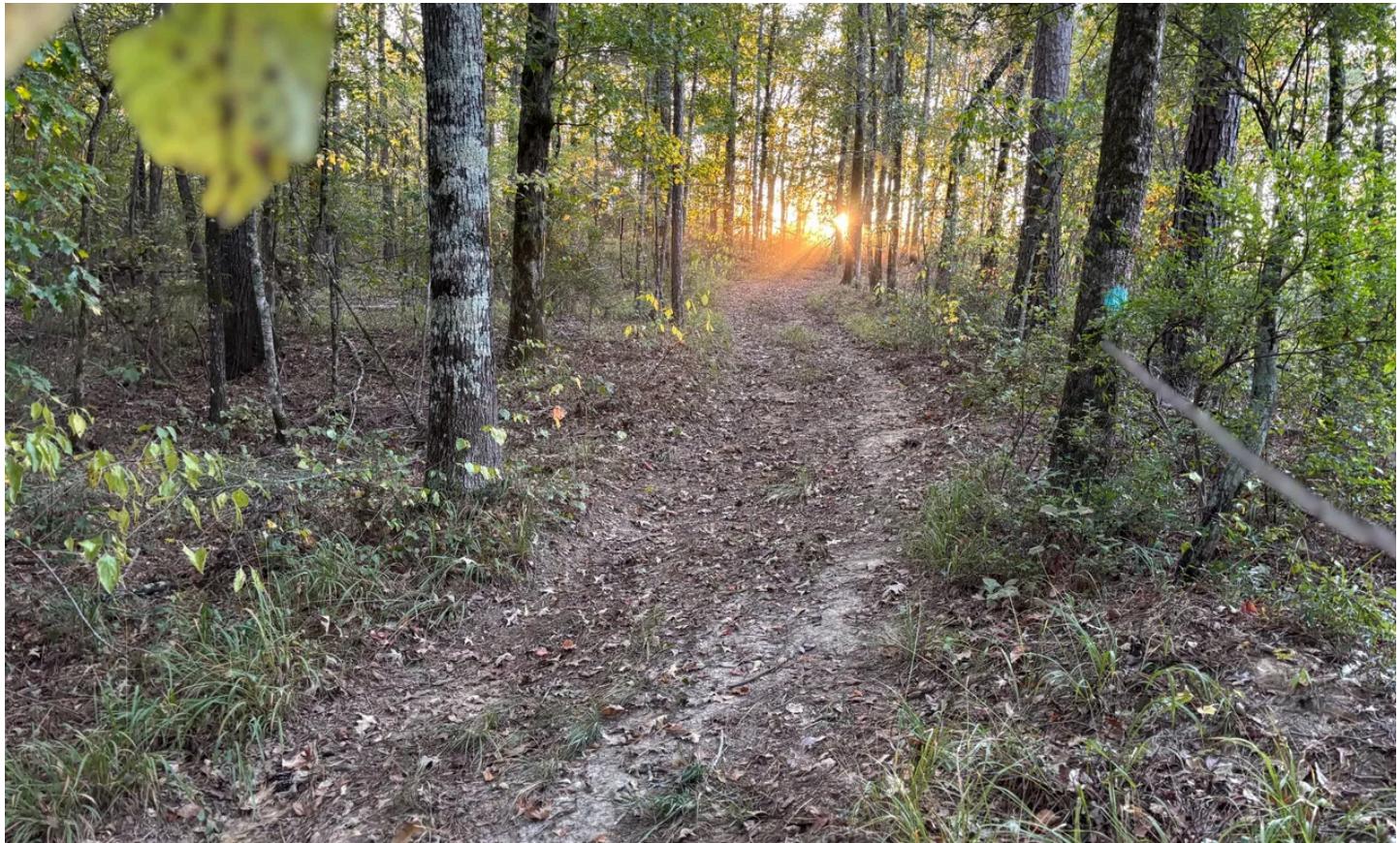


Simpson Road_Camden_MadisonCo
00 Simpson Road
Pickens, MS 39146

\$931,700
242± Acres
Madison County



Simpson Road_Camden_MadisonCo

Pickens, MS / Madison County

SUMMARY

Address

00 Simpson Road

City, State Zip

Pickens, MS 39146

County

Madison County

Type

Hunting Land, Timberland, Recreational Land

Latitude / Longitude

32.835801 / -89.934628

Acreage

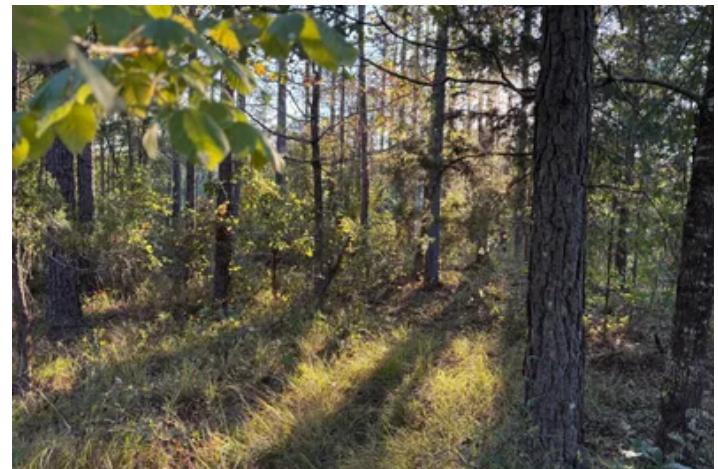
242

Price

\$931,700

Property Website

https://www.mossyoakproperties.com/property/simpson-road_camden_madisonco/madison/mississippi/92270/



Simpson Road_Camden_MadisonCo

Pickens, MS / Madison County

PROPERTY DESCRIPTION

