

Lowndes Cal 57.47 w/ lake
Hwy 12 E
Caledonia, MS 39740

\$235,500
57.470± Acres
Lowndes County



Lowndes Cal 57.47 w/ lake
Caledonia, MS / Lowndes County

SUMMARY

Address

Hwy 12 E

City, State Zip

Caledonia, MS 39740

County

Lowndes County

Type

Farms, Recreational Land, Undeveloped Land, Hunting Land

Latitude / Longitude

33.692195 / -88.260043

Taxes (Annually)

995

Acreage

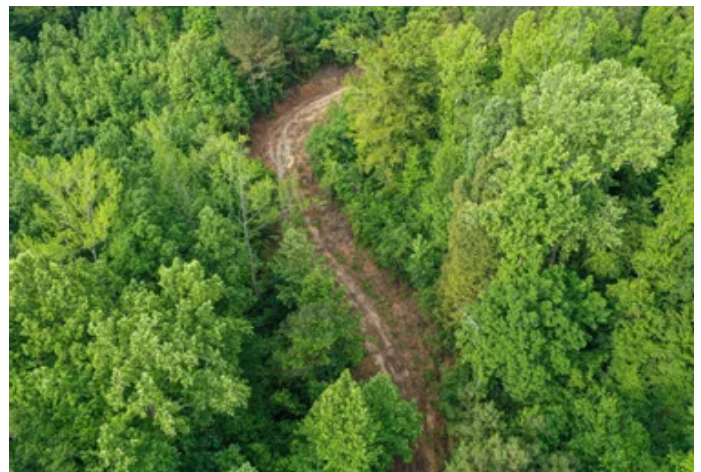
57.470

Price

\$235,500

Property Website

<https://www.mossyoakproperties.com/property/lowndes-cal-57-47-w-lake-lowndes-mississippi/40371/>



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PROPERTY DESCRIPTION

The opportunity for you to own an incredible recreational tract of land in Caledonia is here. Offered for sale is a fantastic 57.47 acre parcel that features a beautiful 3 acre lake, excellent trails and roads throughout, and several options for where you want to build that dream home.

On the north side of the property is a beautiful bluff overlooking the lake that will offer amazing sunrise and sunset views from your front porch or the deer stand.

The lake is stocked with bass and bream for taking the family or friends fishing on the weekends. The property is also fenced along the northern border and borders the Alabama state line to the east. This place won't last long!!!

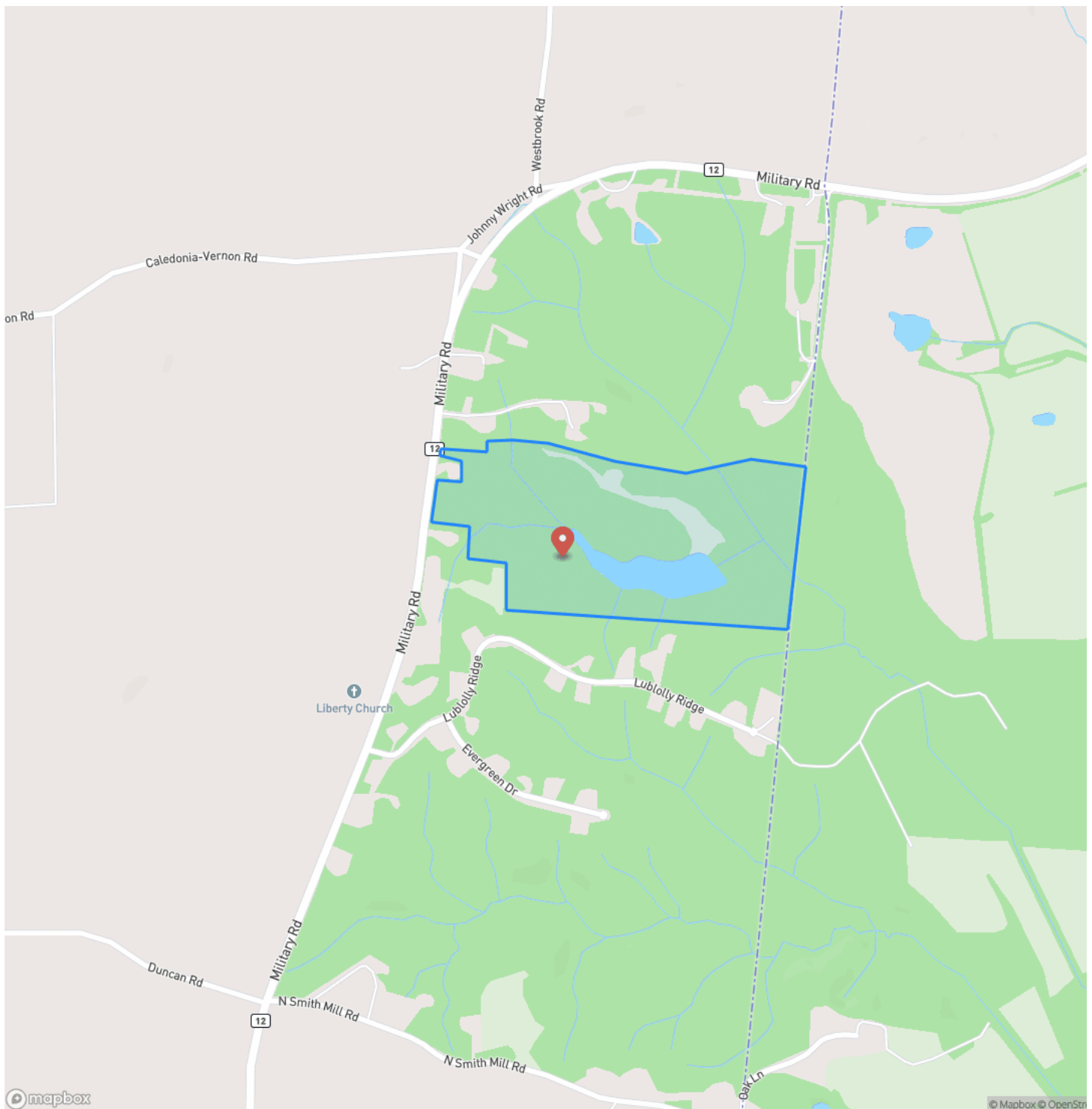
For a private showing of this property reach out to me at [662-231-5899](tel:662-231-5899) or email me at jbryan@mossyoakproperties.com



