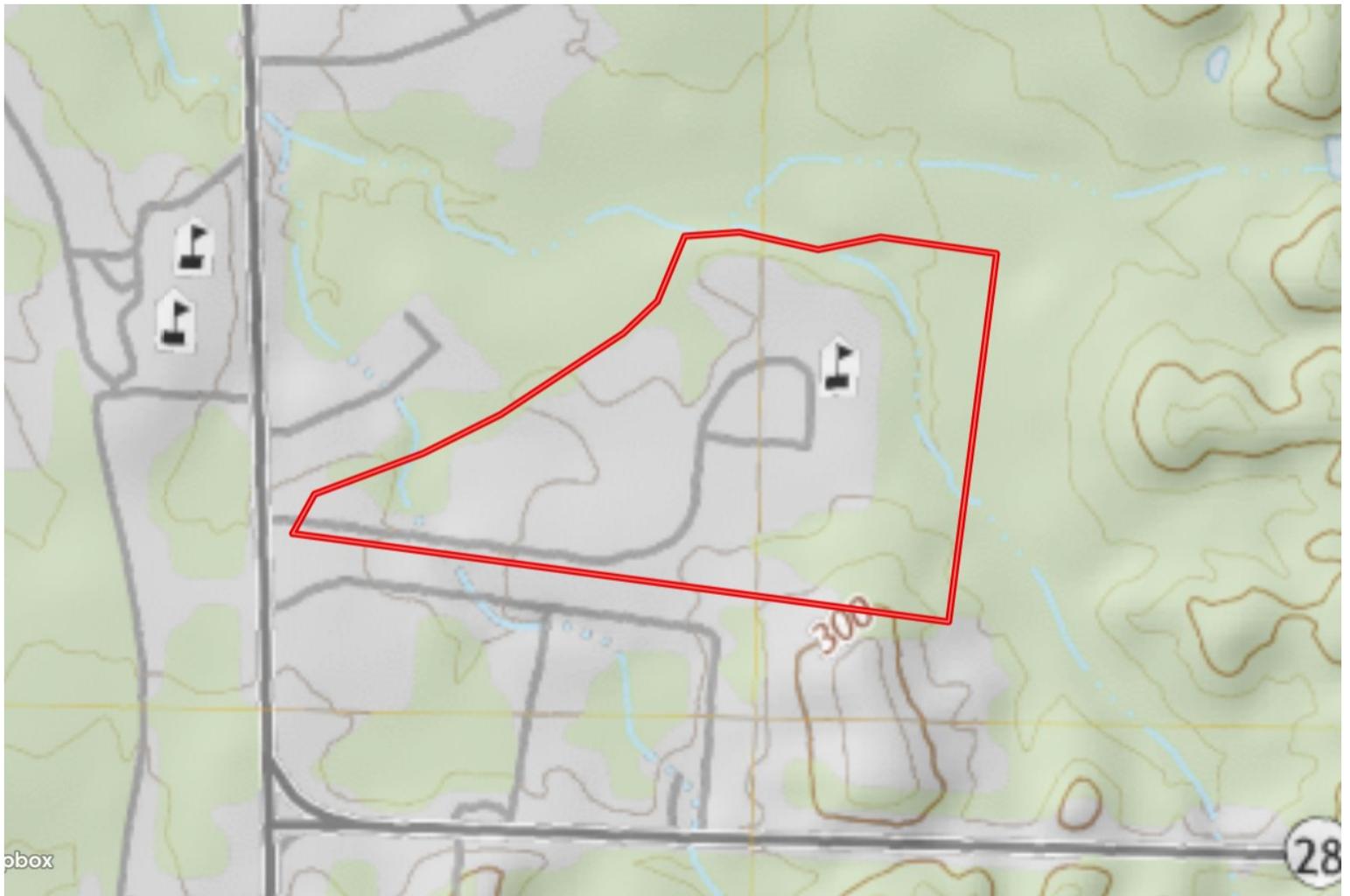
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## Topo Map



