

Simpson Road 62_Camden_MadisonCo
001 Simpson Road
Pickens, MS 39146

\$186,000
62± Acres
Madison County



Simpson Road 62_Camden_MadisonCo
Pickens, MS / Madison County

SUMMARY

Address

001 Simpson Road

City, State Zip

Pickens, MS 39146

County

Madison County

Type

Hunting Land, Recreational Land

Latitude / Longitude

32.839073 / -89.93027

Acreage

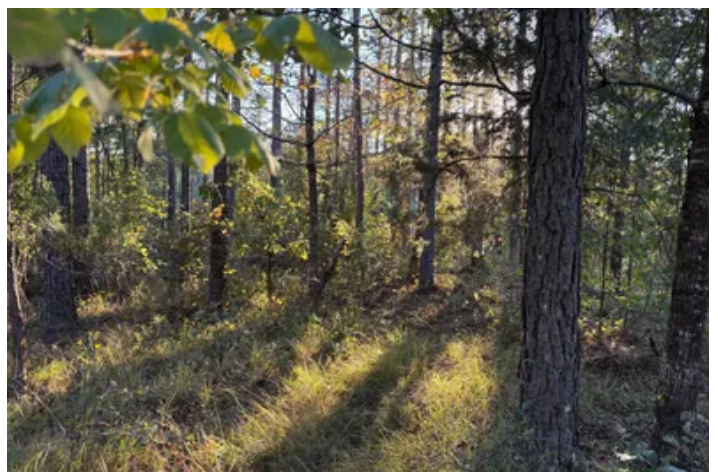
62

Price

\$186,000

Property Website

https://www.mossoakproperties.com/property/simpson-road-62_camden_madisonco-madison-mississippi/102341/



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Pickens, MS / Madison County

PROPERTY DESCRIPTION

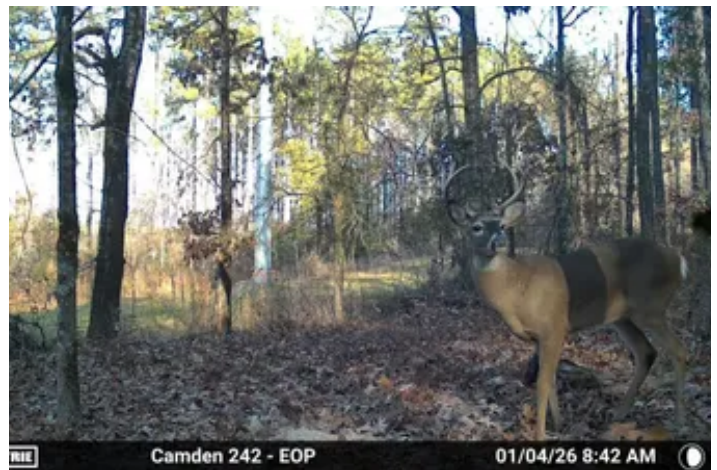
Everything you could want in a hunting property! This 62-acre tract in north Madison County has it all! No restrictions, and outstanding hunting opportunities. Known for its prime whitetail deer and exceptional turkey hunting, this property is ready for your next adventure. A transmission line runs north and south through the center, creating ideal wildlife corridors and multiple food plot locations. Your investment offers immediate potential returns, with the pine timber ready for a second thinning at any time. Tracts like this rarely come available in Madison County!

Let's go take a look today!

