

0.82 acres-Simpson County
MS-149
D'Lo, MS 39062

\$24,900
0.820± Acres
Simpson County



0.82 acres-Simpson County
D'Lo, MS / Simpson County

SUMMARY

Address

MS-149

City, State Zip

D'Lo, MS 39062

County

Simpson County

Type

Recreational Land, Lot

Latitude / Longitude

31.984094 / -89.901738

Acreage

0.820

Price

\$24,900

Property Website

<https://www.mossyoakproperties.com/property/0-82-acres-simpson-county-simpson-mississippi/78708/>



**0.82 acres-Simpson County
D'Lo, MS / Simpson County**

PROPERTY DESCRIPTION

0.82 Acre Lot on MS-149 in D'Lo, MS

Looking for a great piece of land with potential? This **0.82-acre lot** in charming D'Lo, Mississippi, located right on **MS-149** in Simpson County, could be just what you need!

The property is zoned **R-2 Medium Density Residential**, offering **flexibility for residential development**. Whether you're planning to build a single-family home, duplex, or small multi-family dwelling, R-2 zoning allows for a range of housing options—making it ideal for homeowners, investors, or builders.

Utilities are ready to go – with **electricity, water, and cable** available at the site, you'll save time and money when it's time to build.

Please note: This property is located in **Flood Zone AE**, which means there's a **1% annual chance of flooding**. Proper planning and elevation can help manage this, and flood insurance may be required for financing.

At this price, it's a great value with tons of potential.

Don't miss your chance—this lot is priced to sell!

Will Waits

Certified Land Specialist

Licensed in MS

Office: [662-495-1121](tel:662-495-1121)

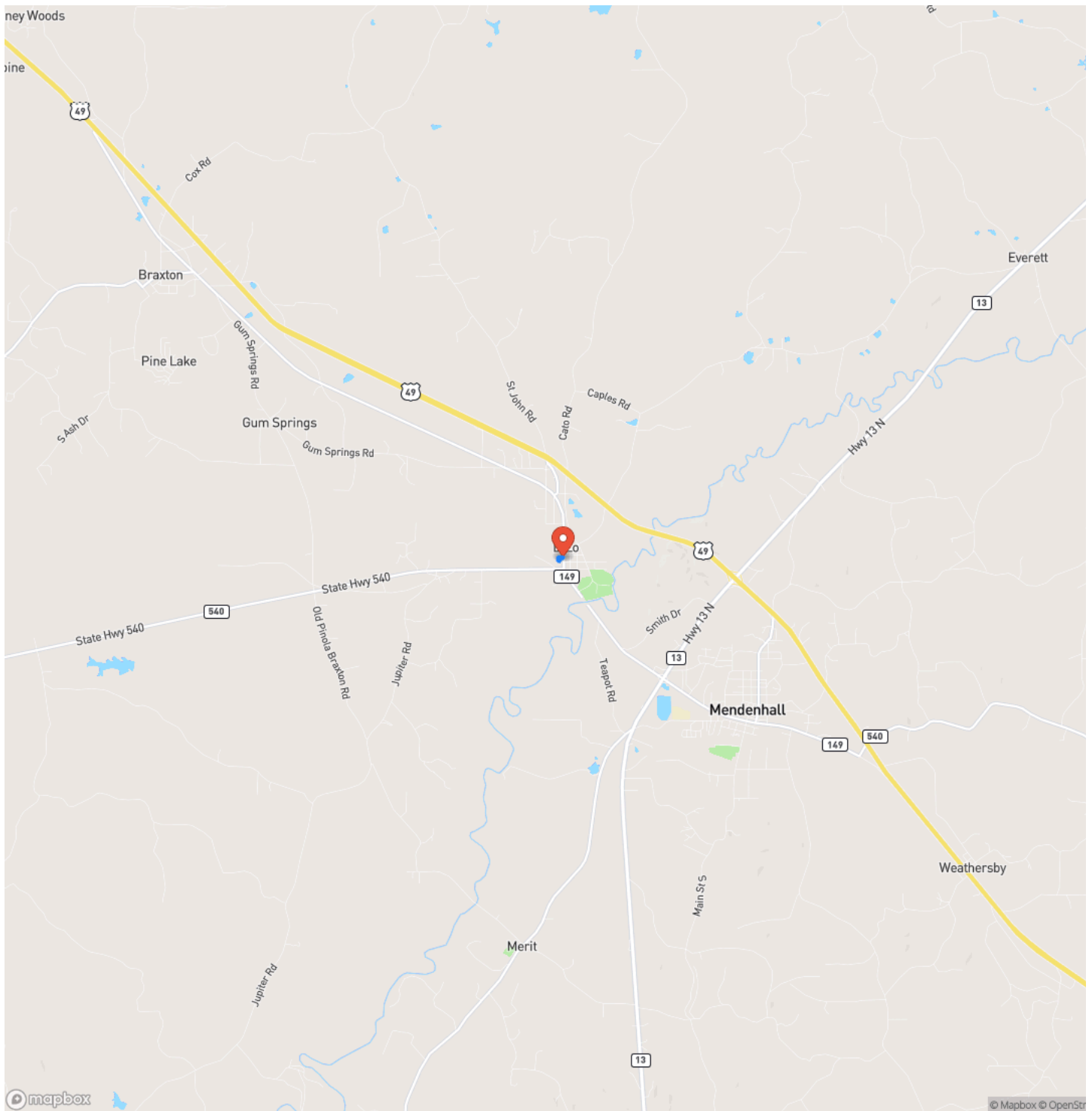
Cell: [769-572-2267](tel:769-572-2267)