Everything you could want in a hunting property!

This 242-acre tract in north Madison County has it all! No restrictions, power and water available, and outstanding hunting opportunities. Known for its prime whitetail deer and exceptional turkey hunting, this property is ready for your next adventure.

A beautiful potential cabin site overlooks a small pond that could easily be expanded. 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. Large, continuous tracts like this rarely come available in Madison County! Let's go take a look today!

Les Penn, CLS

Mossy Oak Properties, BRE

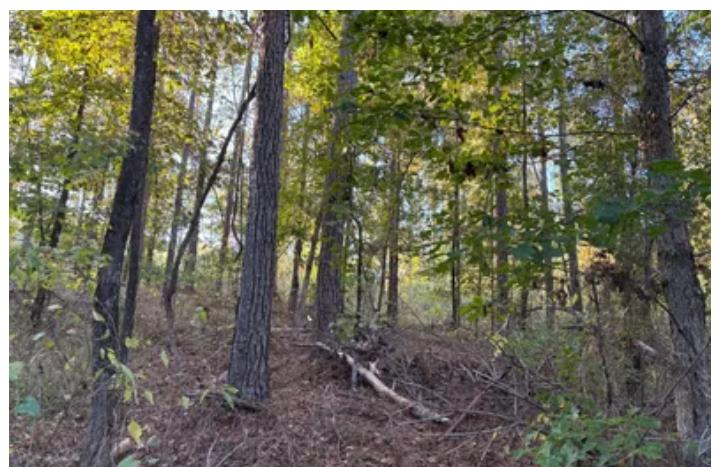
cell: [601-260-5544](tel:601-260-5544)

