

**Neshoba 26 Arlington Delight**  
County Road 185  
Philadelphia, MS 39350

**\$81,900**  
26± Acres  
Neshoba County





**Neshoba 26 Arlington Delight**  
**Philadelphia, MS / Neshoba County**

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**SUMMARY**

**Address**

County Road 185

**City, State Zip**

Philadelphia, MS 39350

**County**

Neshoba County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland

**Latitude / Longitude**

32.907082 / -89.237157

**Taxes (Annually)**

86

**Acreage**

26

**Price**

\$81,900

**Property Website**

<https://www.mossyoakproperties.com/property/neshoba-26-arlington-delight-neshoba-mississippi/39416/>



**PROPERTY DESCRIPTION**

Talk about a nice, quaint, country backdrop, it doesn't get any better than this locale!! 26 +/- acres right in the center of the treasured Arlington community in northwest Neshoba County. Approximately 6 miles from highway 25 makes for a simple quick commute to just about anywhere you want to be! Around an hour to Jackson, 45 minutes to Starkville, an hour to Columbus, maybe an hour to Meridian, and only 15 minutes to Philadelphia or Louisville!! Neshoba Central School District! Rolling topography mainly wooded with pine/hardwood mix, perfect for a small future timber investment with approximately 5 acres on the back northwest corner standing in big hardwoods. None of this property is in the floodplain, so build that house anywhere you want!! At the back of the property, sitting on top of a hillside, you'll find a well maintained 3 acre food plot with a large shooting house on an elevated platform.. This is a place where you leave your doors unlocked and ride the golf cart down the road to visit with your hospitable neighbors. If you're familiar with the area, then you've heard of Lovern's Riding Arena where you'll find a horse show and bullriding every Saturday during the summer. Yeah, you can be there in 5 minutes on your golf cart!! How do I know so much about this piece of paradise?? I've lived in this community for 34 years, so I'm speaking from experience. You need to drop by and visit this place with me!! [601-575-5566](tel:601-575-5566)



