

9.24 acres- Madison County
Simpson Road
Pickens, MS 39146

\$55,000
9.24± Acres
Madison County



**9.24 acres- Madison County
Pickens, MS / Madison County**

SUMMARY

Address

Simpson Road

City, State Zip

Pickens, MS 39146

County

Madison County

Type

Hunting Land, Lot, Recreational Land, Undeveloped Land

Latitude / Longitude

32.824277 / -89.934755

Taxes (Annually)

\$50

Acreage

9.24

Price

\$55,000

Property Website

<https://www.mossyoakproperties.com/property/9-24-acres-madison-county/madison/mississippi/101400/>



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Pickens, MS / Madison County**

PROPERTY DESCRIPTION

9.24± Acres | Secluded Homesite Opportunity - Madison County, MS

Tucked away on a quiet dead-end gravel road, this 9.24± acre property on Simpson Road offers the privacy and peaceful setting many buyers are searching for. Located just 7 miles from Pickens and only 4 miles from Hwy 51, you get the perfect balance of seclusion and convenience.

The land is made up mostly of open fields with a few scattered trees, making it an ideal setup for a homesite, cabin, or mobile home. With power already on site, water available at the road, and plenty of road frontage, this property is ready for your vision. A septic system would be needed.

For added flexibility, the property is also available in two 4.26± acre tracts-perfect for buyers looking for a smaller homesite option.

Enjoy quiet country living just a short distance from Loves Creek and surrounding areas. If you've been looking for a private place to build or set up a getaway, this tract is worth a look.

Will Waits

Certified Land Specialist

Licensed in MS

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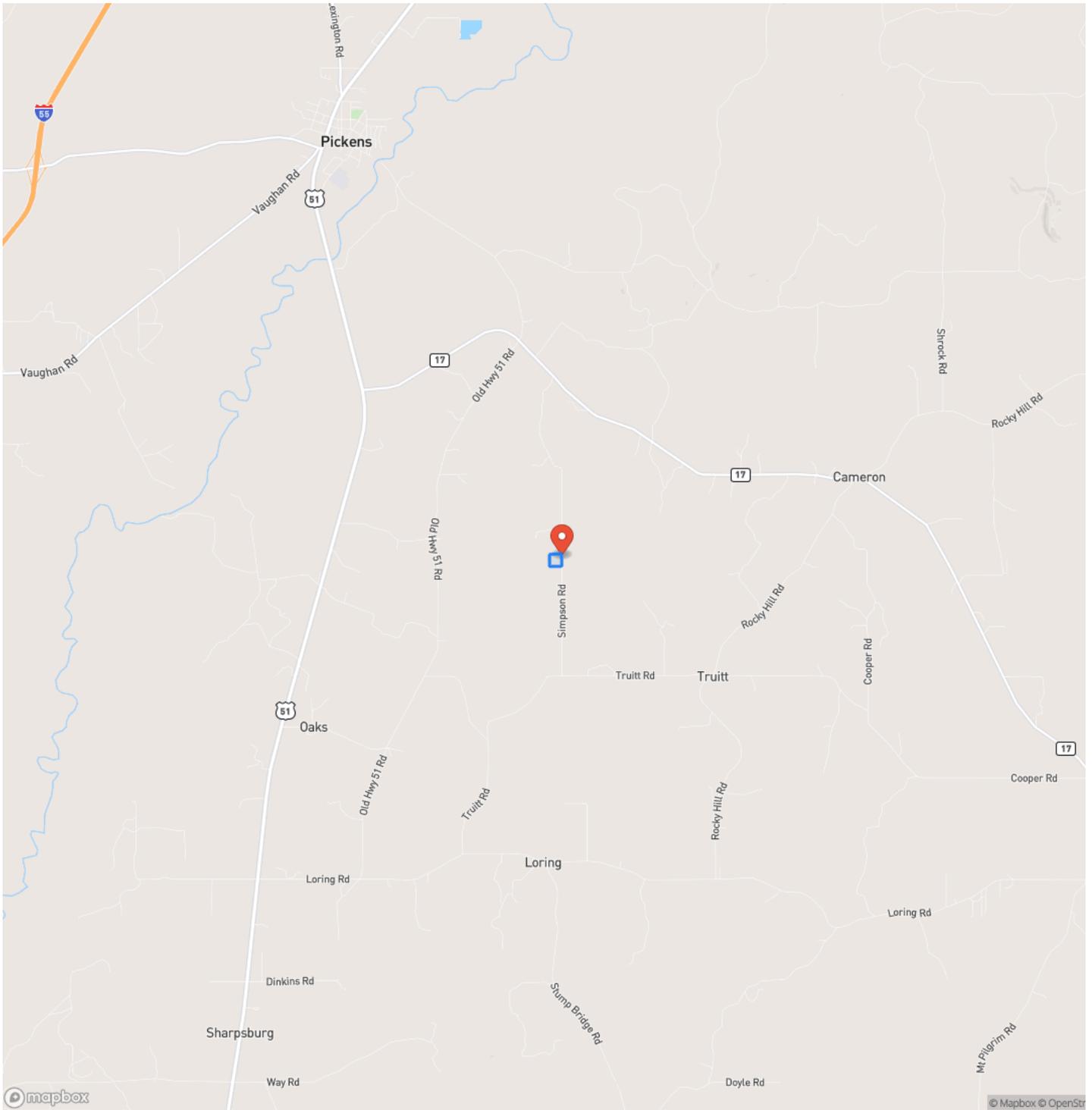
Email: wwaits@mossyoakproperties.com



