

93.5 Pearl River Retreat
Hooper Mill Creek Road
Philadelphia, MS 39350

\$252,700
93,500± Acres
Neshoba County



93.5 Pearl River Retreat
Philadelphia, MS / Neshoba County

SUMMARY

Address

Hooper Mill Creek Road

City, State Zip

Philadelphia, MS 39350

County

Neshoba County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land,
Residential Property

Latitude / Longitude

32.843693 / -89.242332

Taxes (Annually)

410

Dwelling Square Feet

720

Bedrooms / Bathrooms

1 / 1

Acreage

93.500

Price

\$252,700

Property Website

<https://www.mossyoakproperties.com/property/93-5-pearl-river-retreat-neshoba-mississippi/42115/>



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PROPERTY DESCRIPTION

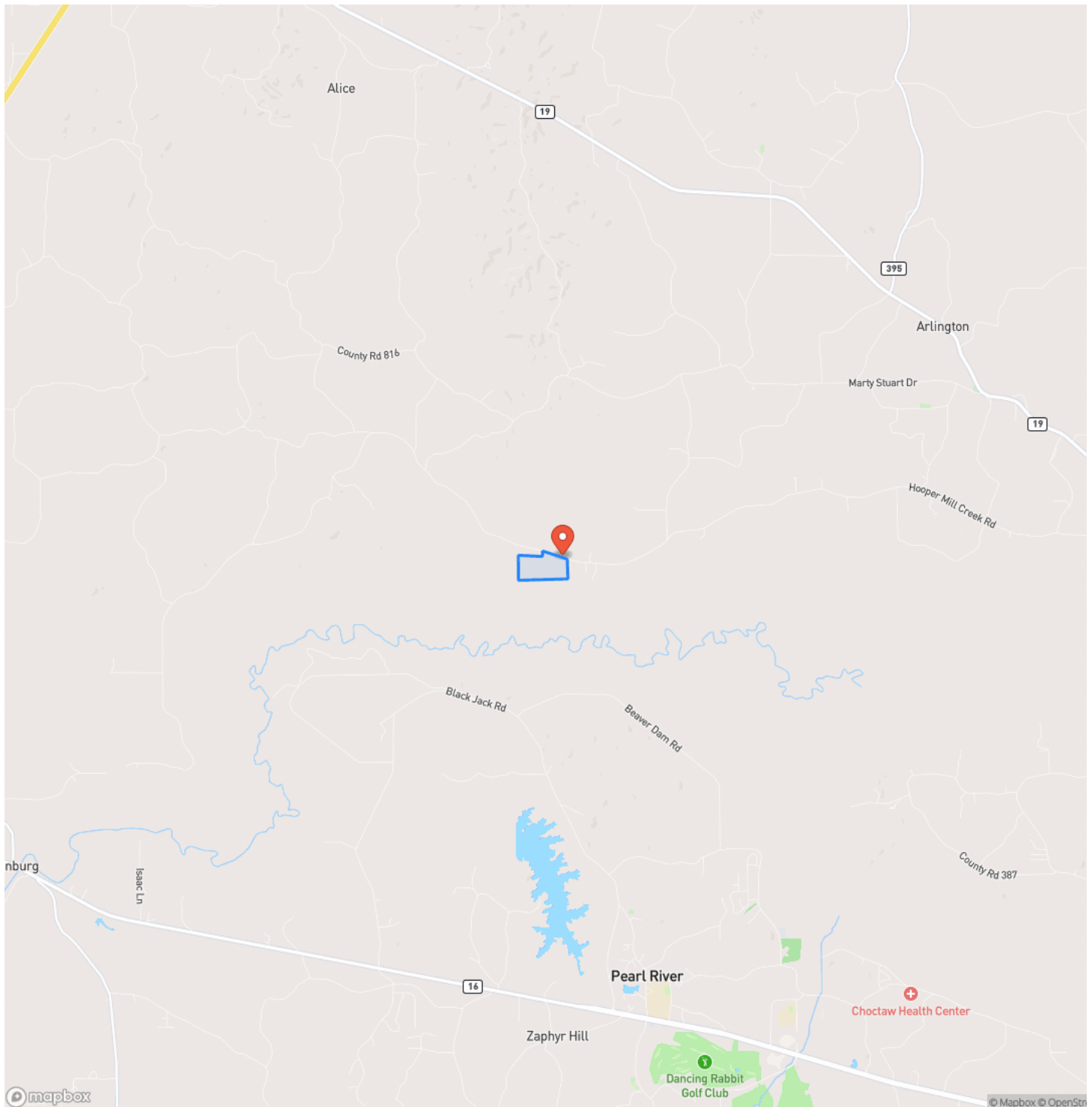
Hold everything, and take a look!! This is your opportunity to own a real piece of prime hunting real estate along the Pearl River in Neshoba County, MS!! 93.5+/- acres with gentle rolling topography provides for some amazing views and awesome vantage points! Timber was harvested approximatley 3 years ago, and the property has been allowed to naturally regenerate creating optimal bedding areas for all the wild life roaming this tract!! Though this tract dosen't have frontage on the Pearl River, where do you think all the critters go when the river swells from the banks?? That's right, directly on this property!! This has been proven year after year with the quality of mature whitetails that have been harvest right here!! This place could easliy be turned into the hunting camp you have always dreamed off with just a little bit of vision.... WAIT, I failed to mention the 720 sqft cabin/cottage tucked underneath some large oaks waiting for your memories to be made!! Completely remodeled within the last year. 1 bed 1 bath with a full kitchen and open living area move in ready!! Owner is willing to sell completely furnished with all furniture and appliances. Also, you'll find an slightly older smaller cabin just across the way. With some minor "fixing up" it would be a perfect secondary living quarters. These two structures make this parcel ideal for a couple of friends or family members that are looking for that perfect getaway! Literally the only thing missing with this property is you and your family/friends making memories!! Get up with me and lets take a look [..601-575-5566](tel:601-575-5566)