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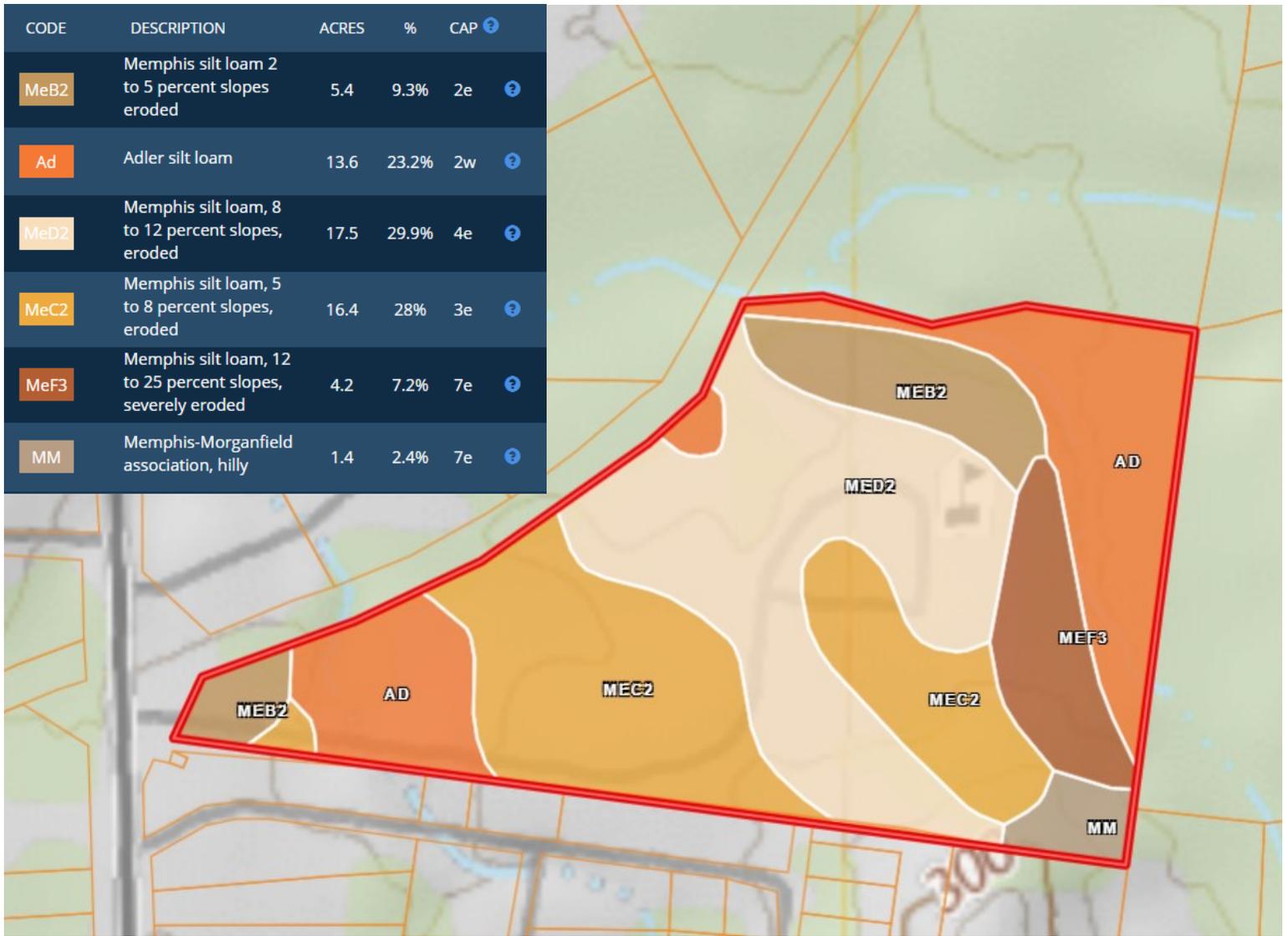
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CODE	DESCRIPTION	ACRES	%	CAP
MeB2	Memphis silt loam 2 to 5 percent slopes eroded	5.4	9.3%	2e
Ad	Adler silt loam	13.6	23.2%	2w
MeD2	Memphis silt loam, 8 to 12 percent slopes, eroded	17.5	29.9%	4e
MeC2	Memphis silt loam, 5 to 8 percent slopes, eroded	16.4	28%	3e
MeF3	Memphis silt loam, 12 to 25 percent slopes, severely eroded	4.2	7.2%	7e
MM	Memphis-Morganfield association, hilly	1.4	2.4%	7e



