

**Jess Lyons Road Lot 5 - 13 acres**  
**Jess Lyons Rd**  
**Columbus, MS 39705**

**\$130,000**  
**13± Acres**  
**Lowndes County**



**Jess Lyons Road Lot 5 - 13 acres**  
**Columbus, MS / Lowndes County**

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**SUMMARY**

**Address**

Jess Lyons Rd

**City, State Zip**

Columbus, MS 39705

**County**

Lowndes County

**Type**

Recreational Land, Lot, Timberland, Undeveloped Land

**Latitude / Longitude**

33.583467 / -88.410893

**Acreage**

13

**Price**

\$130,000

**Property Website**

<https://www.mossyoakproperties.com/property/jess-lyons-road-lot-5-13-acres-lowndes-mississippi/84680/>



## **PROPERTY DESCRIPTION**

**Lot #5 - 13± Acres of Residential Land for Sale in Caledonia, MS**  
**\$130,000 | Jess Lyons Road at Ridge Road | Caledonia School District**  
**Flat Topography | Utilities Available | Wooded Acreage | Near Columbus, MS**

Welcome to **Lot #5**, a rare **13± acre residential tract for sale** located at the corner of **Jess Lyons Road and Ridge Road** in the heart of **Caledonia, Mississippi**. Situated within the highly rated **Caledonia School District**, this property offers the space, privacy, and flexibility to build your dream home, establish a hobby farm, or create a peaceful country retreat-just minutes from the amenities of Columbus.

The property features **flat terrain, paved road frontage**, and **access to community water and sewer**, making it well-suited for immediate development. With **13 acres of mature hardwoods and pine**, you'll enjoy a tranquil, wooded setting with the freedom to clear and build as you choose.

### **Key Features:**

- **13± acres of wooded land for sale in Caledonia, MS**
- Excellent **flat topography**-ideal for home sites, barns, or recreational use
- **Utilities at the road**: water and sewer available
- **Road frontage on both Jess Lyons Road and Ridge Road**
- **Fully wooded**-maintain your privacy and enjoy the beauty of nature
- No covenants or restrictions-build a custom home, barndominium, or bring your mobile home
- Located in the **Caledonia School District**, known for strong academics and community values

### **Excellent Location in the Golden Triangle:**

- **5 minutes from Highway 45** for easy access to Columbus, Starkville, and West Point
- **10 minutes from Columbus Air Force Base**
- **15 minutes from downtown Columbus, Mississippi**-close to shopping, restaurants, and medical facilities
- Near **Green Oaks Golf Club** for weekend recreation

Whether you're seeking **residential land for sale in Caledonia, MS**, or looking to invest in a large homesite with easy access to the amenities of the **Golden Triangle**, **Lot #5** offers an unbeatable mix of space, location, and potential.

**Schedule your showing today to walk this exceptional 13-acre property on Jess Lyons Road. Don't miss your chance to own land in one of Lowndes County's most desirable areas.**