e-mail: Lpenn@mossyoakproperties.com

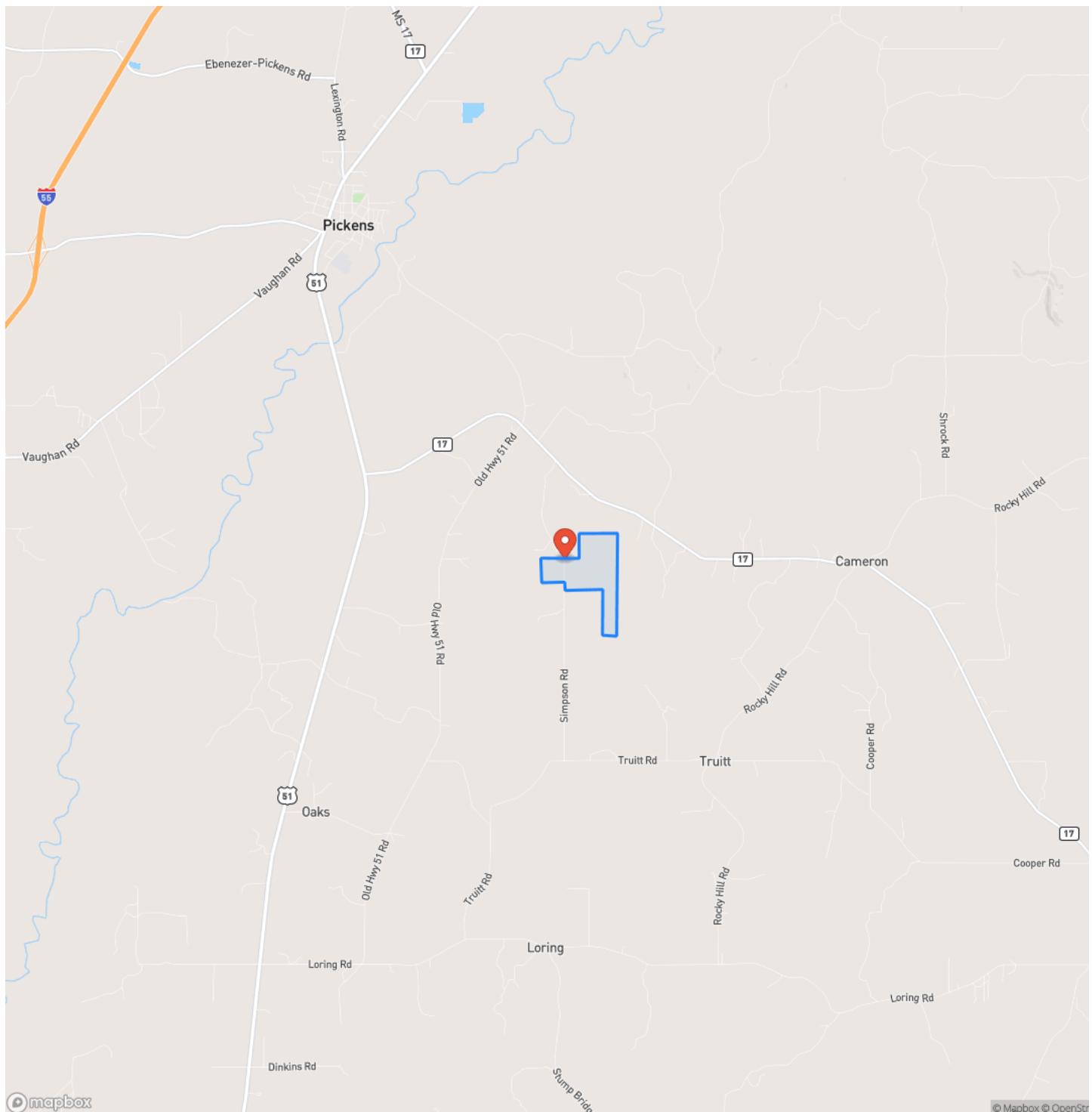


Simpson Road_Camden_MadisonCo

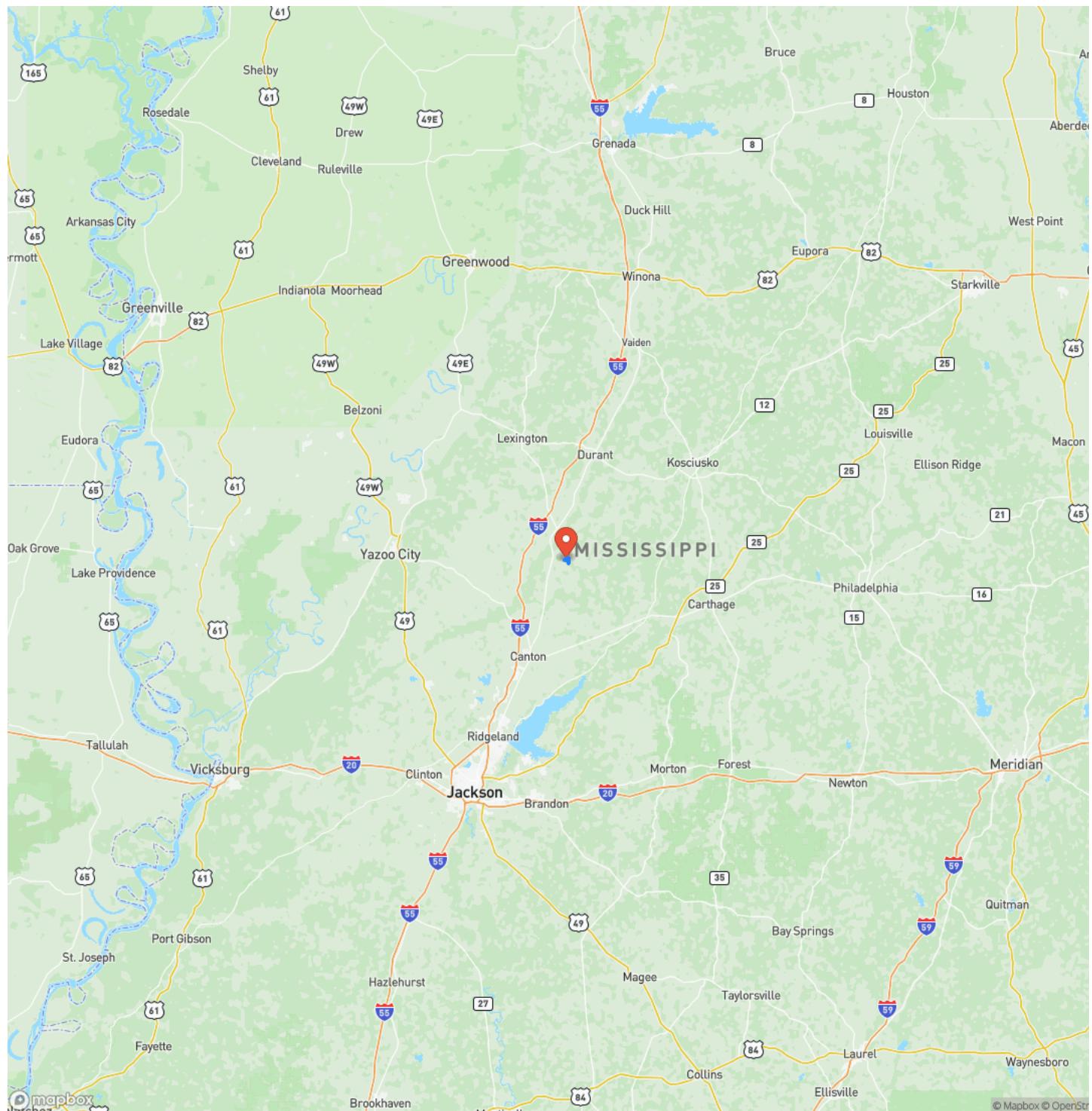
Pickens, MS / Madison County



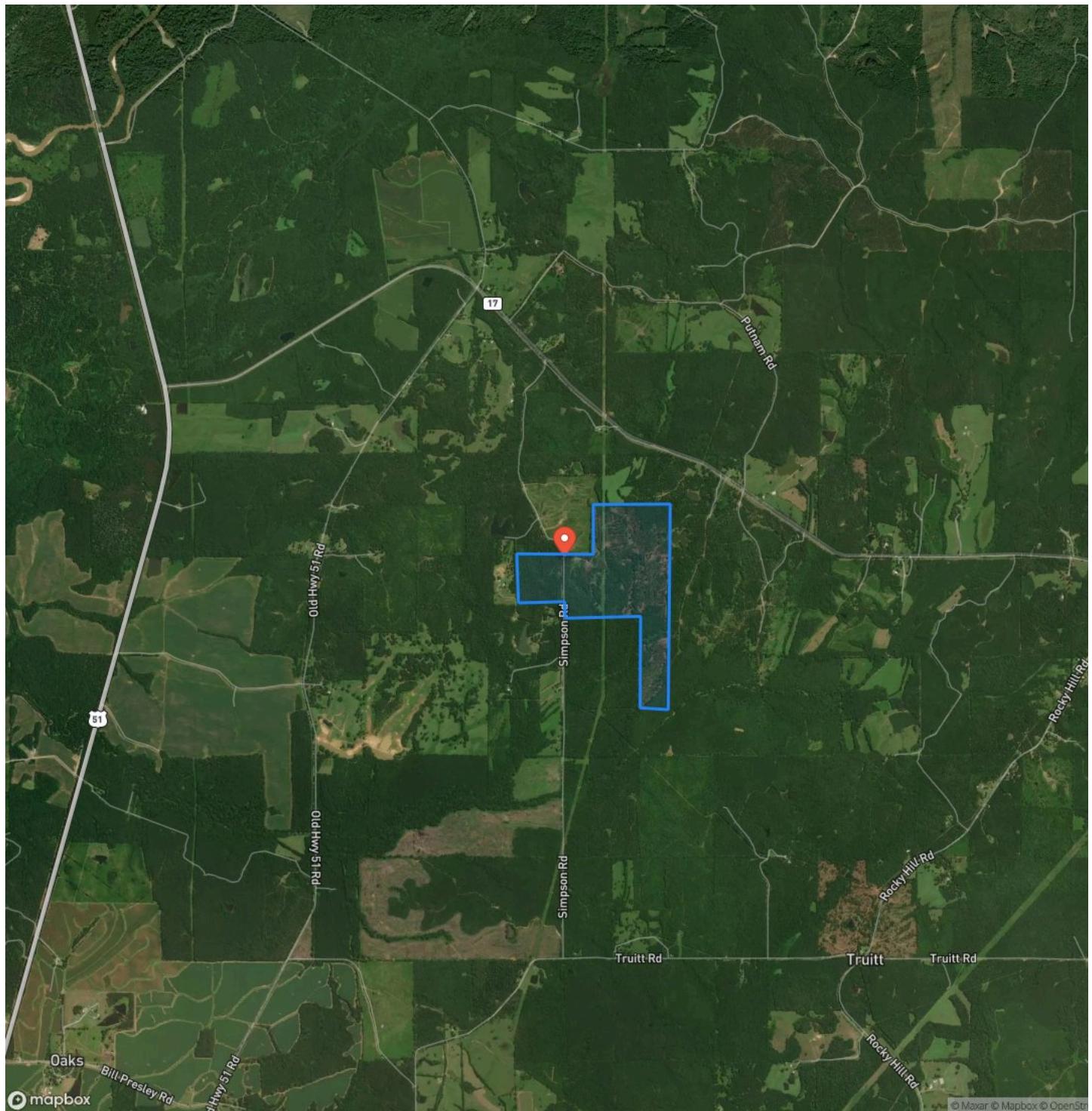
Locator Map



Locator Map



Satellite Map



**Simpson Road_Camden_MadisonCo
Pickens, MS / Madison County**

LISTING REPRESENTATIVE
For more information contact:



Representative

Les Penn

Mobile

(601) 260-5544

Office

(662) 495-1121

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lpenn@mossyoakproperties.com

Address

108 Lone Wolf Dr.

City / State / Zip

Madison, MS 39051

NOTES

NOTES

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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