

**Neshoba County 621 Mud Lake - Sportsmans Paradise**  
Hooper Mill Creek Road  
Philadelphia, MS 39350

**\$1,400,000**  
621± Acres  
Neshoba County



**Neshoba County 621 Mud Lake - Sportsmans Paradise**  
**Philadelphia, MS / Neshoba County**

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**SUMMARY**

**Address**

Hooper Mill Creek Road

**City, State Zip**

Philadelphia, MS 39350

**County**

Neshoba County

**Type**

Hunting Land, Recreational Land, Riverfront, Timberland,  
Undeveloped Land, Farms

**Latitude / Longitude**

32.851116 / -89.20939

**Taxes (Annually)**

2050

**Acreage**

621

**Price**

\$1,400,000

**Property Website**

<https://www.mossyoakproperties.com/property/neshoba-county-621-mud-lake-sportsmans-paradise-neshoba-mississippi/35837/>



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#### **PROPERTY DESCRIPTION**

Allow me to introduce this rare gem to you!! This incredible 621 +/- acre sportsman's paradise is located approximately 10 miles Northwest of Philadelphia, MS in Neshoba County. Around 640' of frontage on Hooper Mill Creek road, which intersects Highway 19 on one end and Highway 16 on the other, makes for a simplistic commute from any area. Many areas to choose from to build that "off the grid" cabin or secondary home to escape the stresses of life, and just enjoy the outdoors! This property consist of around 25 acres open hay field, with the remainder being large hardwood bottoms and mixed pine timber along the great Pearl River. Multiple strategically placed bedding areas, food plots, and hardwoods provide for the abundant variety of wildlife you will encounter on this spread of real estate!! The interior roads on this property will blow your mind!! Wide enough to navigate most places in a pickup truck if so desired! On the Southwest property line you will be able to enjoy approximately 3800' of river frontage with the seclusion of the Choctaw Indian Reservation just south of the river! For all the duck enthusiast, there is "mud lake" on the western portion of the tract with blinds in place, and easy ingress and egress to this honey hole! The ebb and flow of the Pearl River provides a perfect opportunity to plant your Millet while water levels are down, and then enjoy a duck harvest by opening day!! Honestly, I nor the pictures, can do this place justice. It MUST be seen in person to appreciate everything is has to offer! Call Dustin Pope at [601-575-5566](tel:601-575-5566) to schedule a private tour of this property

