

Jess Lyons Road Lot 6 -16 acres  
Jess Lyons Road  
Columbus, MS 39705

**\$160,000**  
16± Acres  
Lowndes County



**Jess Lyons Road Lot 6 -16 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**

33.583466 / -88.412347

**Acreage**

16

**Price**

\$160,000

**Property Website**

<https://www.mossyoakproperties.com/property/jess-lyons-road-lot-6-16-acres-lowndes-mississippi/84683/>



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**PROPERTY DESCRIPTION**

**Lot #6 - 16± Acres of Prime Land for Sale in Caledonia, MS**

**\$160,000 | Jess Lyons Road at Ridge Road | Caledonia School District**

**Flat Topography | Utilities Available | Wooded Homesite | Minutes from Columbus Air Force Base**

Introducing **Lot #6**, a premium **16± acre wooded homesite for sale** located at the corner of **Jess Lyons Road and Ridge Road** in **Caledonia, Mississippi**. This property offers a rare combination of **space, privacy, and location**-perfect for building your forever home establishing a mini-farm, or investing in recreational land in one of the most desirable areas of **Lowndes County**.

The land features **flat, build-ready topography, paved road frontage**, and **access to community water and sewer**, making it ideal for immediate development. **Mature hardwoods and pines** provide natural privacy and a serene setting just minutes from schools, shopping, and major highways.

**Property Highlights:**

- **16± acres of land for sale in Caledonia, MS**
- **Flat terrain**-perfect for residential, recreational, or agricultural use
- **Water and sewer available at the road**
- **Road frontage on Jess Lyons Road and Ridge Road**
- **Completely wooded**-maintain seclusion or selectively clear for pasture or homesite
- **No covenants or restrictions**-build a custom home, barndominium, or mobile home
- Located in the **highly rated Caledonia School District**

**Excellent Location Near Columbus and the Golden Triangle:**

- Just **5 minutes to Highway 45**, offering quick access to Columbus, Starkville, and West Point
- **10 minutes to Columbus Air Force Base**-ideal for military families
- **15 minutes to downtown Columbus, MS** for shopping, dining, and healthcare
- Located just east of **Green Oaks Golf Club**-a favorite spot for local recreation

Whether you're looking to build a **private residence**, create a **family compound**, or simply **invest in land in Caledonia, MS, Lot #6** delivers unmatched flexibility and convenience in a fast-growing area of the **Golden Triangle**.

**Contact us today to schedule a showing of Lot #6 on Jess Lyons Road-this 16-acre tract won't last long!**

Brett Briggs

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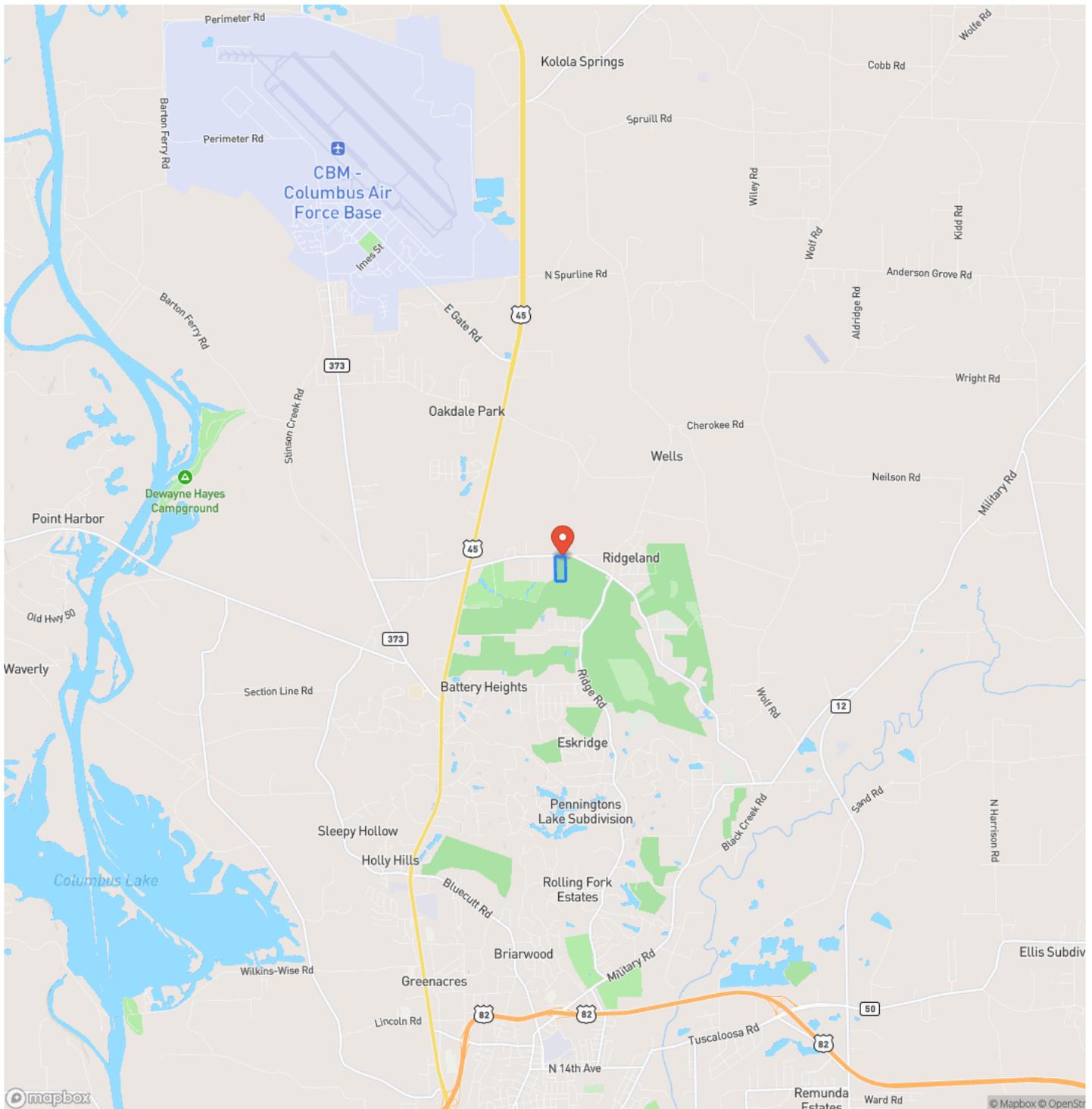
[fred@mossyoakproperties.com](mailto:fred@mossyoakproperties.com)