Email: wwaits@mossyoakproperties.com

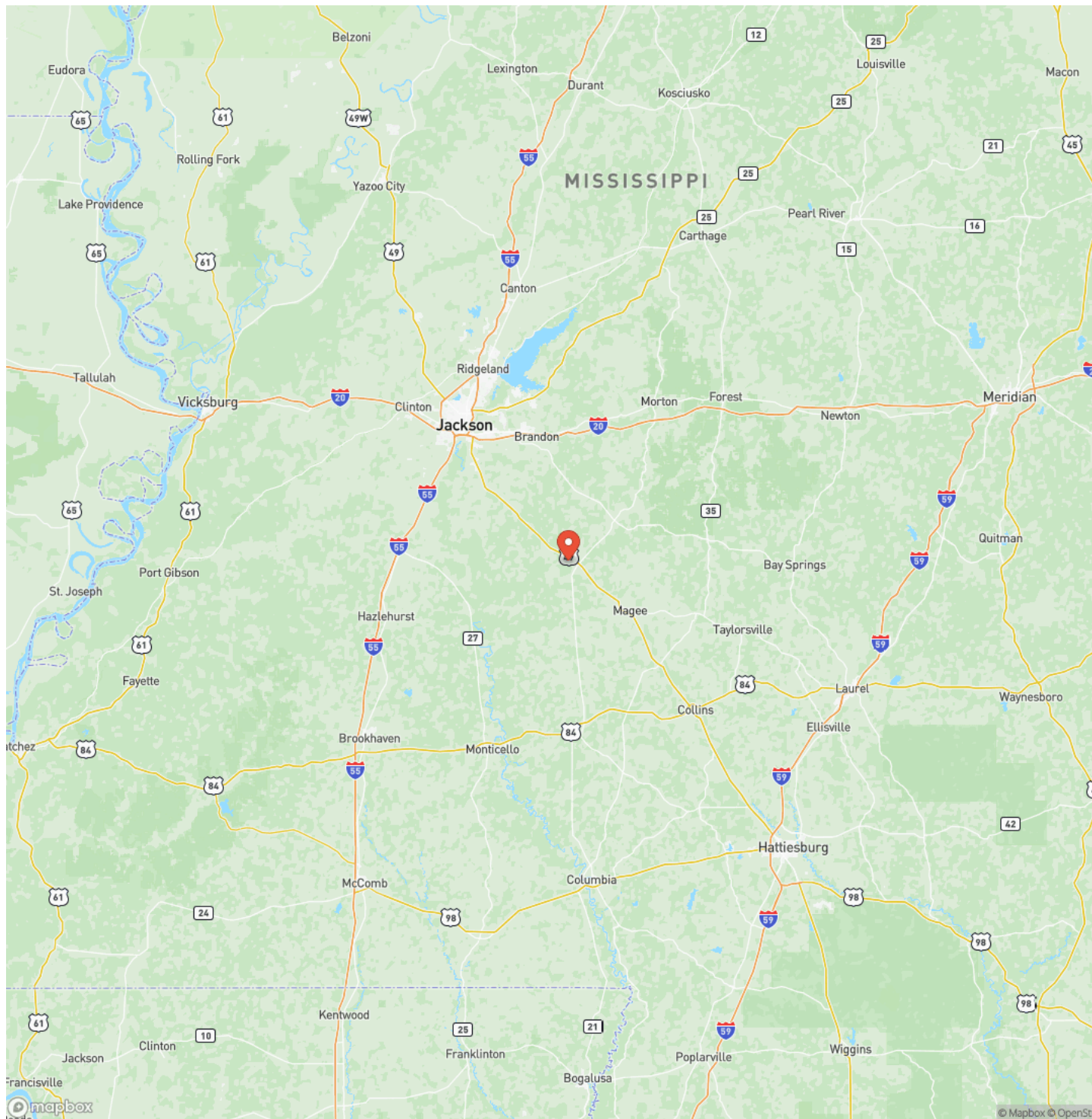
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D'Lo, MS / Simpson County



