



This 20± acre property just west of McComb, Mississippi offers a beautiful country setting with mature timber, a large barn, and plenty of recreational potential. Located approximately 5 minutes from Percy Quin State Park and 1½ hours from New Orleans, the property features approximately 4 acres of mature live oaks and pines surrounding an old homesite with a main house, guest house, and 1,584± sq ft barn. Both homes need TLC and are being sold as-is, but electricity and water are already in place. The remaining acreage consists primarily of mature pine and mixed oak timber, providing excellent habitat for deer, turkey, and small game. Whether you're looking for a private hunting property, weekend getaway, or a beautiful piece of Southwest Mississippi land to make your own, this 20± acre tract offers plenty of possibilities.

1140 Irene Road, Magnolia, MS

31.154445 -90.545189 GPS



**\$144,000**

20± Acres  
MLS #4159428



**Jeff Daughdrill**  
jeffdaughdrill@bellsouth.net  
Office: (601) 250-0017  
Cell: (601) 810-5511  
SouthernStatesRealty.com