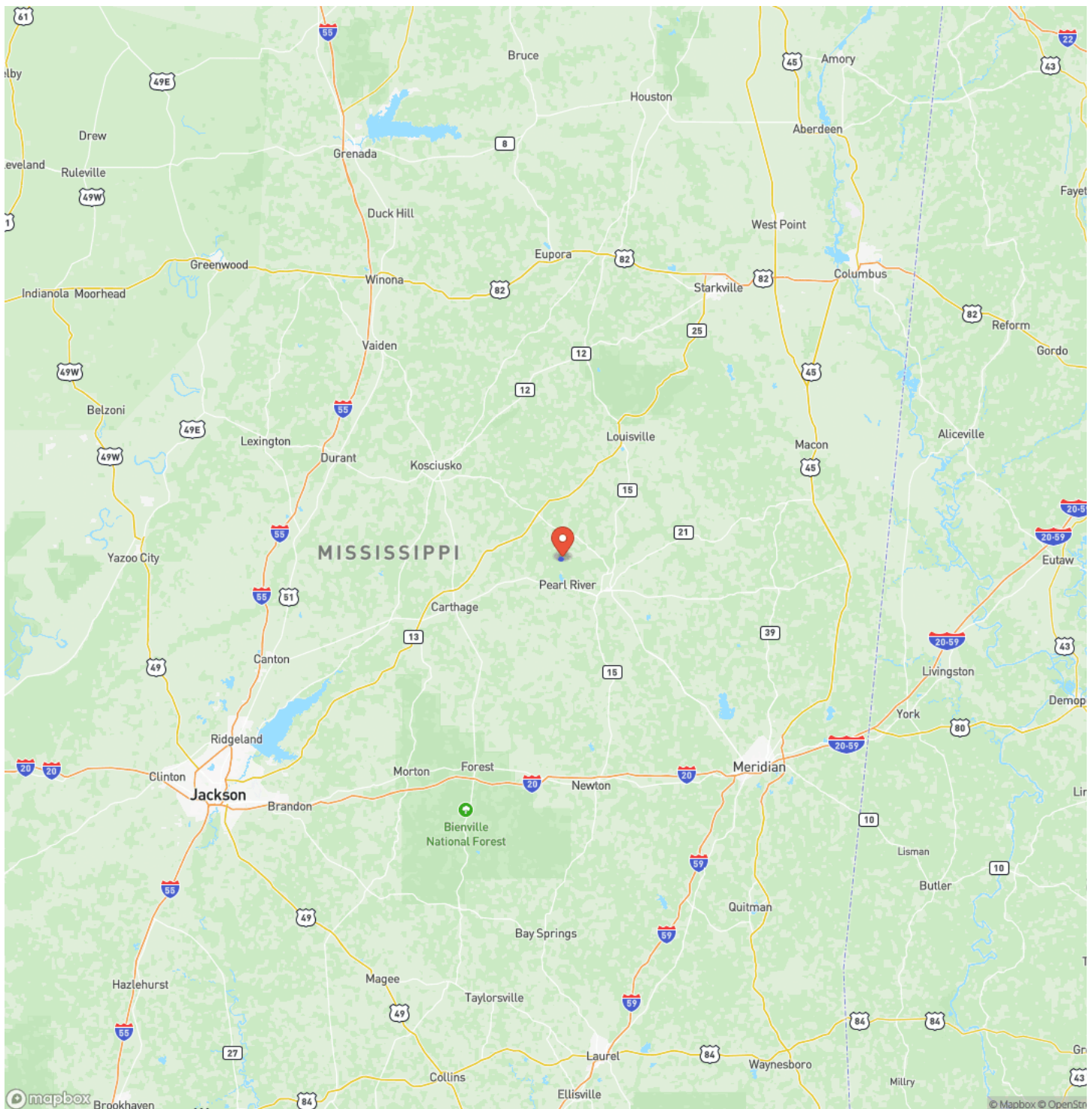
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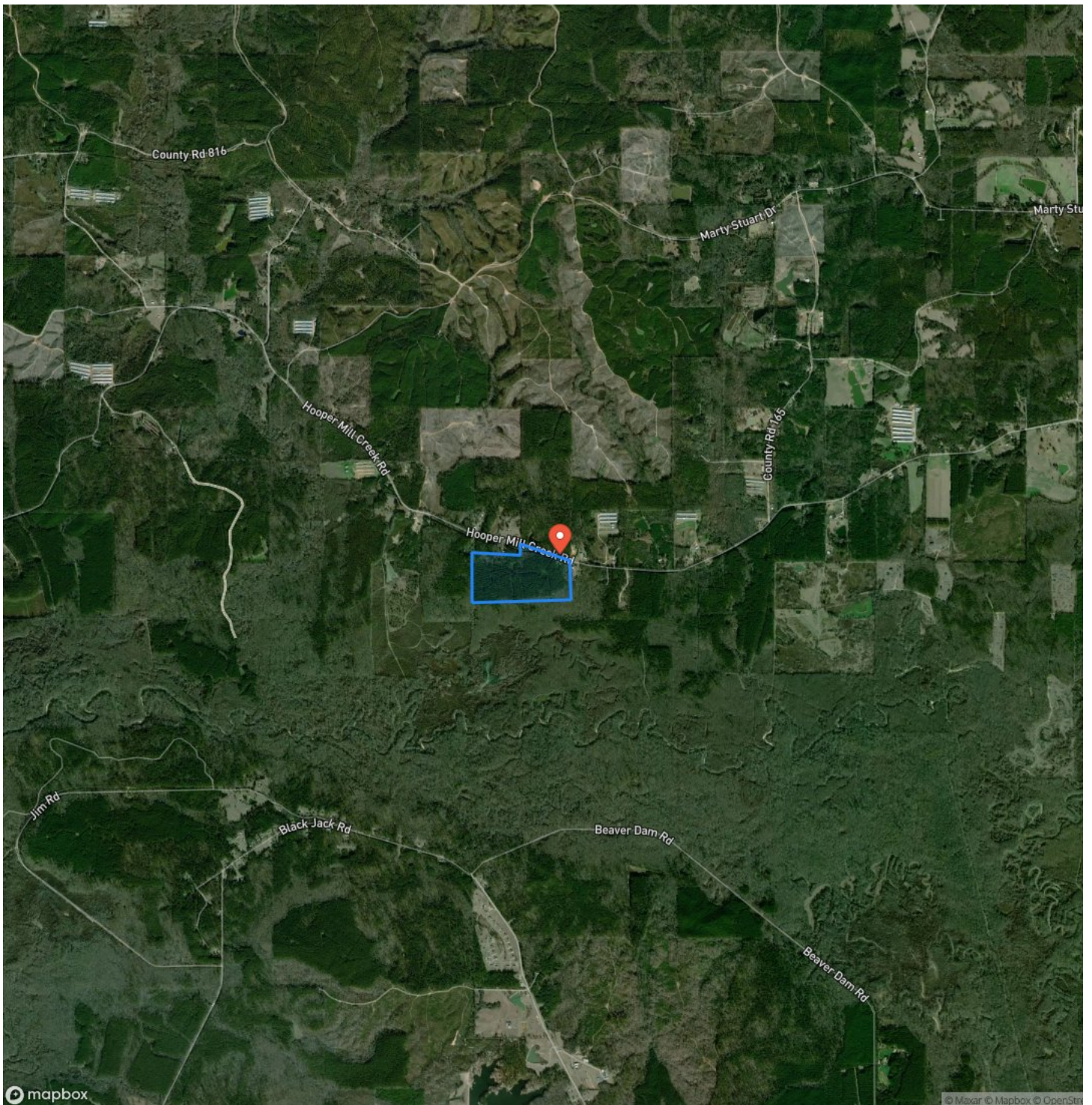
Locator Map



Locator Map



Satellite Map



93.5 Pearl River Retreat

Philadelphia, MS / Neshoba County

LISTING REPRESENTATIVE

For more information contact:



Representative

Dustin Pope

Mobile

(601) 575-5566

Office

(662) 495-1121

Email

dbrettpope@yahoo.com

Address

108 Lone Wolf Dr.

City / State / Zip

Madison, MS 39051

NOTES

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MORE INFO ONLINE:

MossyOakProperties.com

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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.



Mossy Oak Properties Bottomland Real Estate

639 Commerce Street
West Point, MS 39773
(662) 495-1121
MossyOakProperties.com

