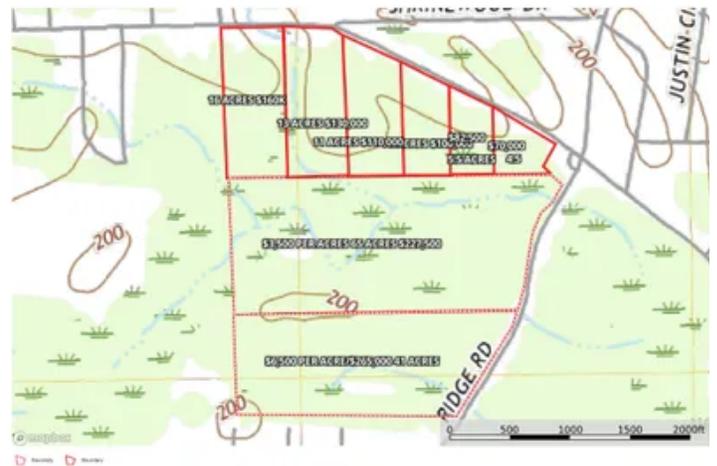


Jess Lyons Road Lot 1 - 4.5 acres  
 Jess Lyons Road  
 Columbus, MS 39705

**\$70,000**  
 4.5± 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**

4.5

**Price**

\$70,000

**Property Website**

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



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

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### **PROPERTY DESCRIPTION**

**Lot #1 - 4.5± Acres of Prime Residential Land for Sale in Caledonia, MS**  
**\$70,000 | Jess Lyons Road at Ridge Road | Caledonia School District**  
**Flat Topography | Utilities Available | Wooded Homesite | Near Columbus Air Force Base**

Discover the perfect homesite with **4.5± acres of residential land for sale in Caledonia, Mississippi**, located at the highly visible corner of **Jess Lyons Road and Ridge Road**. Situated in the **top-rated Caledonia School District**, this property offers an ideal opportunity for building your dream home, weekend retreat, or investment property in a growing area of **Lowndes County, MS**.

With **flat topography** and **access to water and sewer**, this tract is ready for construction. The land is **completely wooded**, offering a beautiful, natural landscape and the option to create a **private and secluded setting** tailored to your lifestyle.

### **Property Features:**

- 4.5± acres of residential land for sale in Caledonia, MS
- Level terrain ideal for home construction or barndominium
- **Utilities available at the road** (water and sewer)
- **Jess Lyons Road and Ridge Road frontage** for easy access
- **Heavily wooded** for privacy and scenic views
- No HOA or building restrictions-custom build your way
- Located in the desirable **Caledonia School District**

### **Prime Location Near Columbus, Mississippi:**

This property offers a rare combination of **rural privacy and city convenience**, located just:

- **5 minutes from Highway 45**-easy access to Columbus, West Point, and Starkville
- **10 minutes from Columbus Air Force Base**-ideal for military families
- **15 minutes from downtown Columbus, MS**-close to shopping, dining, and healthcare
- Just east of **Green Oaks Golf Club**, a favorite for local golfers

Whether you're planning to build your forever home, a game-day getaway, or a private retreat, **Lot #1** provides an outstanding location with all the amenities and access you need. Don't miss this opportunity to own **affordable residential land in Caledonia, MS**-one of the fastest-growing and most desirable areas in the Golden Triangle.