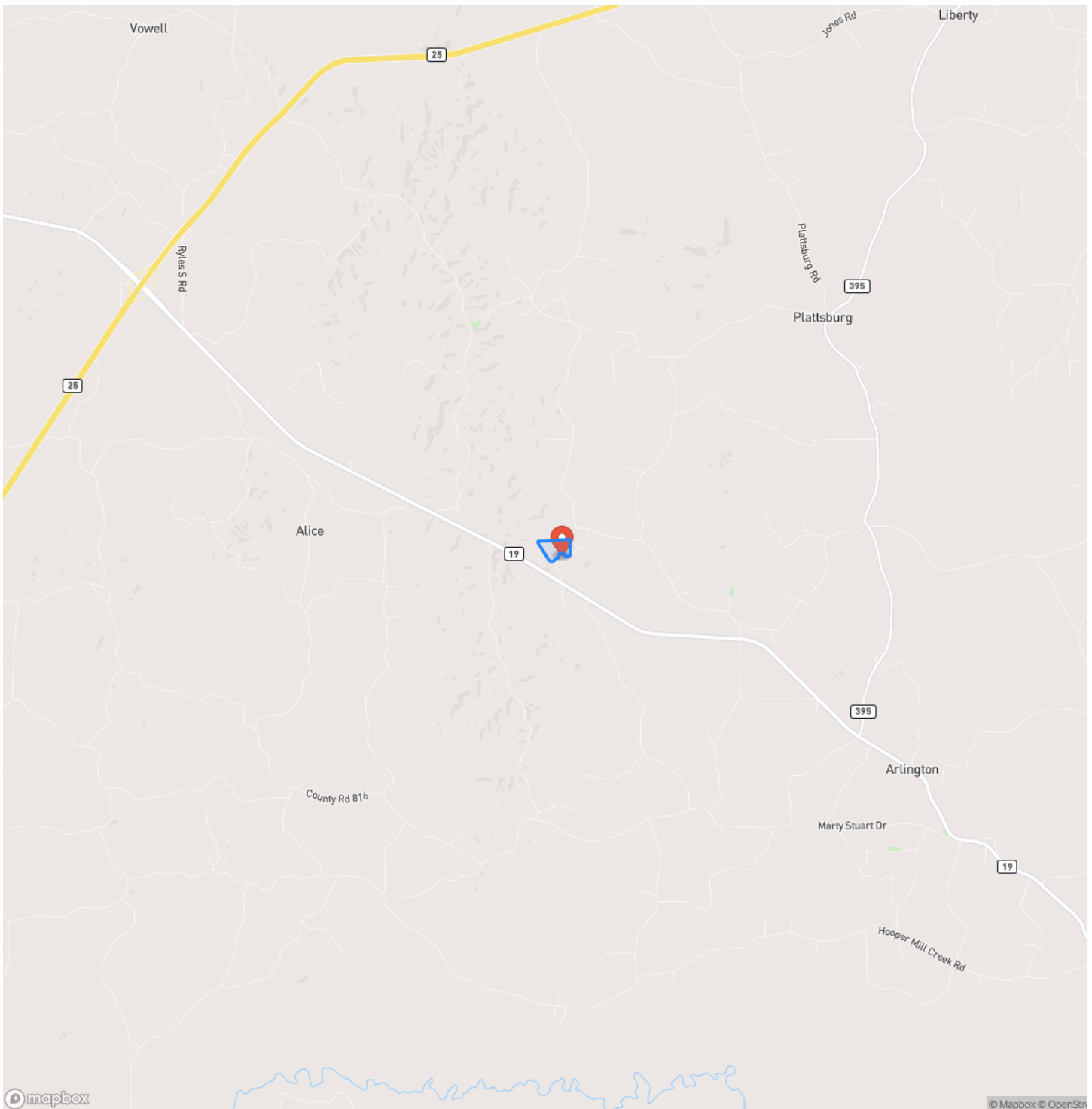


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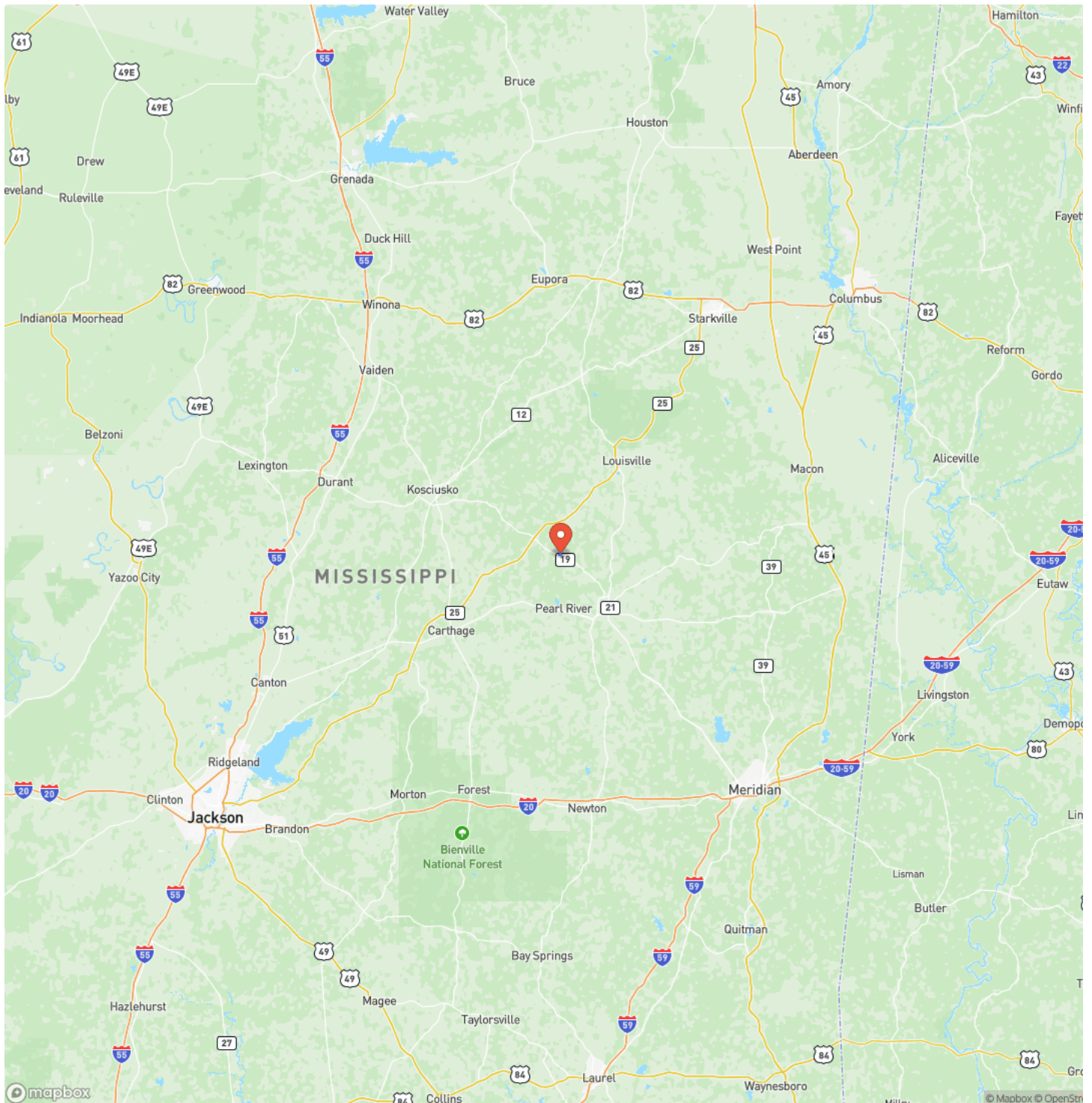


