

40± ACRES WITH A HOME **SIMPSON COUNTY, MS**

\$239,900



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE SIMPSON 40

PROPERTY PROFILE

LOCATION:

- 112 Lake Louise Drive
- Florence, MS 39073
- Access via Deeded Easement
- Simpson County
- 12± Miles NW of Mendenhall
- 22± Miles SE of Jackson

COORDINATES:

- 32.0036, -90.0847

PROPERTY USE:

- Recreational
- Weekend Getaway
- Hunting Retreat
- Future Country Homesite

PROPERTY INFORMATION:

- 40± Acres
- Mature Timber
- Home with 1 Bedroom/2 Baths
- Private Well
- Utilities Provided by Southern Pine EPA
- Workshop
- Shed
- Abundant Deer and Turkey
- Private Gravel Road

TAX INFORMATION:

- Parcel #:
1-0850-22-00000-000-00200
- 2025 Taxes: \$1,522.50



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MICHAEL OSWALT, ALC

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4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE SIMPSON 40

WELCOME TO THE SIMPSON 40, LOCATED JUST 12 MILES NORTHWEST OF MENDENHALL AND ONLY 22 MILES SOUTHEAST OF JACKSON, MISSISSIPPI. Offering a combination of mature timber, existing improvements, and excellent recreational opportunities, this beautiful 40± acre property is well suited as a weekend getaway, hunting retreat, or future country homesite. If you've been searching for a rural property within an easy drive of the Jackson Metro Area, the Simpson 40 deserves a look.

The Simpson County tract features a one-bedroom, two-bathroom home among towering mature trees in a secluded setting. While the home could use some TLC, it offers potential to become a comfortable hunting camp, weekend retreat, or full-time country residence. Utilities include a private well and power provided by Southern Pine EPA.



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MORE ABOUT THE SIMPSON 40

One of the property's improvements is a 3,000± square foot workshop, offering ample space for woodworking, automotive projects, equipment maintenance, or various hobbies. In addition, a 40' x 60' gravel-floor equipment shed provides excellent storage for tractors, ATVs, implements, boats, and other equipment.

The land itself is covered with an impressive stand of mature pine and hardwood timber, creating beauty and long-term value. The diverse habitat attracts abundant wildlife, including deer and turkey, making the property an excellent recreational tract for hunters. Note: A private gravel road (deeded easement) runs along the southern boundary, providing access to the neighboring property, and is fully maintained by the neighboring landowner.

Whether you're looking for a country homesite, a recreational getaway, or an investment in Mississippi land, the Simpson 40 offers options.

**For more information or to schedule your private tour,
contact Michael Oswalt today.**



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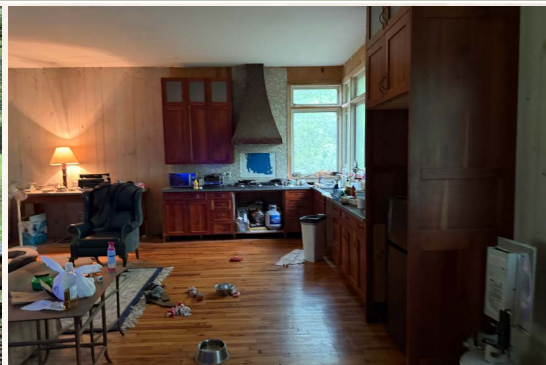
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SdF	Smithdale fine sandy loam, 15 to 35 percent slopes	32.8	82.93	0	11	7e
PrC2	Providence silt loam, 5 to 8 percent slopes, eroded	6.75	17.07	0	28	3e
TOTALS		39.55(2)	100%	-	13.9	6.32



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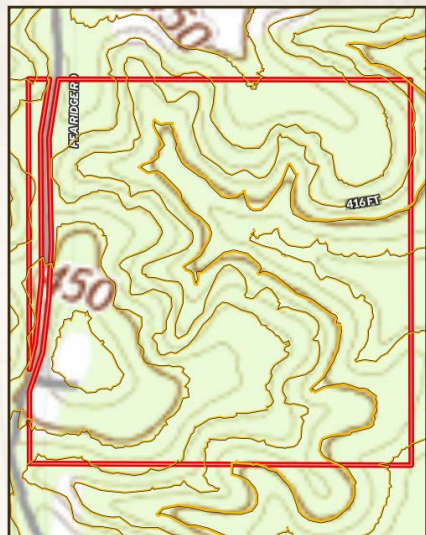
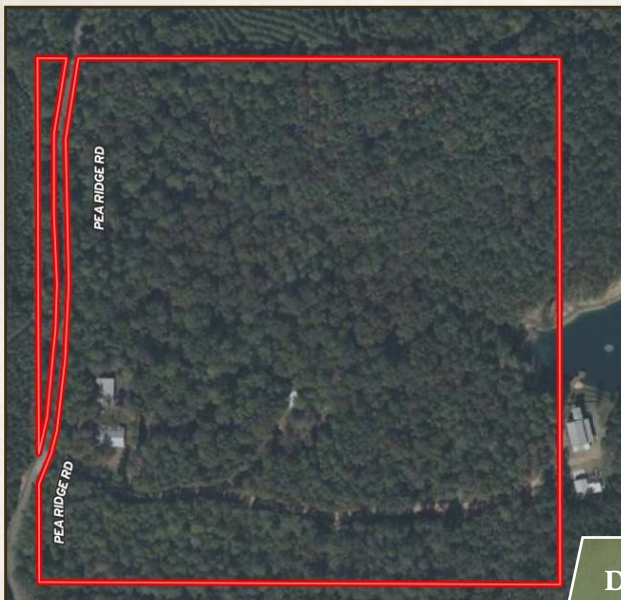
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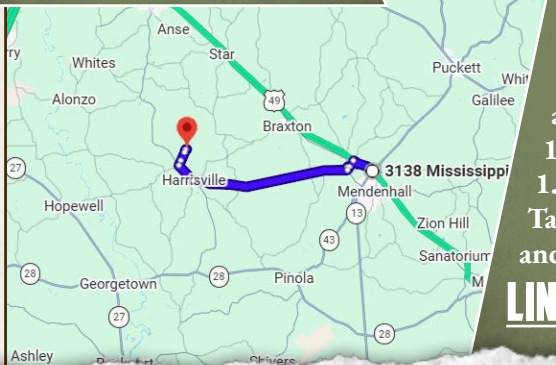
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land id. LINK



Directions from the Intersection US 49 N in Mendenhall, MS: Travel 1.5 miles NW on US 49 N. Turn left onto N Pine Street and continue 0.6 miles. Turn right onto 1st Street and in 0.1 miles turn left onto Simpson Highway 149. Turn right on MS-540 W/Jupiter and continue to follow MS-540 W for 10.6 miles. Continue onto MS-469 N for 1.5 miles. Continue on Pea Ridge Road. Take Rexford Road to Lake Louise Drive and in 1.4 miles the property is on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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