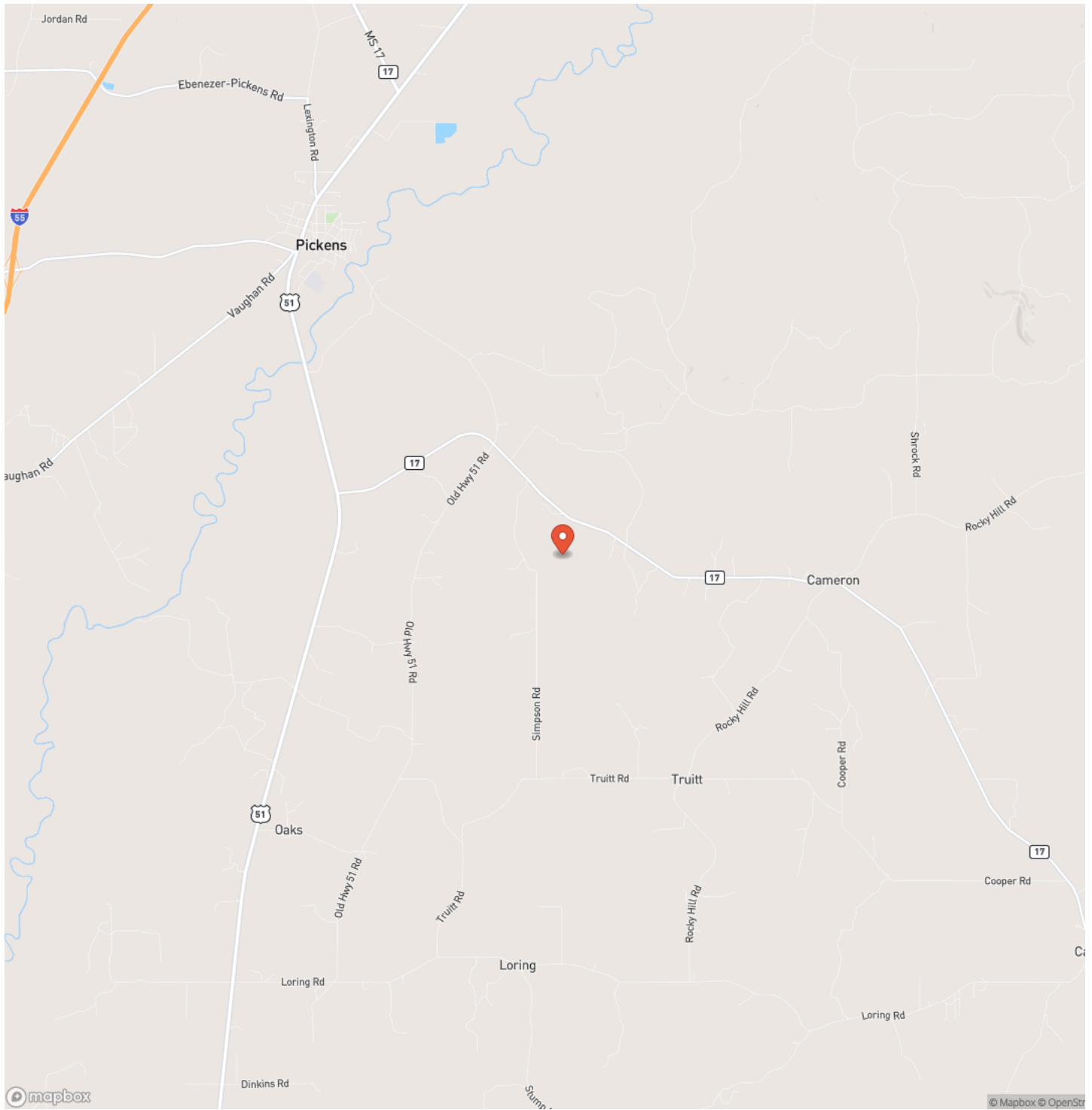
Les Penn, CLS
Mossy Oak Properties, BRE
lpenn@mossyoakproperties.com
[601-260-5544](tel:601-260-5544)



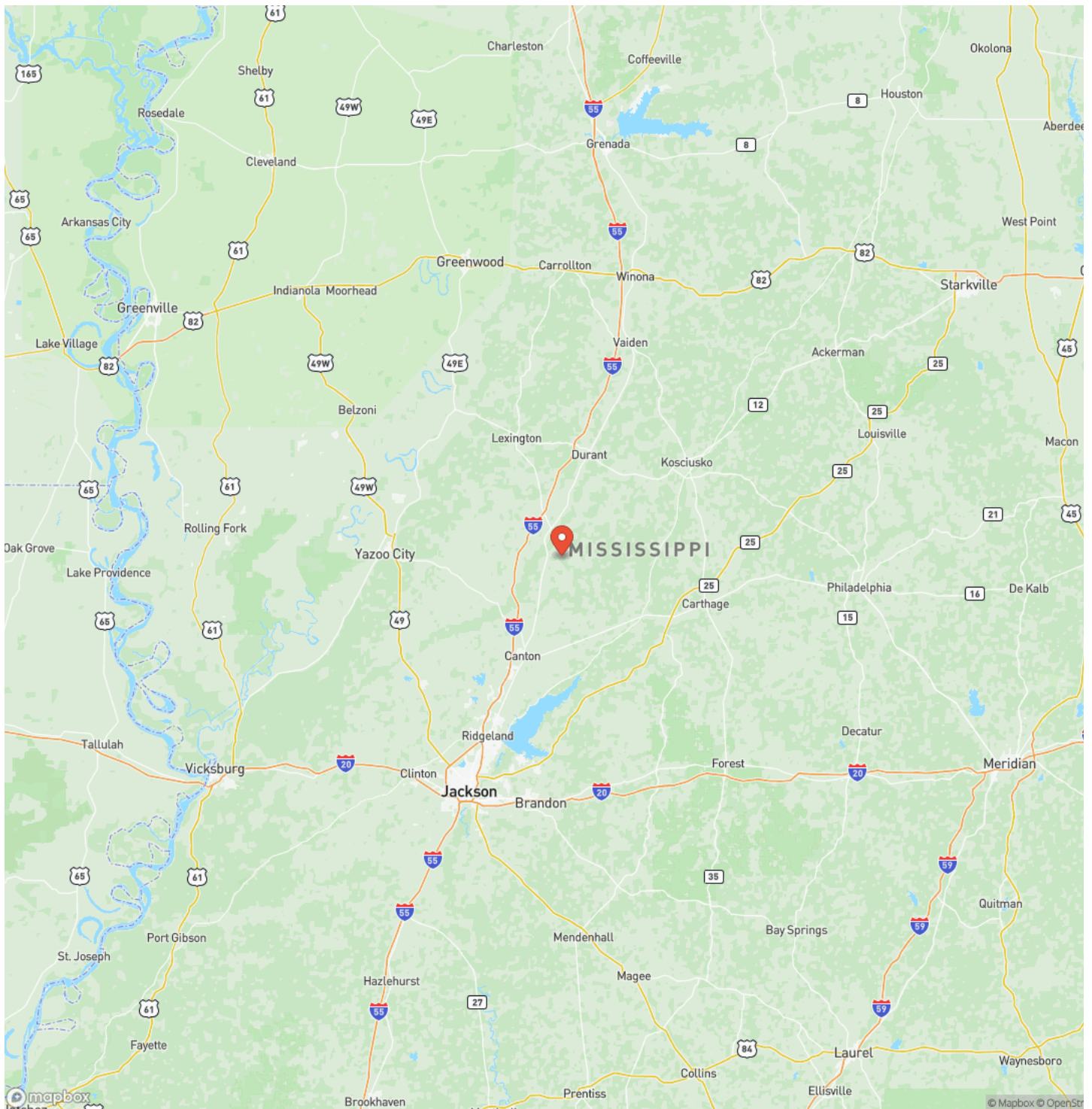
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Pickens, MS / Madison County