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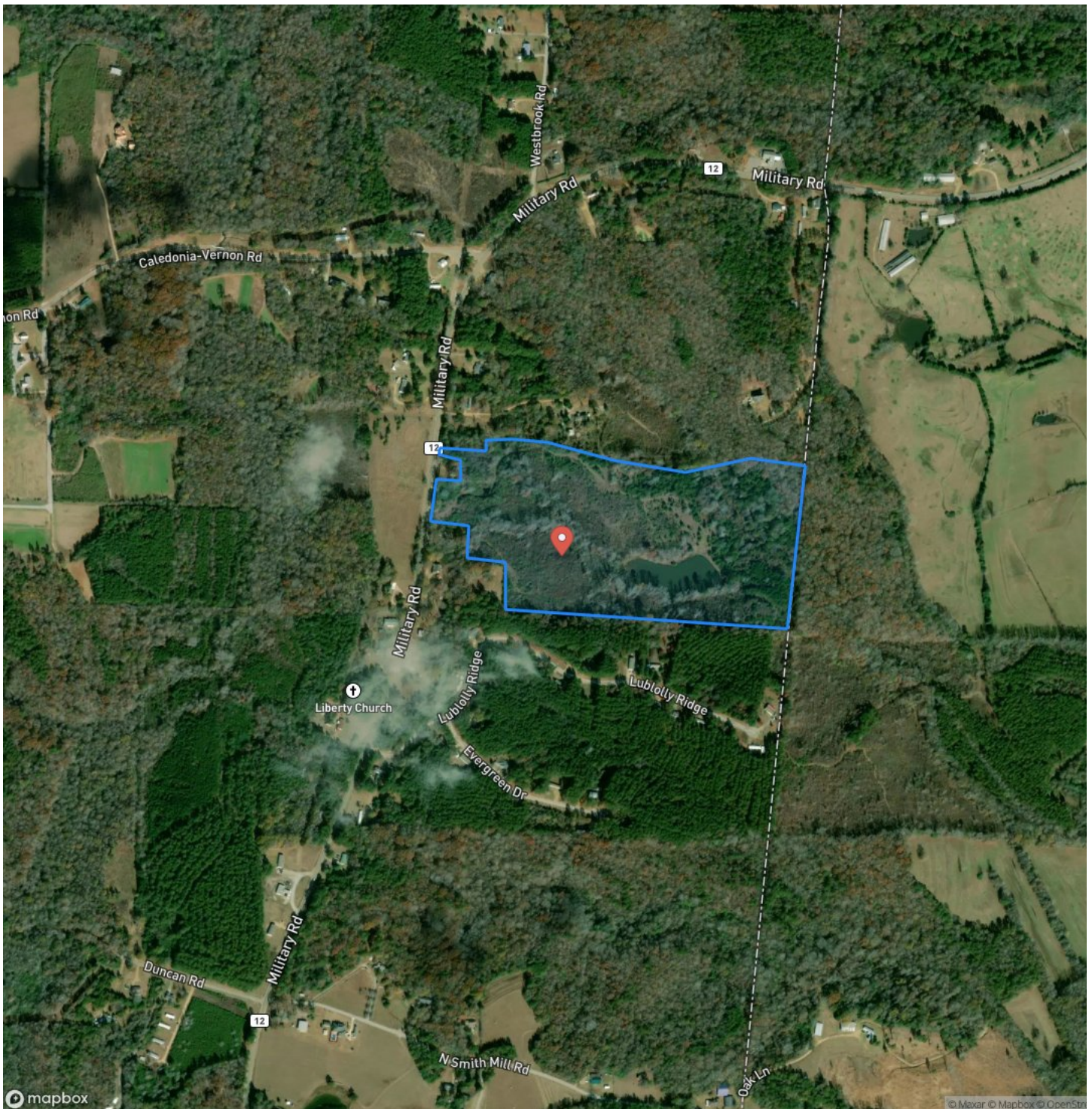
Locator Map



Locator Map



Satellite Map



**Lowndes Cal 57.47 w/ lake
Caledonia, MS / Lowndes County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Jacob Bryan

Mobile

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Office

(662) 495-1121

Email

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Address

639 Commerce Street

City / State / Zip

West Point, MS 39773

NOTES



MORE INFO ONLINE:

MossyOakProperties.com

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relation to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Mossy Oak Properties Bottomland Real Estate

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