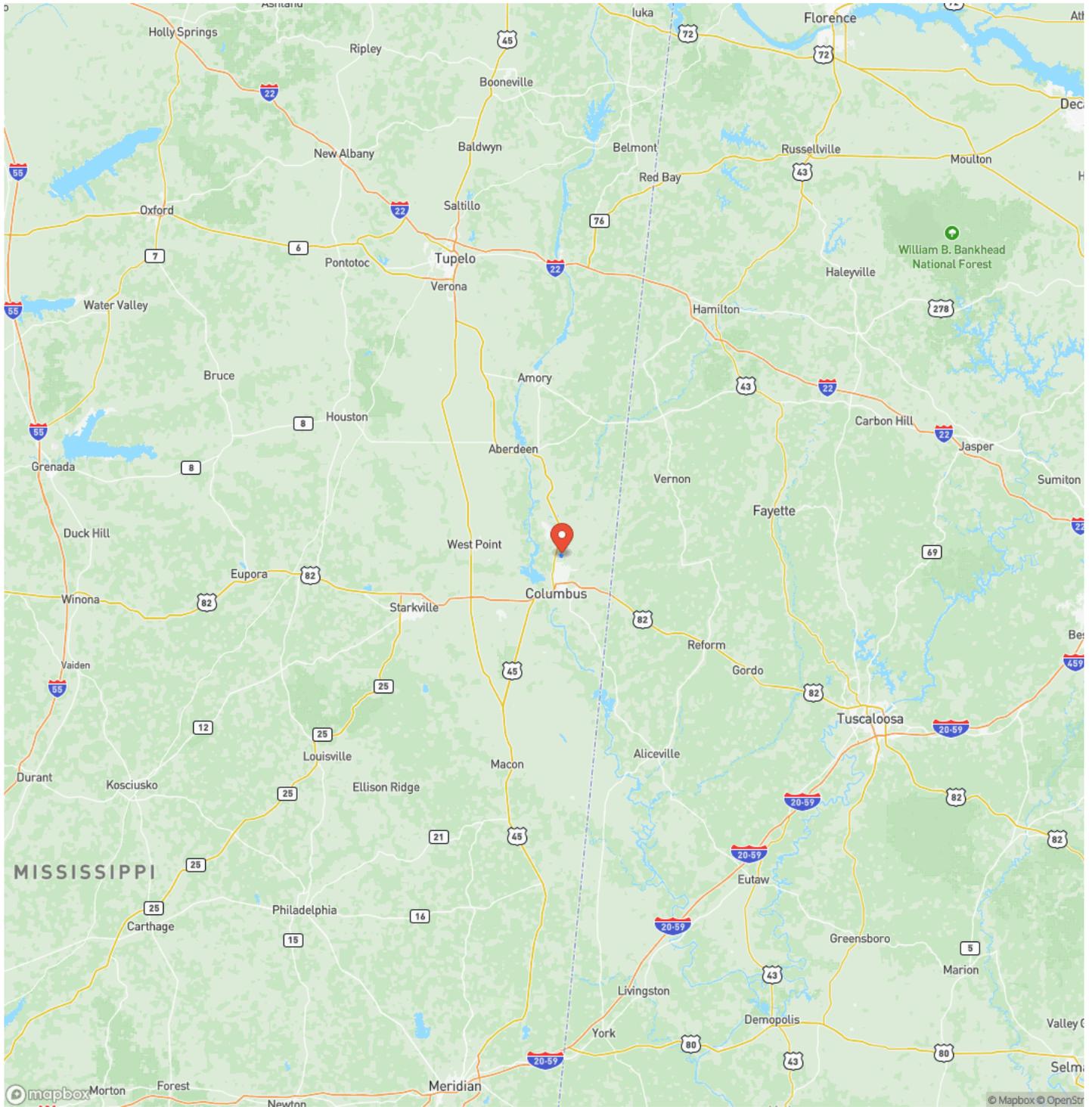
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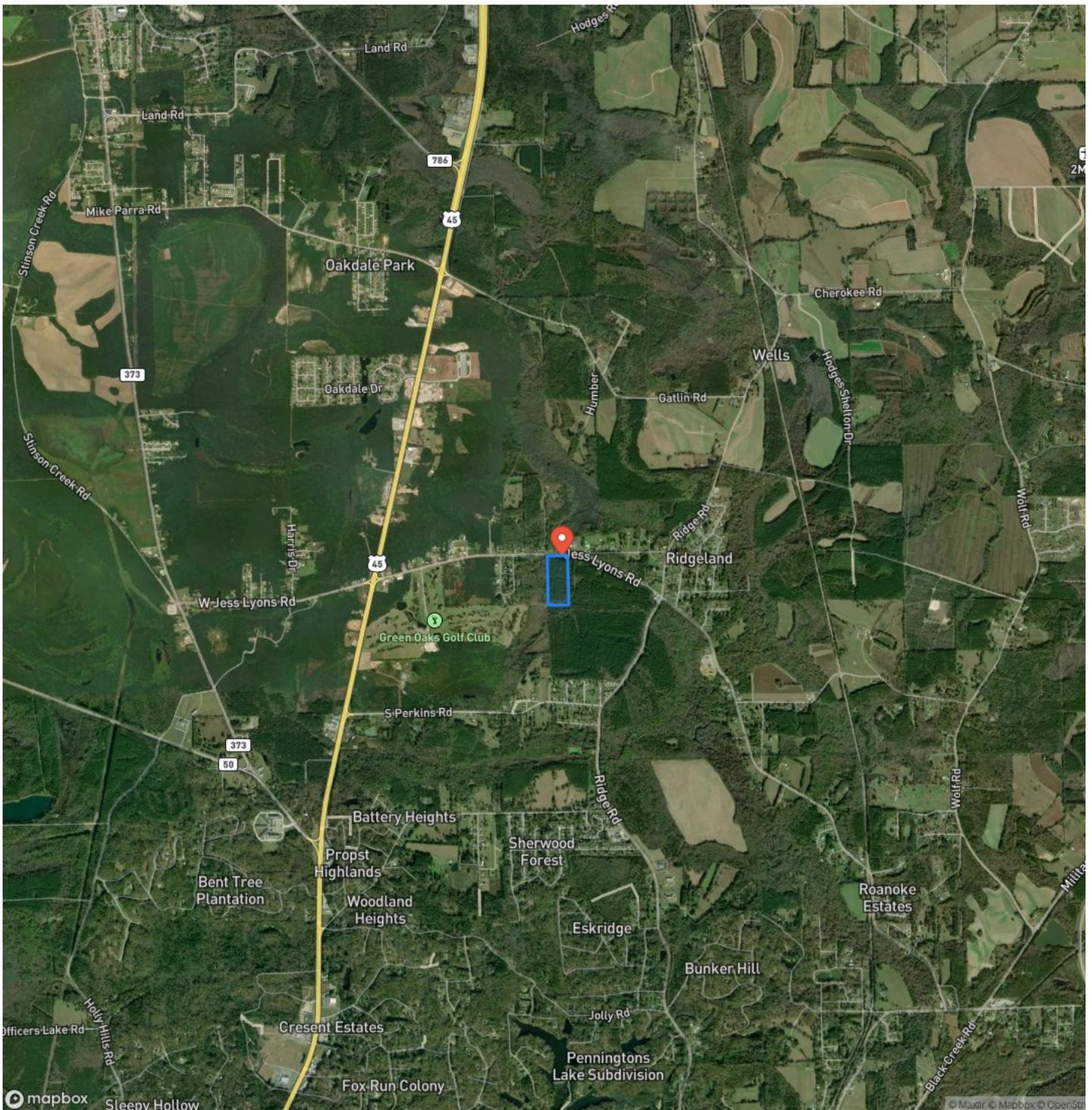
# Locator Map



# Locator Map



## Satellite Map







## **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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