

Jess Lyons Road Lot 3 - 8 acres
Jess Lyons Rd
Columbus, MS 39705

\$100,000
8± Acres
Lowndes County



Jess Lyons Road Lot 3 - 8 acres
Columbus, MS / Lowndes County

SUMMARY

Address

Jess Lyons Rd

City, State Zip

Columbus, MS 39705

County

Lowndes County

Type

Recreational Land, Lot, Timberland, Undeveloped Land

Latitude / Longitude

33.582662 / -88.408237

Acreage

8

Price

\$100,000

Property Website

<https://www.mossyoakproperties.com/property/jess-lyons-road-lot-3-8-acres-lowndes-mississippi/84675/>



Jess Lyons Road Lot 3 - 8 acres
Columbus, MS / Lowndes County

PROPERTY DESCRIPTION

Lot #3 - 8± Acres of Residential Land for Sale in Caledonia, MS
\$100,000 | Jess Lyons Road at Ridge Road | Caledonia School District
Flat Topography | Utilities Available | Wooded Privacy | Near Columbus Air Force Base

Welcome to **Lot #3**, a spacious **8± acre homesite for sale** located at the intersection of **Jess Lyons Road and Ridge Road** in **Caledonia, Mississippi**. This exceptional property sits within the **Caledonia School District**, one of the most sought-after districts in **Lowndes County**, and offers an ideal combination of **seclusion, buildability, and location**.

The land features **flat, usable terrain** with **utilities available at the road**, including **community water and sewer**. The tract is **heavily wooded**, allowing you to clear only what you need and maintain maximum **privacy for your home, cabin, or getaway**.

Key Property Features:

- **8± acres of residential land for sale in Caledonia, MS**
- **Flat topography** - ideal for custom home, barndominium, or modular home
- **Water and sewer access available**
- Located on the corner of **Jess Lyons Road and Ridge Road** with ample road frontage
- **Completely wooded** - perfect for privacy and natural surroundings
- No covenants or restrictions-build your way
- Situated in the **Caledonia School District**, a top-rated district in Lowndes County

Prime Location Highlights:

- Just **5 minutes to Highway 45**, connecting you quickly to Columbus, Starkville, and West Point
- **10 minutes to Columbus Air Force Base** - ideal for military families
- **15 minutes to downtown Columbus, Mississippi** for shopping, restaurants, and healthcare
- Just east of **Green Oaks Golf Club** - enjoy golf, walking, and open air recreation nearby

Whether you're looking to build your dream home in a peaceful setting or invest in **residential acreage in Caledonia, Lot #3** offers unmatched potential in a growing and well-connected area of the **Golden Triangle**.

Contact us today to tour Lot #3 on Jess Lyons Road-opportunities like this don't come often in Caledonia, MS.