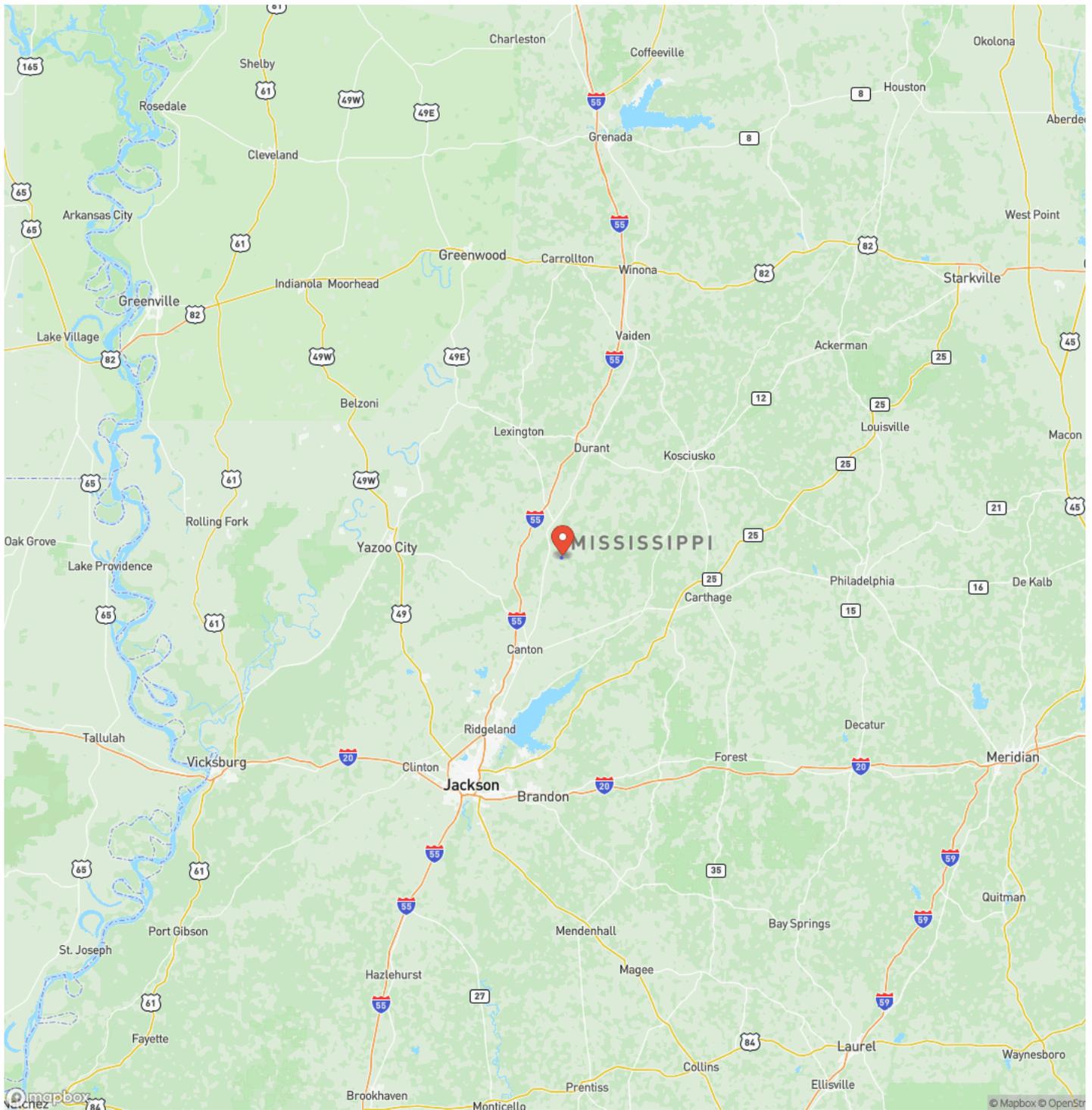
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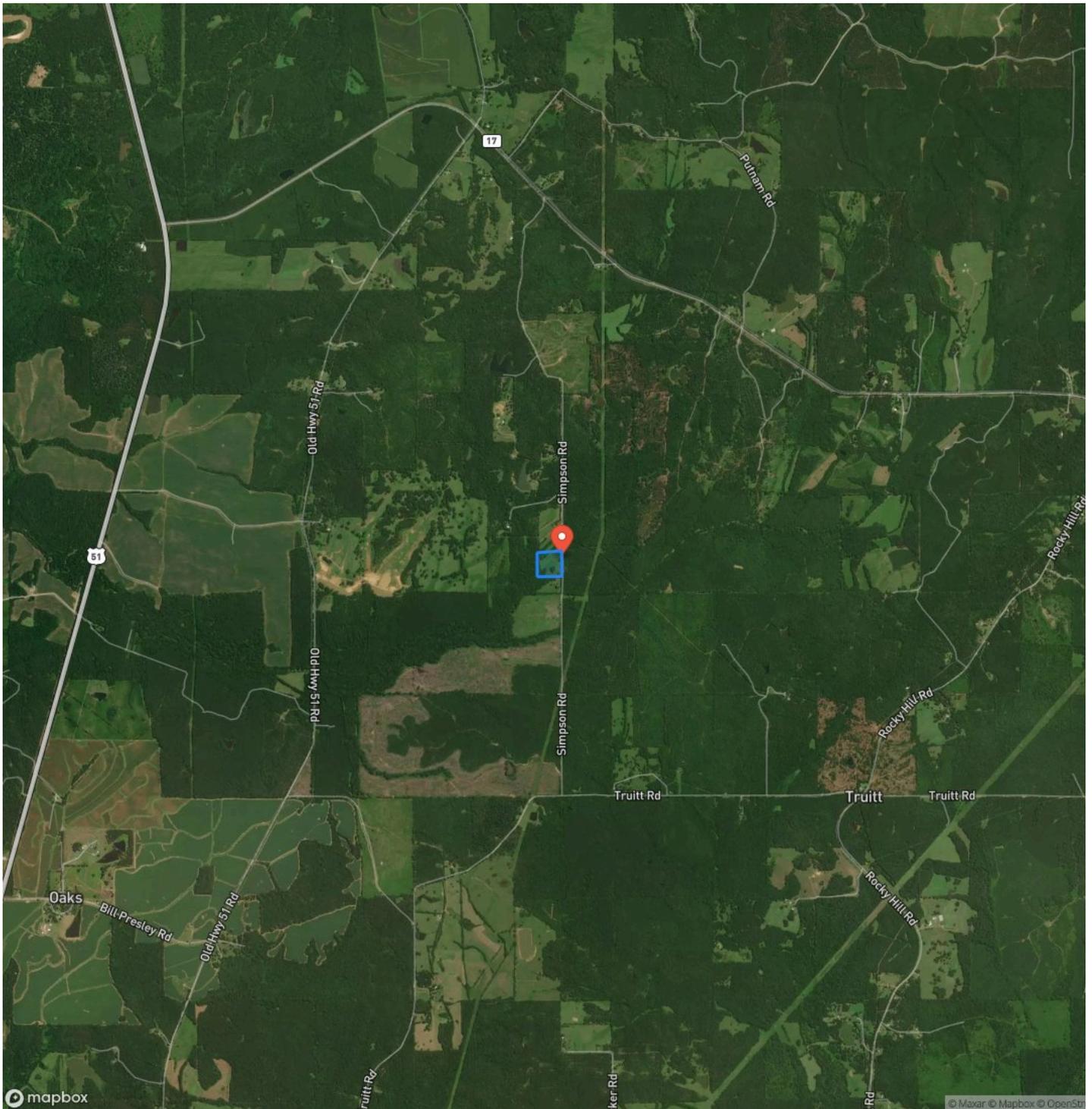
Locator Map



Locator Map



Satellite Map



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