

20± ACRES
NESHOBA COUNTY, MS
\$119,900



ST
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE NESHOPA 20

PROPERTY PROFILE

LOCATION:

- Highway 16 E.
Philadelphia, MS 39350
- Neshoba County
- 10± Miles E of Philadelphia
- 18± Miles W of De Kalb

COORDINATES:

- 32.760358, -88.945802

PROPERTY USE:

- Investment
- Recreational
- Potential Hay Operation
- Potential Home/Cabin Site
- Potential Livestock Operation

PROPERTY INFORMATION:

- 20± Total Acres
- 10± Acres of Pastureland
- 10± Acres of Mixed Timber
- Gentle Rolling Topography
- County Road 642 Frontage
- Highway 16 Frontage
- Multiple Build Sites
- Wildlife

TAX INFORMATION:

- TBD



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JIMMY GENTRY

LAND SPECIALIST

C: 601-421-8500

O: 769-888-2522

jimmy@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE NESHOPA 20

INTRODUCING THE NESHOPA 20 IN PHILADELPHIA, MISSISSIPPI. This 20± acre tract in Neshoba County offers an excellent opportunity to build your dream home in a quiet rural setting. With approximately 10 acres of open pasture and 10± acres of mixed hardwood and pine timber, the Neshoba 20 provides a great combination of usable ground, privacy, and recreational potential.

The land features gentle rolling topography, with most of the acreage situated on high ground, making it an ideal location for a homesite overlooking the surrounding countryside. Whether you're planning to build a custom home, start a small farm, or simply enjoy rural living, the Neshoba 20 offers flexibility.



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MORE ABOUT THE NESHOBA 20

The wooded acreage provides privacy and habitat for wildlife, while the open pasture is well suited for horses, livestock, or additional improvements. It is currently used for hay production. Frontage on both Highway 16 and County Road 642 offers convenient access and multiple options for a driveway or home site.

If you're looking for a manageable-sized property with a beautiful homesite, a mix of open and wooded acreage, and the peace and quiet of country living, the Neshoba 20 is worth a look.

**Contact Jimmy Gentry today to schedule a private showing
and experience #TheSmallTownWay.**



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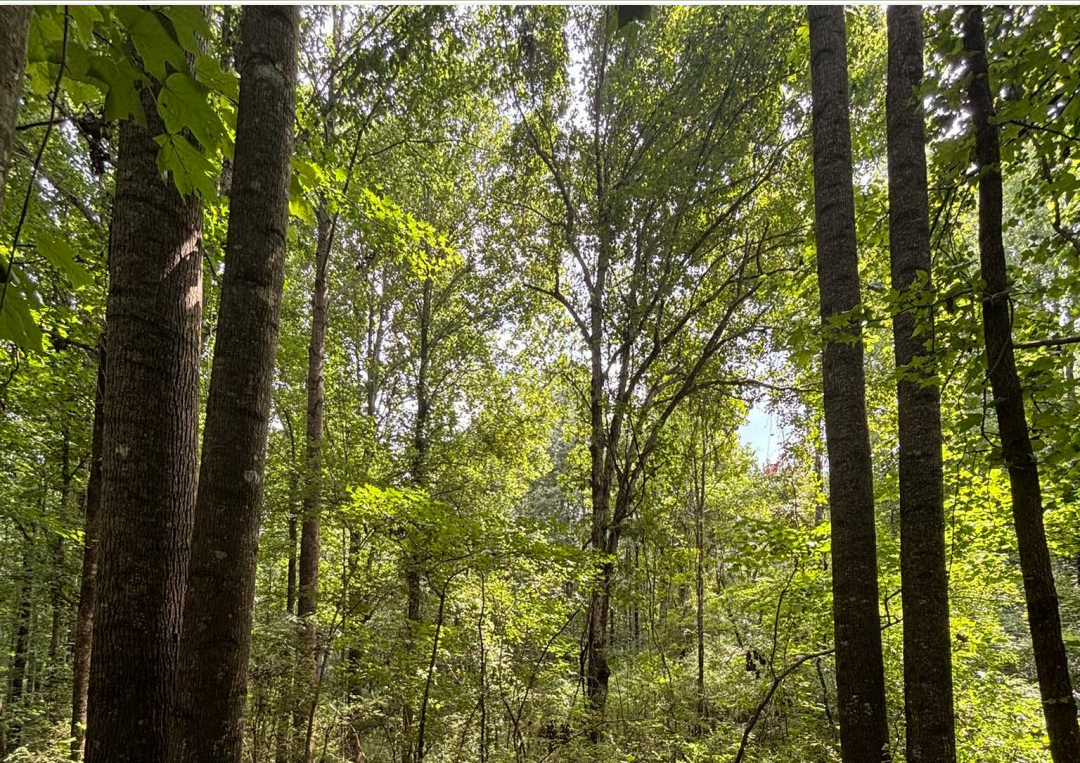
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NESHOBA COUNTY, MISSISSIPPI

land id. LINK

20+/- ACRES

20+/- ACRES

600

Directions From Philadelphia, MS:
Travel east on Highway 16 for 10.3
miles to the property on the left.

[LINK TO GOOGLE
MAP DIRECTIONS](#)



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