Brett Briggs

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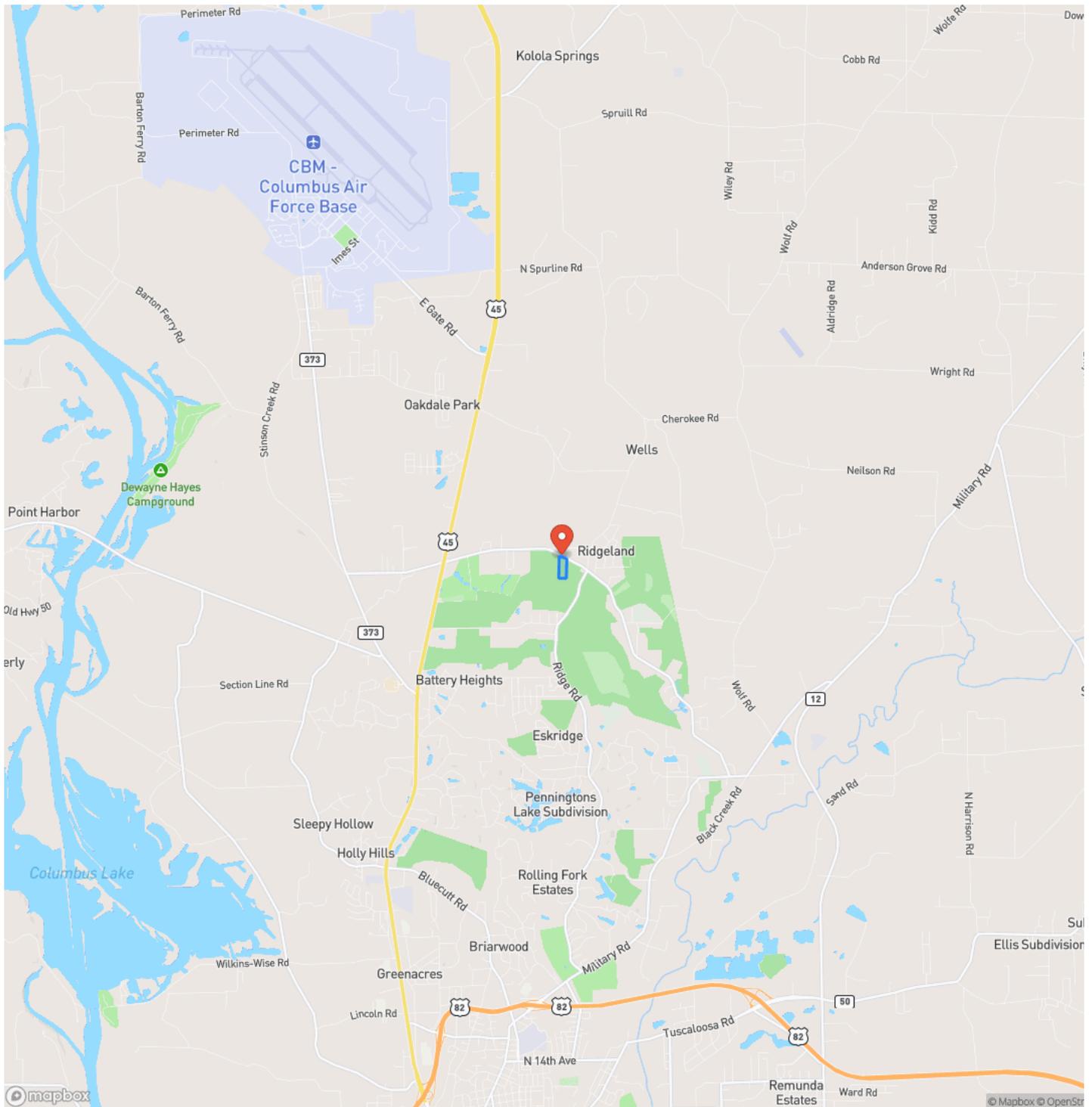
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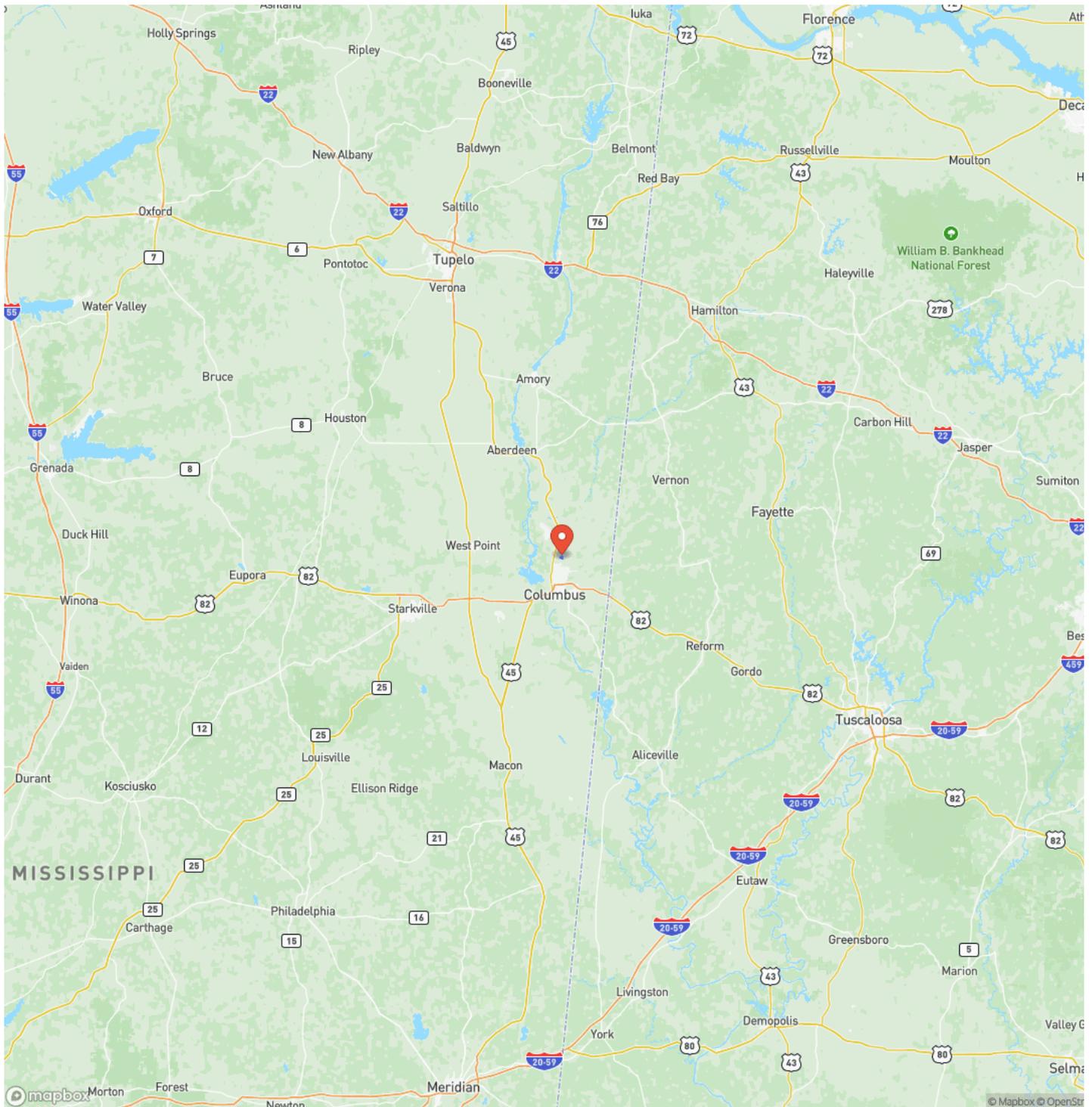
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