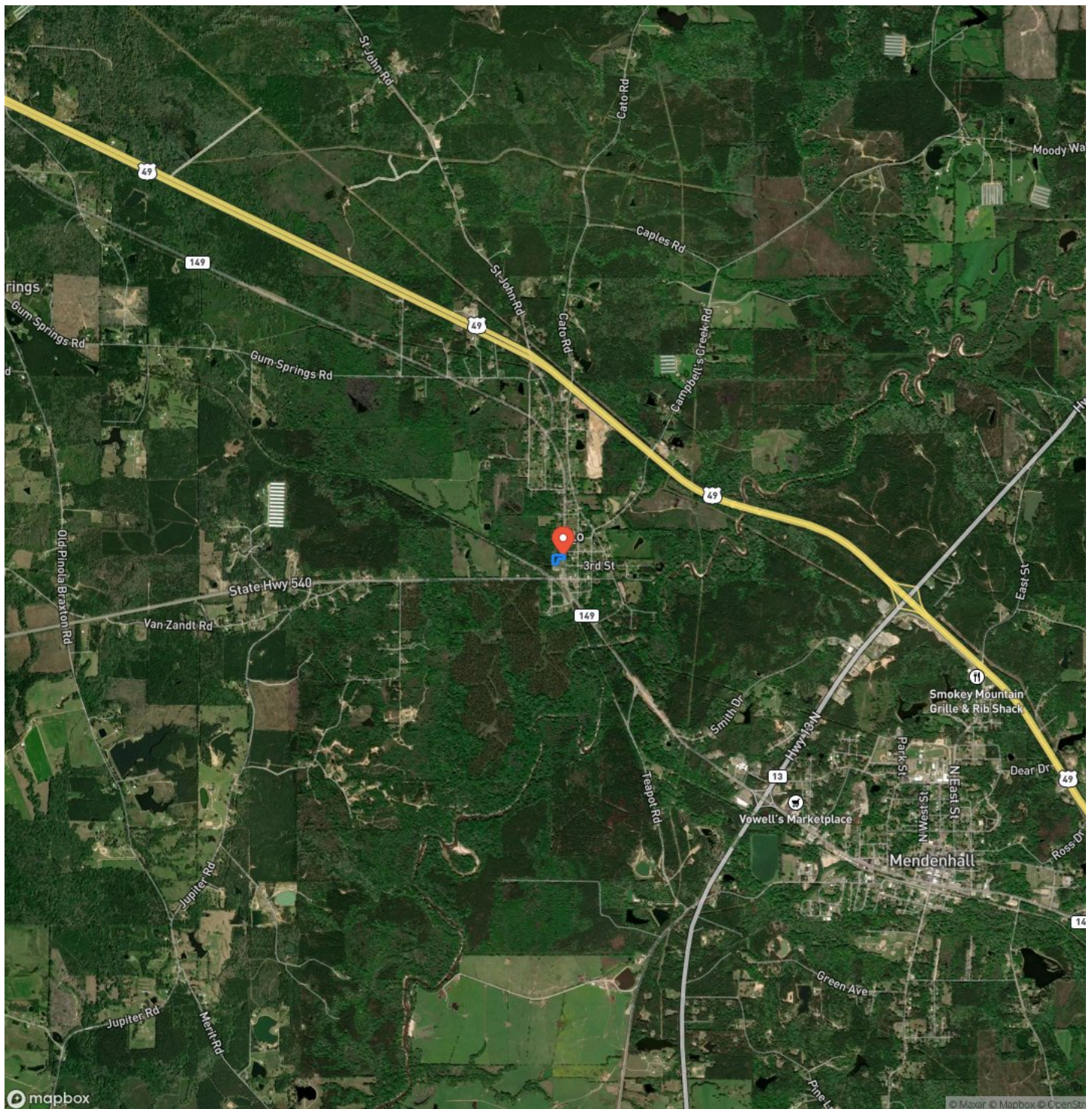
Locator Map



Locator Map



Satellite Map



**0.82 acres-Simpson County
D'Lo, MS / Simpson County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Will Waits

Mobile

(769) 572-2267

Office

(662) 495-1121

Email

wwaits@mossyoakproperties.com

Address

108 Lone Wolf Dr.

City / State / Zip

NOTES

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This image shows a single 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.



MossyOakProperties.com

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, but 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 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

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West Point, MS 39773

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