Brett Briggs

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Fred Zepponi III

Mossy Oak Properties Bottomland Real Estate

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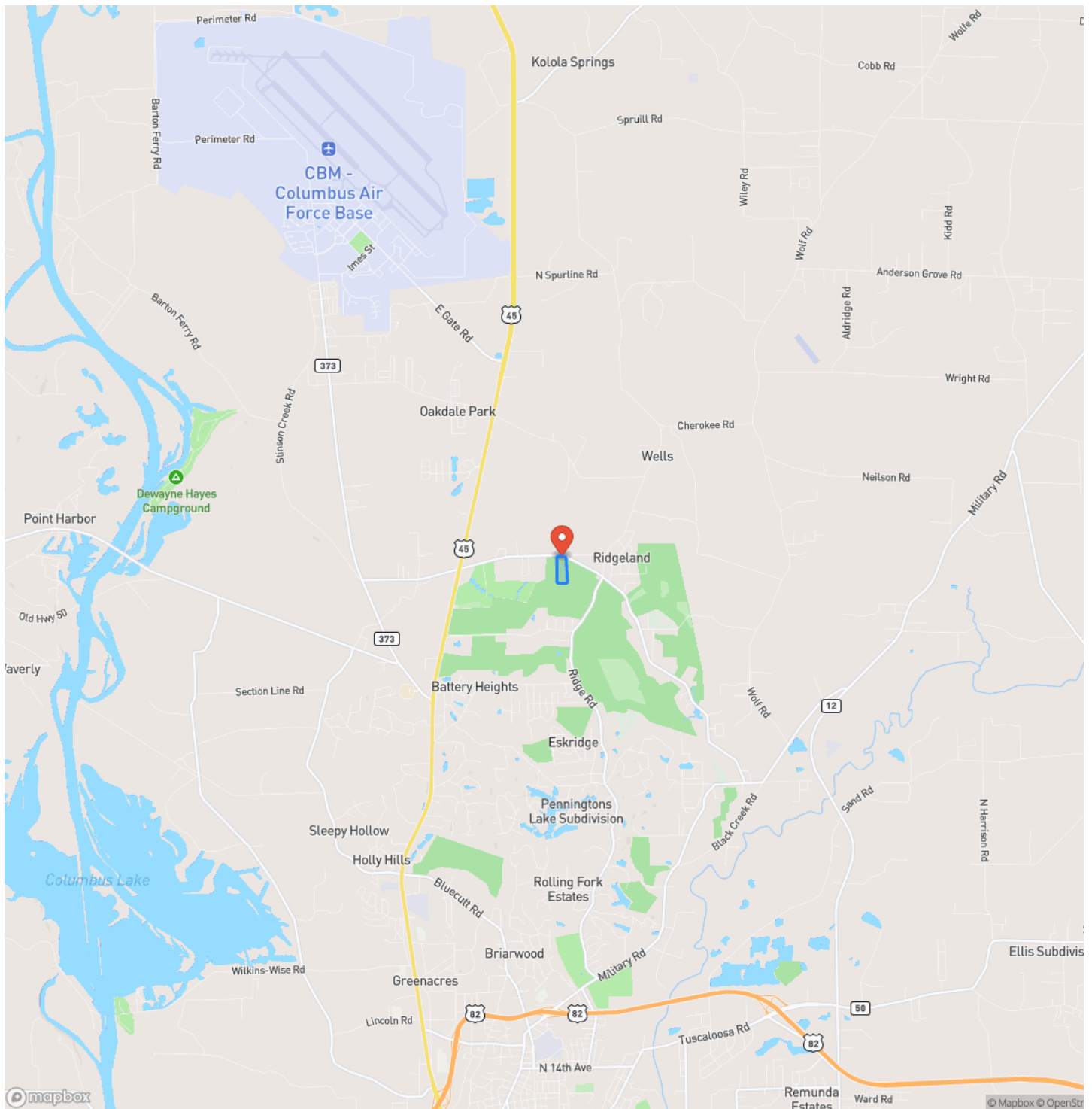