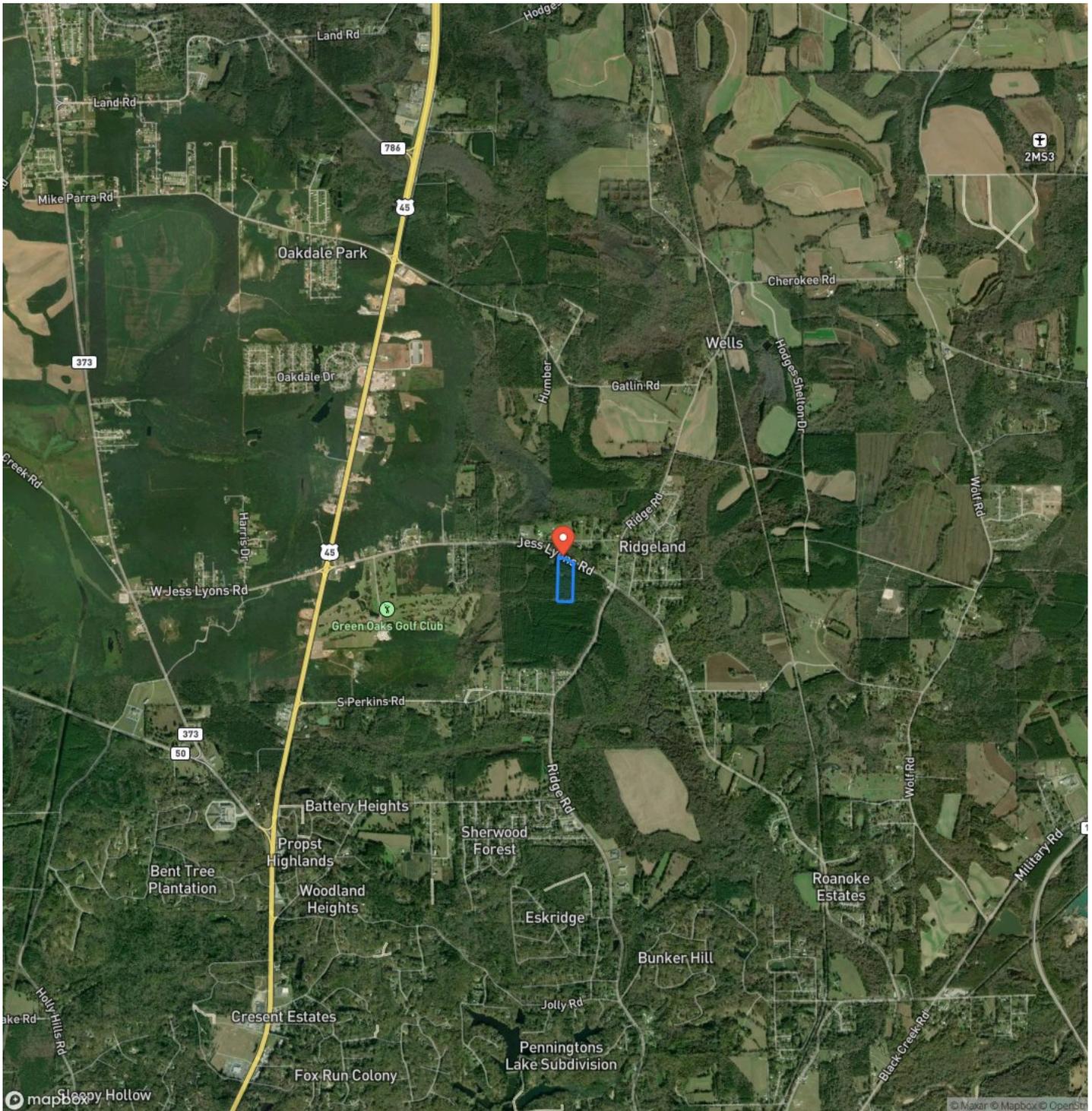
Locator Map



Locator Map



Satellite Map



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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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