**Contact us today to schedule a showing or request more details about Lot #1 on Jess Lyons Road.**

Brett Briggs

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Fred Zepponi III

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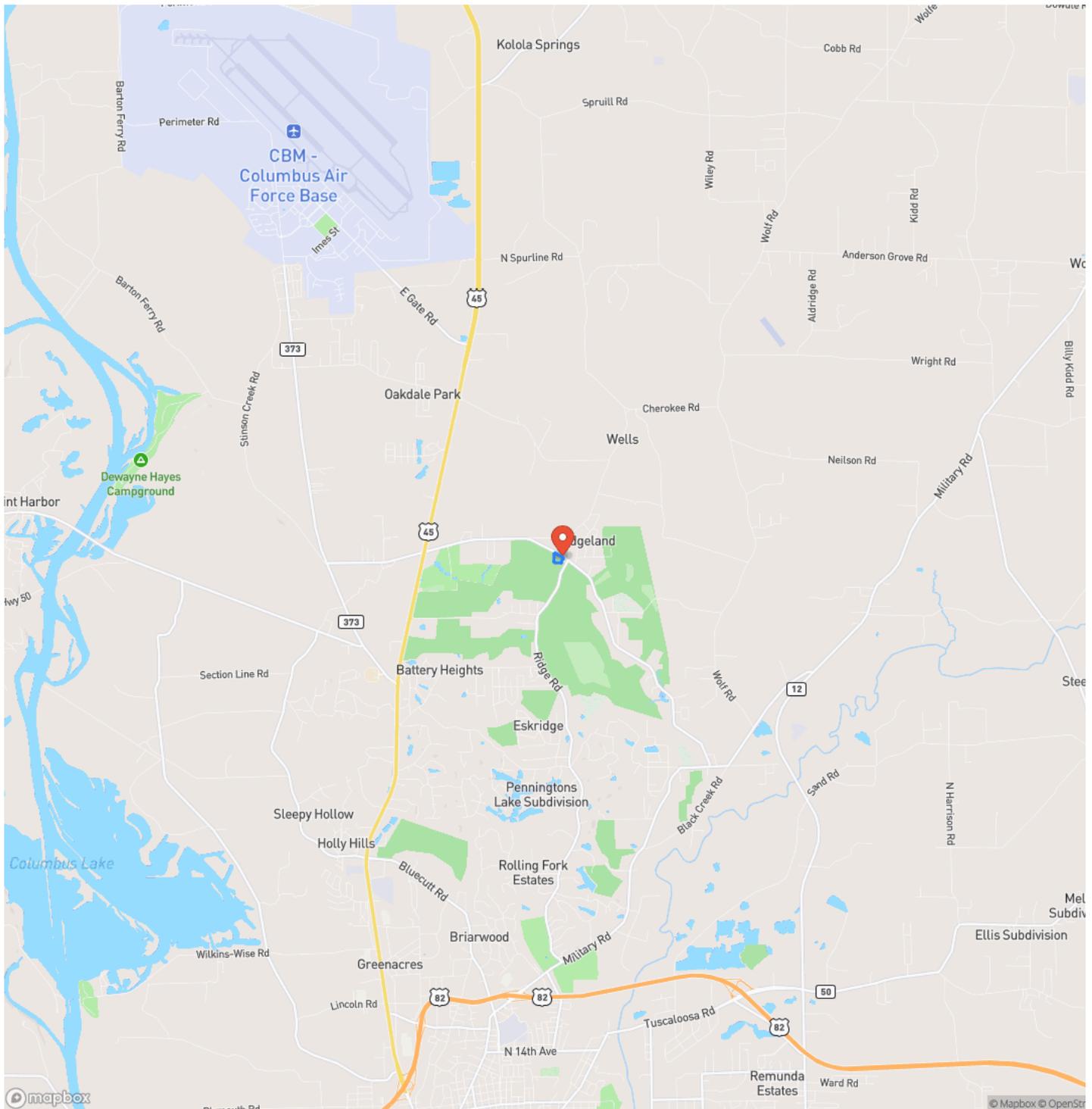
[fred@mossyoakproperties.com](mailto:fred@mossyoakproperties.com)