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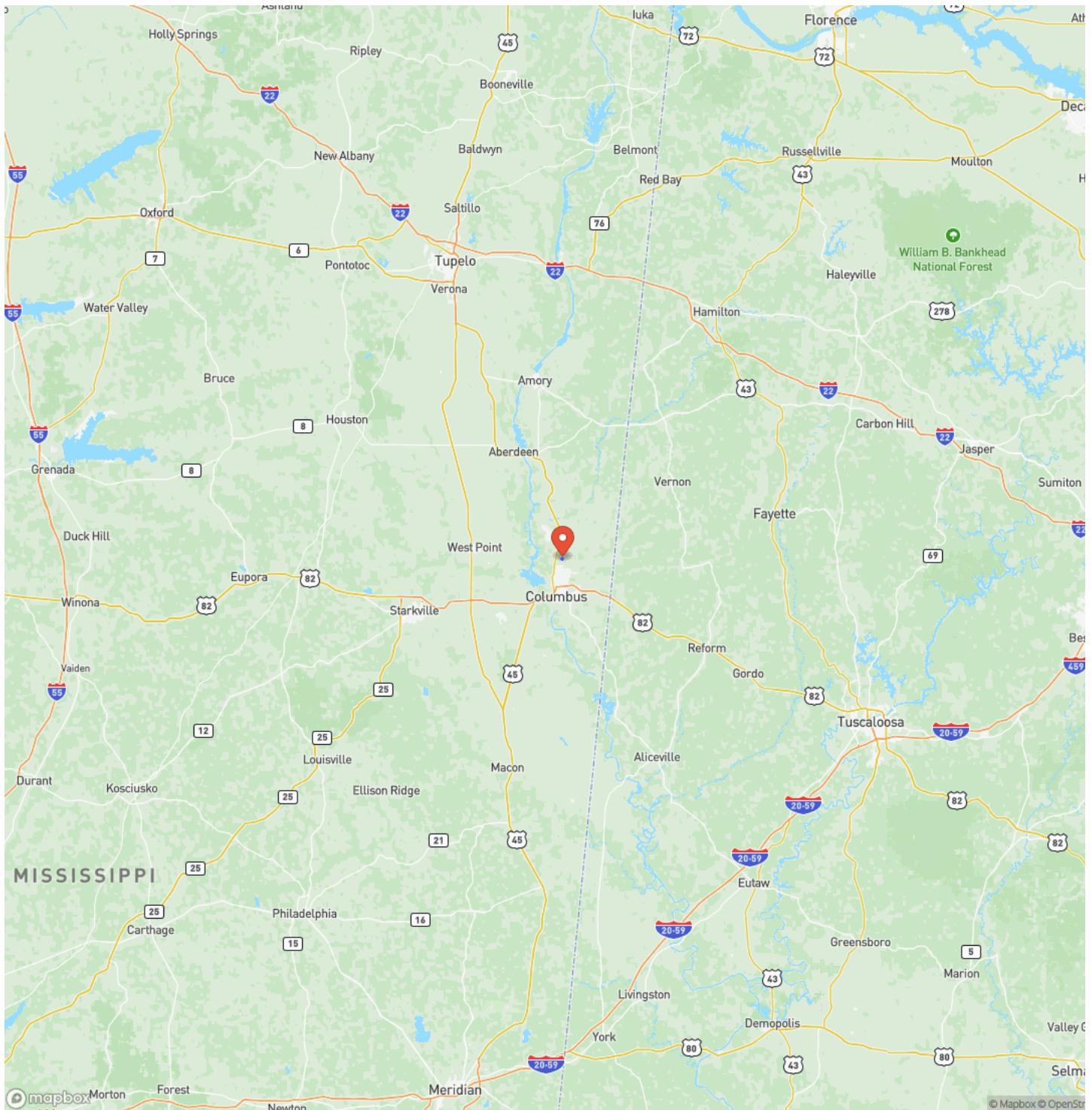
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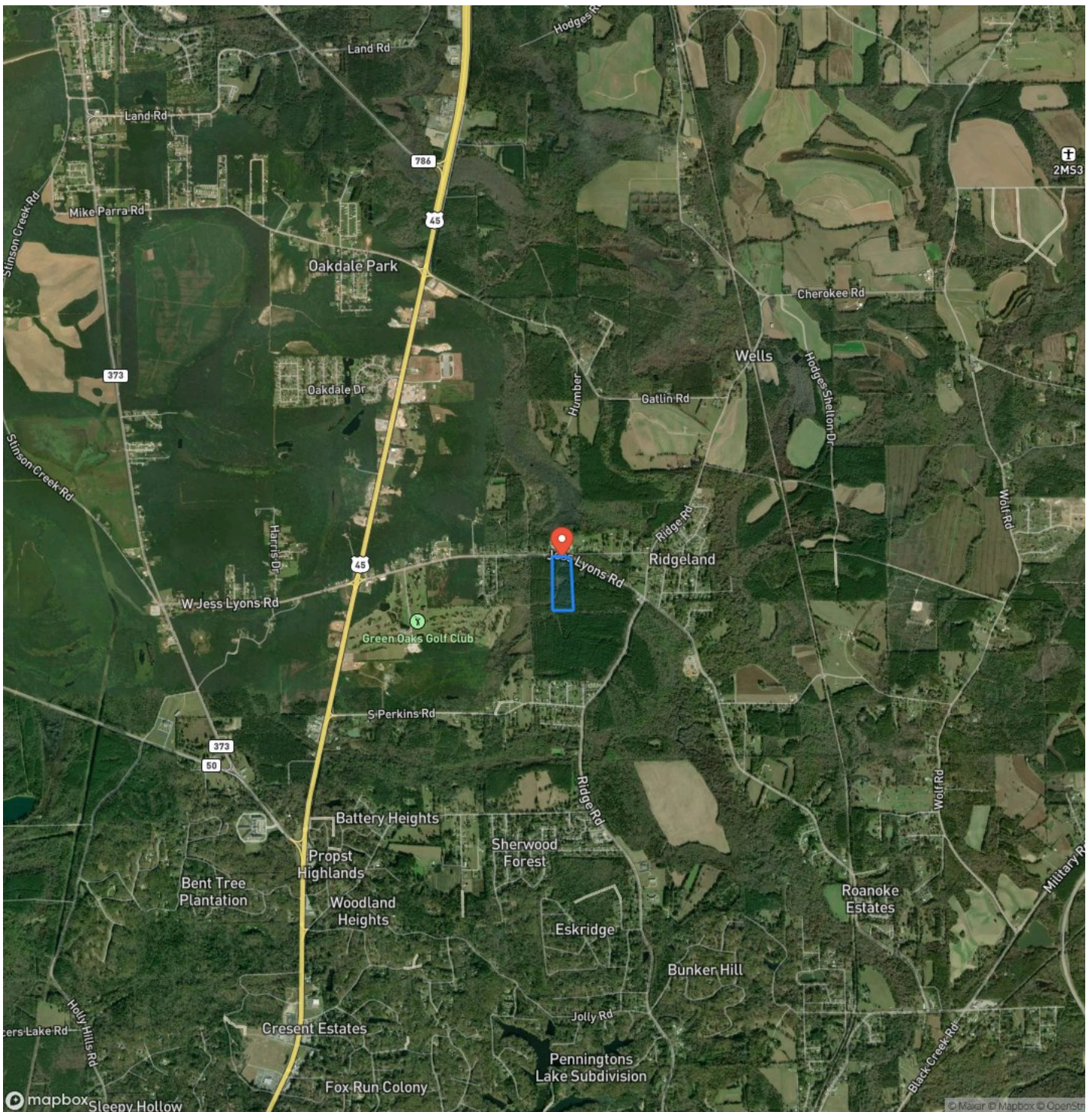
## Locator Map



## Locator Map



## Satellite Map



**Jess Lyons Road Lot 5 - 13 acres**  
**Columbus, MS / Lowndes County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Brett Briggs

## Mobile

(662) 295-8999

## Email

bbriggs@mossyoakproperties.com

### Address

5795 Highway 45 ALT S.

## City / State / Zip

## NOTES

[illegible]

**MORE INFO ONLINE:**

**MossyOakProperties.com**

## 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**

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, but 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 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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**Mossy Oak Properties Bottomland Real Estate**

5795 Highway 45 Alt S

West Point, MS 39773

(662) 495-1121

[MossyOakProperties.com](http://MossyOakProperties.com)

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