# Soil Map



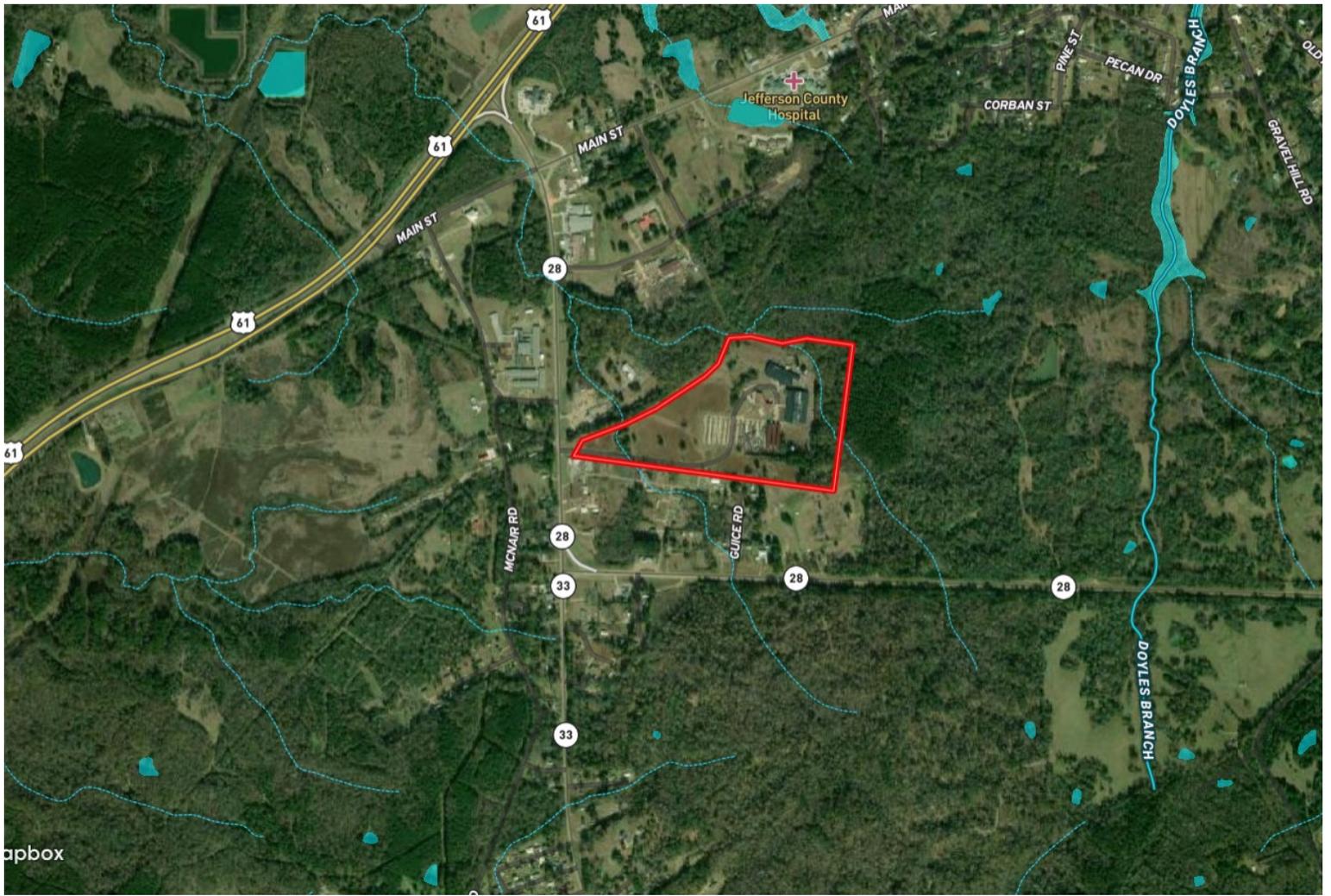
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## Flood Map



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## Directional Map

Directions from Natchez, MS : Travel North on Hwy 61 for 20 miles. Just before you get to Fayette, MS turn right onto Hwy 33. The property is 3/4 miles down Hwy 33 on the left, marked with a directional sign.

**530 Fayette Enterprise Road**

**Fayette, MS 39069**



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