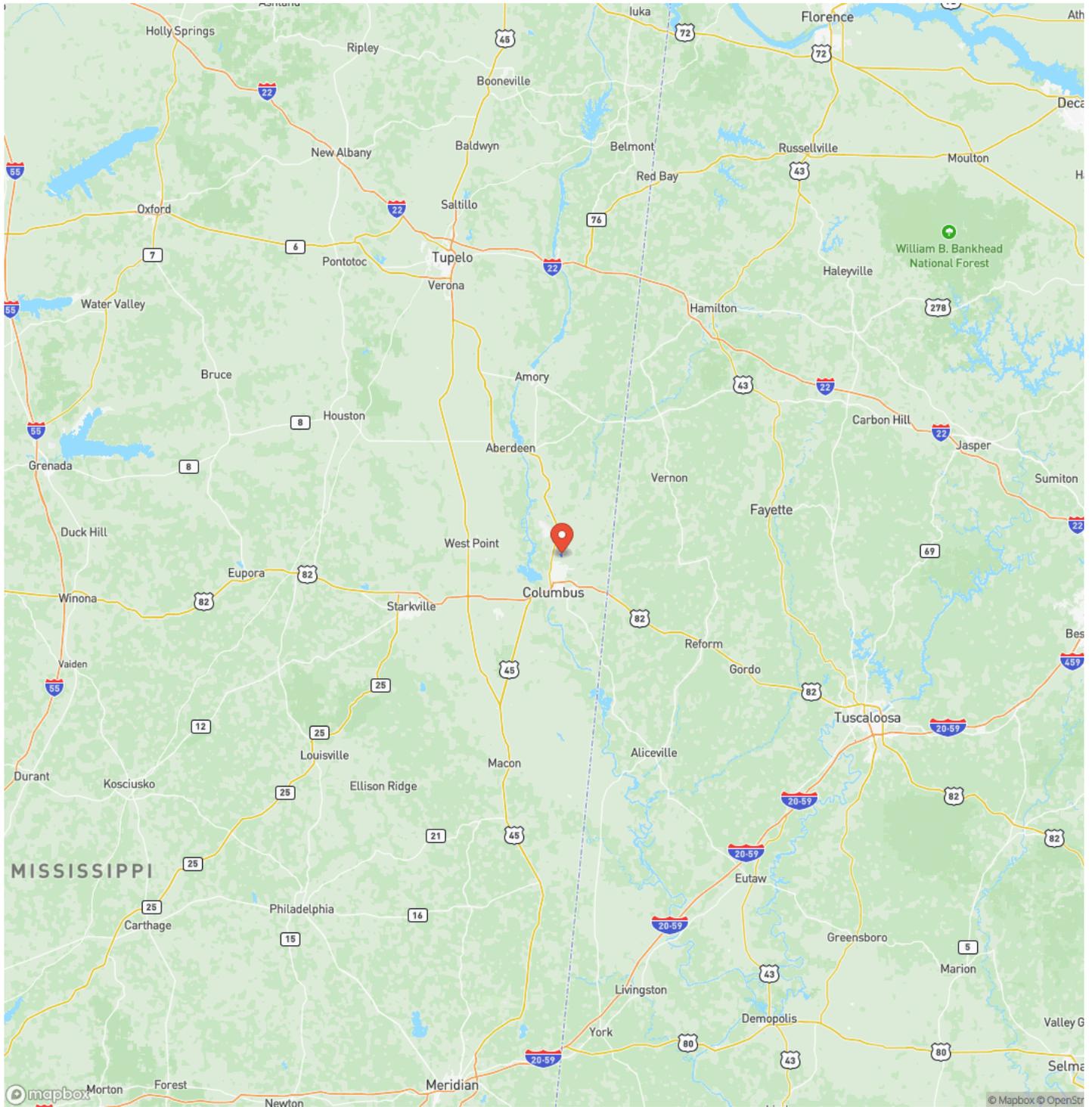
Jess Lyons Road Lot 1 - 4.5 acres  
Columbus, MS / Lowndes County



