

Jess Lyons Road Lot 1 - 4.5 acres  
Jess Lyons Road  
Columbus, MS 39705

**\$70,000**  
4.500± Acres  
Lowndes County



**Jess Lyons Road Lot 1 - 4.5 acres**  
**Columbus, MS / Lowndes County**

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**SUMMARY**

**Address**

Jess Lyons Road

**City, State Zip**

Columbus, MS 39705

**County**

Lowndes County

**Type**

Recreational Land, Lot, Timberland, Undeveloped Land

**Latitude / Longitude**

33.581054 / -88.404795

**Acreage**

4,500

**Price**

\$70,000

**Property Website**

<https://www.mossyoakproperties.com/property/jess-lyons-road-lot-1-4-5-acres-lowndes-mississippi/84660/>



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**PROPERTY DESCRIPTION**

**4.5± Wooded Acres | Prime Homesite in Caledonia, MS**  
**\$70,000 | Corner of Jess Lyons Rd & Ridge Rd**

Build your dream home where privacy meets convenience. This **4.5± acre residential tract** offers a rare blank canvas in the heart of the highly sought-after **Caledonia School District**. Whether you're looking to build a custom estate, a modern barndominium, or a secluded weekend retreat, this level, wooded lot is ready for your vision.

**The Perfect Location**

Enjoy the peace of the country without the long commute. This property is strategically positioned for easy access to the entire Golden Triangle:

- **Military Friendly:** Just **10 minutes** to Columbus Air Force Base (CAFB).
- **Commuter's Dream:** 5 minutes to Hwy 45; quick drives to Columbus, West Point, and Starkville.
- **Recreation:** Seconds away from **Green Oaks Golf Club**.
- **Daily Essentials:** 15 minutes to downtown Columbus shopping, dining, and medical facilities.

**Property Highlights & Utilities**

- **Ready to Build:** Flat, level topography significantly reduces site prep costs.
- **Utilities:** Access to **water and sewer** available at the road.
- **Total Privacy:** Thickly wooded acreage allows you to carve out your homesite while maintaining a natural buffer from the road.
- **Freedom:** No HOA and no restrictive covenants-your land, your rules.
- **Road Frontage:** Premium corner lot visibility with easy access from both Jess Lyons Rd and Ridge Rd.

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**Agent Note:** Caledonia is one of the fastest-growing areas in Lowndes County. Large, flat lots with sewer access are becoming increasingly rare at this price point.

**Don't wait on this one!** Contact us today to schedule a walk-through or to receive a plat map of **Lot #1**.

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## Locator Map

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## Locator Map

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## Satellite Map

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## **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.



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