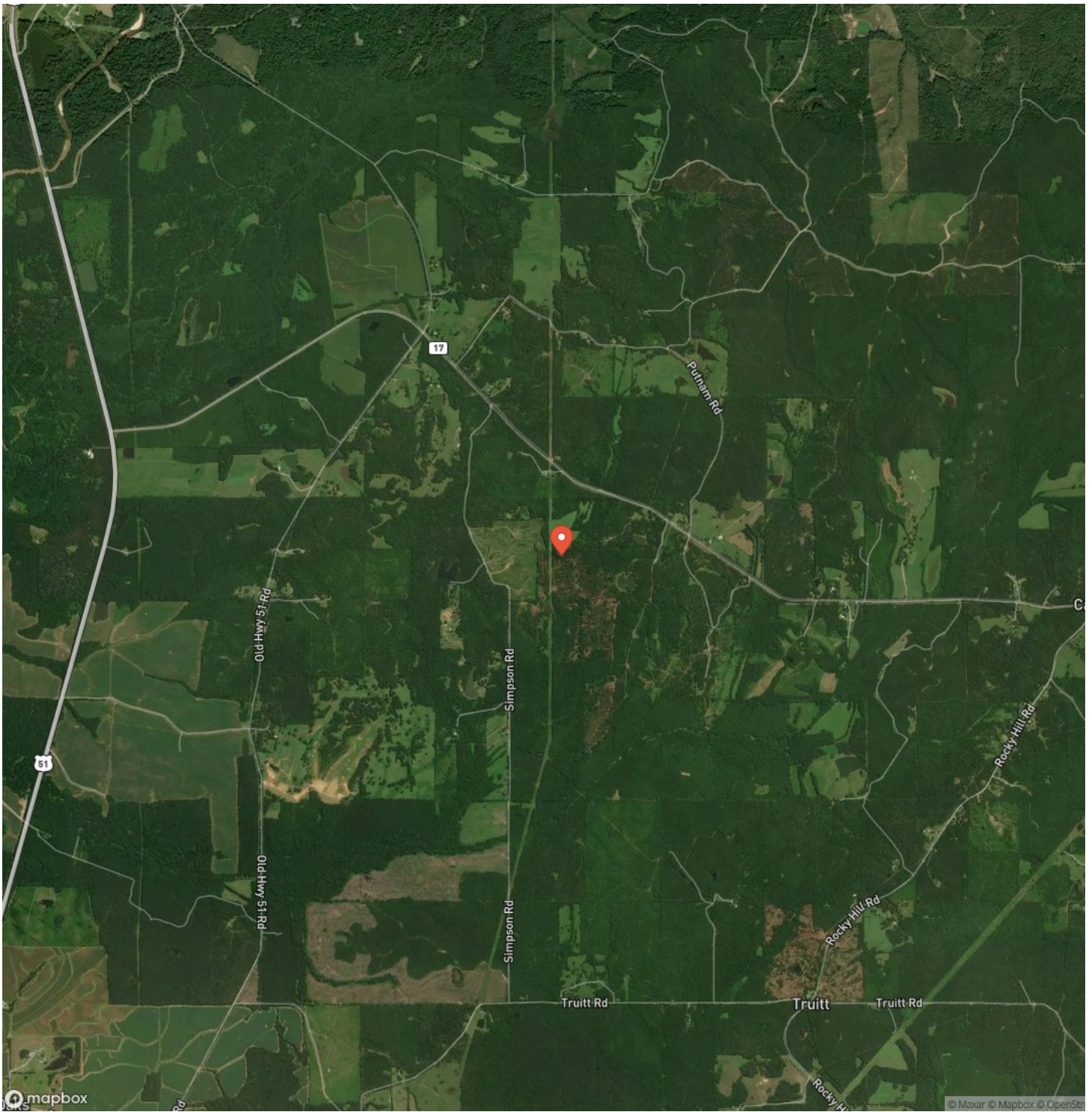
Locator Map



Locator Map



Satellite Map



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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