# Locator Map

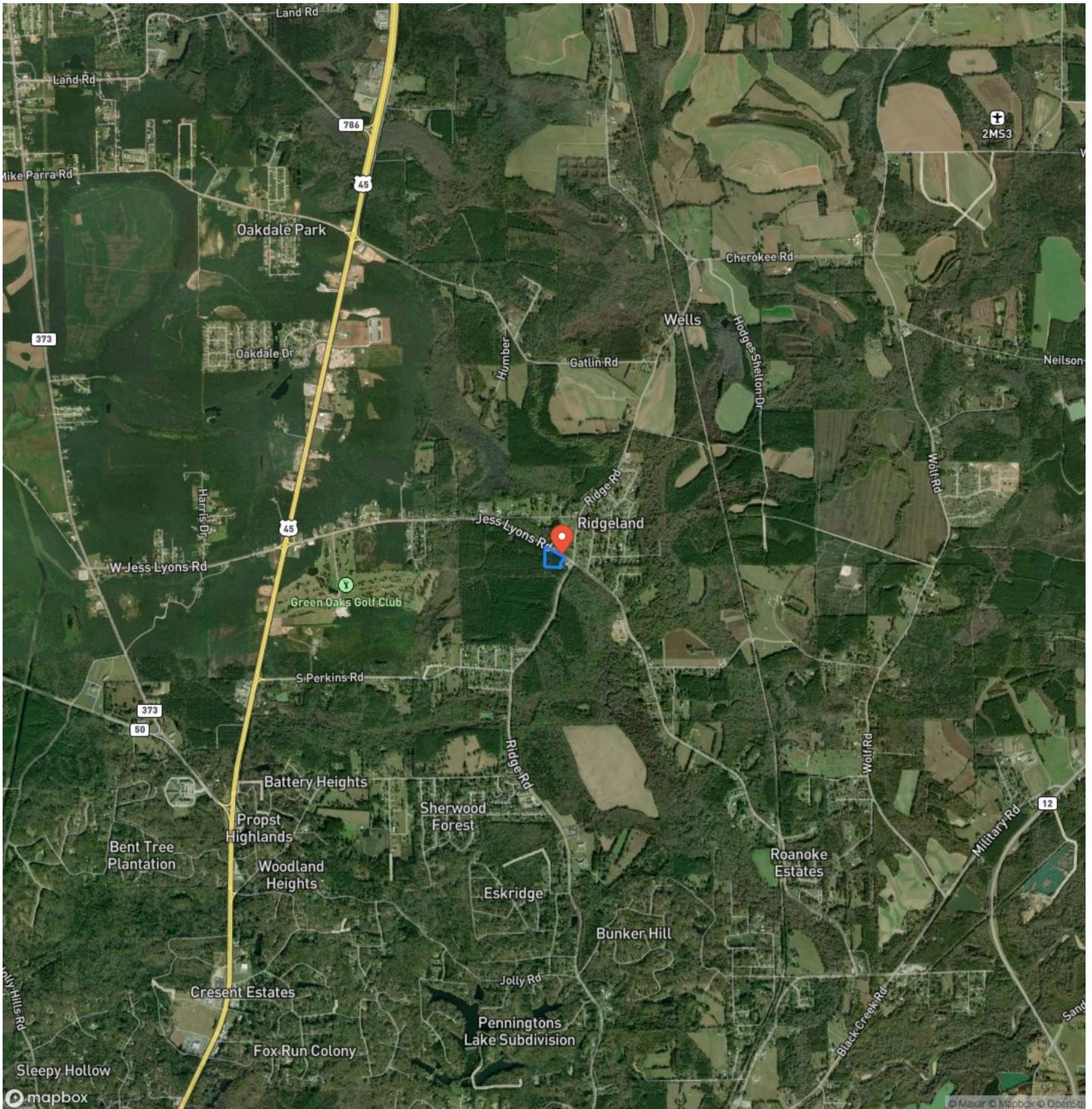


# Locator Map



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

## Satellite Map







## **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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