

Lowndes - Caledonia 57 Acre w/ Lake
Hwy 12 E
Caledonia, MS 39740

\$158,043
57.470± Acres
Lowndes County



Lowndes - Caledonia 57 Acre w/ Lake
Caledonia, MS / Lowndes County

SUMMARY

Address

Hwy 12 E

City, State Zip

Caledonia, MS 39740

County

Lowndes County

Type

Hunting Land, Recreational Land

Latitude / Longitude

33.692586 / -88.259333

Taxes (Annually)

995

Acreage

57.470

Price

\$158,043

Property Website

<https://www.mossyoakproperties.com/property/lowndes-caledonia-57-acre-w-lake-lowndes-mississippi/38601/>



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PROPERTY DESCRIPTION

A true hunting and recreation tract is now on the market! This 57+/- acres with a gorgeous lake is in hills of Caledonia on Hwy 12 E near the MS/AL state line. An ATV trails leads from the gate and travels along the northern border of the property and provides easy access to a hillside, with potential for a cabin or homesite, overlooking a beautiful 2.5 acre lake. The Northeast portion of the property falls off into a hardwood bottom that will provide the opportunity to harvest wild game year after year. Turkey and deer sign were present and the lake is stocked with several species. Don't miss out on a great opportunity to own a nice tract of hunting and recreation property in Lowndes County.

To schedule a private showing of the property call listing agent:

Jacob Bryan

[662-231-5899](tel:662-231-5899)



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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Jacob Bryan

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(662) 231-5899

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Email

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Address

639 Commerce Street

City / State / Zip

West Point, MS 39773

NOTES



This image shows a single 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

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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 relationship 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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