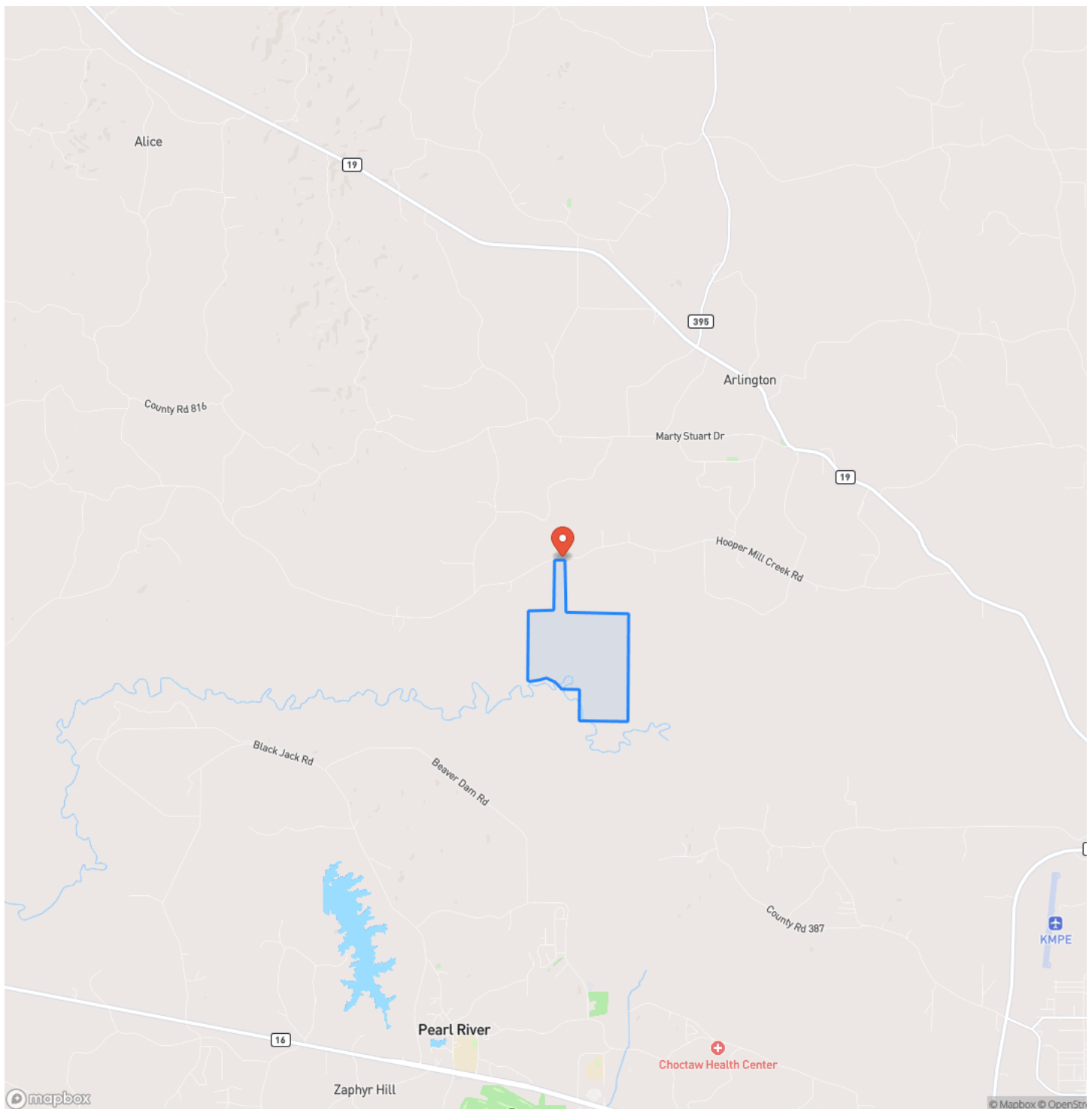


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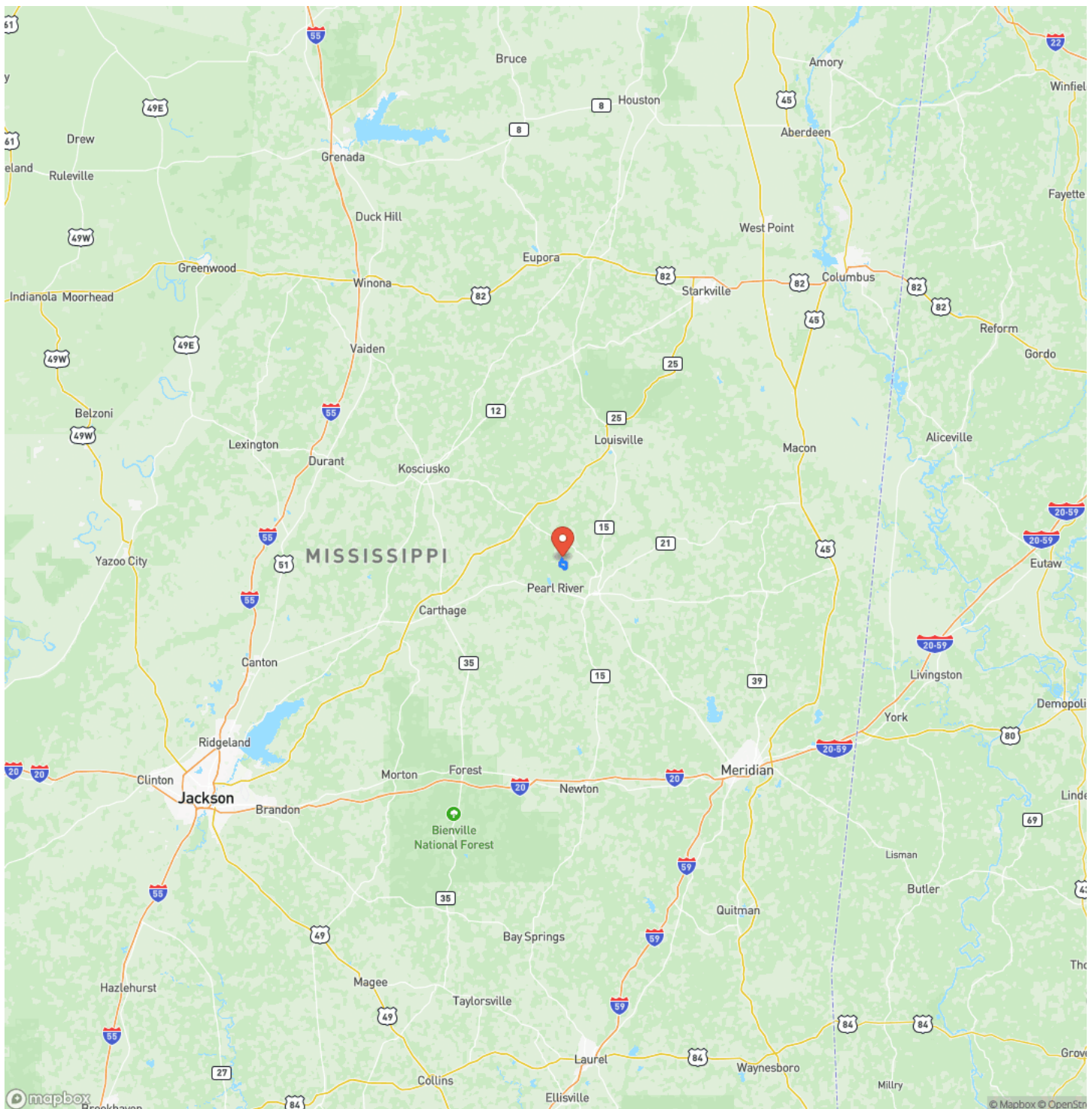
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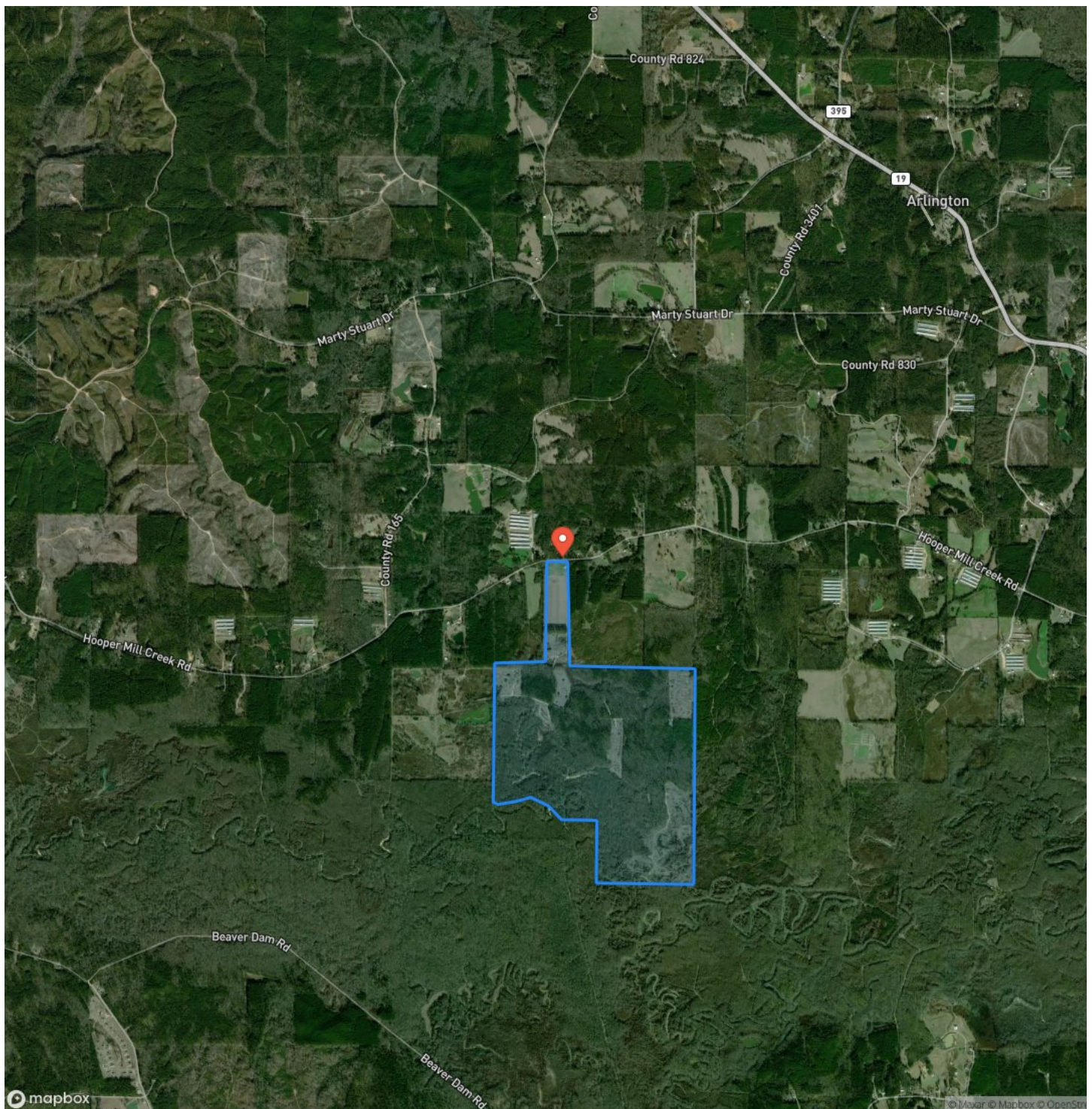
## Locator Map



## Locator Map



## Satellite Map





## This image shows a blank 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**

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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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**Mossy Oak Properties Bottomland Real Estate**

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