## Locator Map



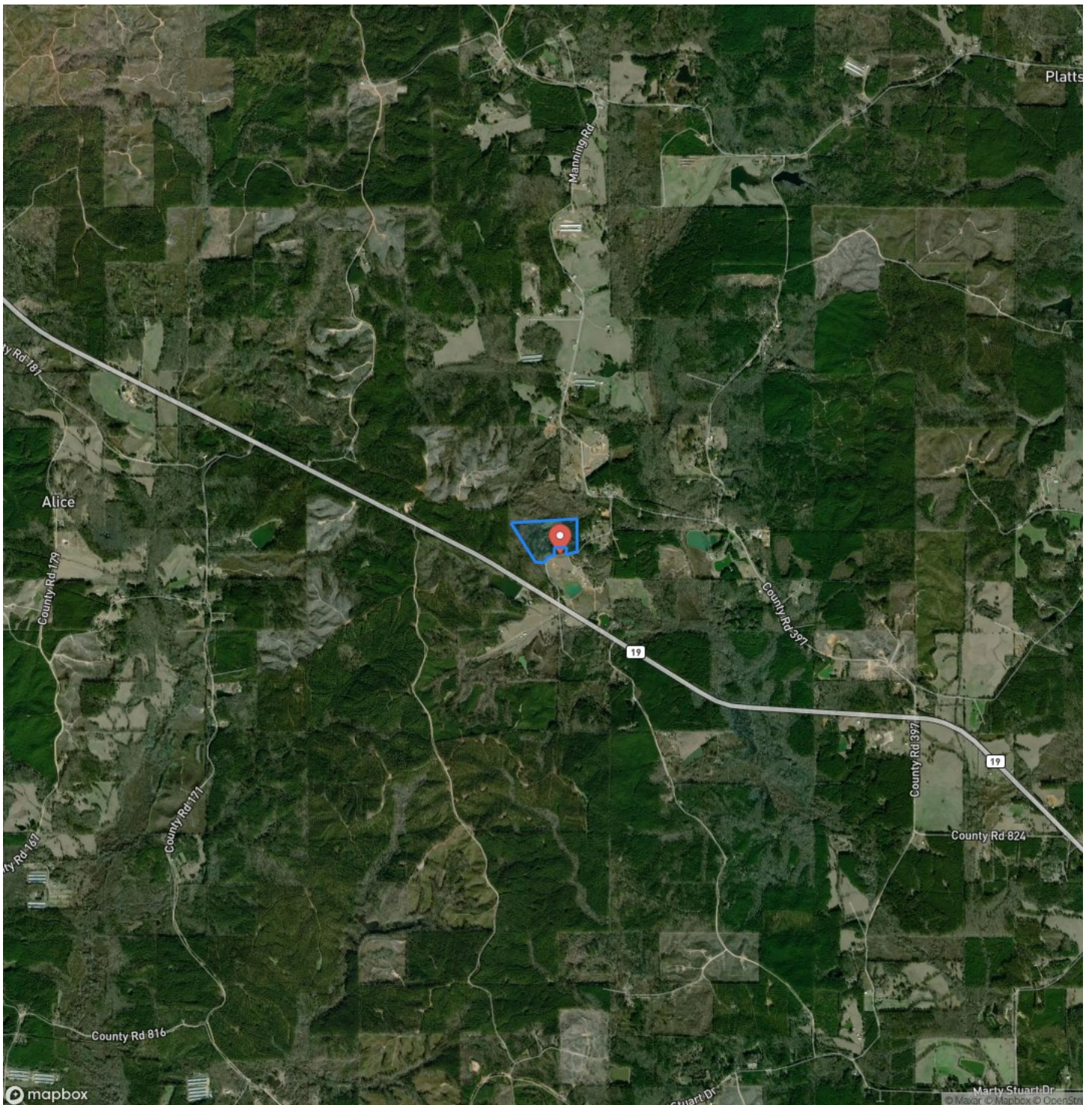


## Locator Map





## Satellite Map



**Neshoba 26 Arlington Delight**  
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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Dustin Pope

## Mobile

(601) 575-5566

## Office

(662) 495-1121

## Email

dbrettpope@yahoo.com

**Address**

128 W Franklin Street

## City / State / Zip

Carthage, MS 39051

## NOTES



**MORE INFO ONLINE:**

**MossyOakProperties.com**



## 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**

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, 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 relation 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**

639 Commerce Street  
West Point, MS 39773  
(662) 495-1121  
[MossyOakProperties.com](http://MossyOakProperties.com)

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