



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

37± ACRES WITH A HOME
LOWNDES COUNTY, MS

\$299,000



OFFICE (662) 338-2027 | WWW.SMALLTOWNPROPERTIES.COM

THE LOWNDES 37

PROPERTY PROFILE

LOCATION:

- 3084 Jess Lyons Road
Columbus, MS 39705
- Lowndes County
- 6.3± Miles NE of Columbus
- 18± Miles E of West Point
- 32± Miles NE of Starkville

COORDINATES:

- 33.56115, -88.39005

PROPERTY USE:

- Residential
- Recreational
- Potential Income Producing

PROPERTY INFORMATION:

- 37± Acres
- 2,100± SqFt Home
 - 3 Bedrooms/2 Baths
- Large Detached Carport
- Shop with Lean-To
- 2 Pole Sheds
- Tiny House
- Storm Shelter
- Mulberry Bushes
- Large Front Yard
- Beautiful Crepe Myrtles
- Handicap Accessible

TAX INFORMATION:

- Parcel ID 48W22-00-10400



MICHAEL COOPER | MANAGING BROKER
C: 662-285-8686 | mcooper@smalltownproperties.com

AMEILA SANSING | RESIDENTIAL & LAND SPECIALIST
C: 769-204-0230 | ameila@smalltownproperties.com

501 Hwy 12 W Ste.150B - Starkville, MS 39071 | O: 662-338-2027 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE LOWNDES 37

INTRODUCING THE LOWNDES 37 IN COLUMBUS, MISSISSIPPI! If you've been looking for a property that offers a comfortable home, plenty of usable acreage, and additional improvements, then this 37± acre property in Lowndes County is worth a closer look. The 2,100± square foot home features three bedrooms and two bathrooms, along with a large carport and a spacious front yard lined with beautiful crepe myrtles.

Beyond the home, the property offers a variety of improvements and features that add to its versatility. A shop with an attached lean-to provides additional workspace and storage, while two pole sheds offer even more room for equipment, vehicles, or recreational needs. One of the pole sheds is situated over a concrete slab. A storm shelter is also located on the property, providing a designated space for severe weather.



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MORE ABOUT THE LOWNDES 37

The 37± acres provide plenty of room to enjoy the outdoors and make use of the property in a number of ways. A few established mulberry bushes near the home add to the charm of the setting, while the acreage offers space for recreational activities, additional improvements, or simply enjoying the privacy that comes with owning land. A tiny house and an existing mobile home site provide additional possibilities for guests, family, or potential income-producing use.

With a spacious home, multiple outbuildings, additional living possibilities, and acreage to enjoy, the Lowndes 37 offers a versatile setup for residential, recreational, or potential income-producing use. Whether you're looking for a place to call home or a property with room for additional opportunities, this tract provides plenty of space and flexibility.

**Contact Ameila Sansing or Michael Cooper
today to schedule a private showing and
experience #TheSmallTownWay.**



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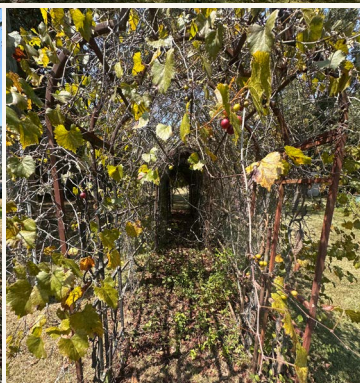
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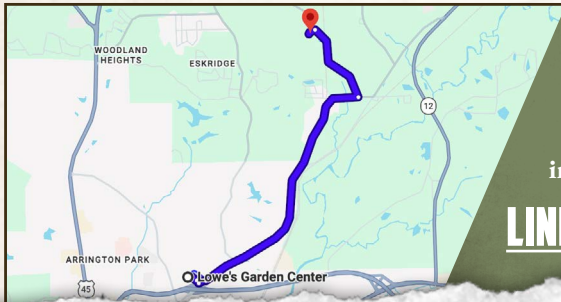
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land **id.** LINK



Directions From the Lowe's in Columbus, MS: Travel on Military Road for 3.1 miles. Turn left onto Jess Lyons Road and continue for 1 mile. Turn left into the driveway and continue for 0.1 mile.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)



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