

10± ACRES
WASHINGTON COUNTY, MS
\$65,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 846-1425 | WWW.SMALLTOWNPROPERTIES.COM

THE WASHINGTON 10

PROPERTY PROFILE

LOCATION:

- Highway 82 W
Greenville MS, 38701
- Washington County
- 60± Miles SW of Greenwood
- 125± Miles NW of Jackson

COORDINATES:

- 33.35470, -91.08670

PROPERTY USE:

- Potential Homesite
- Commercial
- Investment

PROPERTY INFORMATION:

- 10± Wooded Acres
- Large Oak Trees
- Utilities Available
- 350'± Highway 82 Frontage

TAX INFORMATION:

- 2025 Taxes: \$316
- Parcel: 603900000



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BILLY CARPENTER

LAND SPECIALIST

C: 662-820-2007

O: 662-846-1425

billy@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com



Information is believed to be accurate but not guaranteed.

WELCOME TO THE WASHINGTON 10

INTRODUCING THE WASHINGTON 10! Located on Highway 82 West in Greenville, Mississippi, this 10± acre wooded tract offers large oak trees, approximately 350 feet of highway frontage, and utilities are available. The Washington County acreage provides room to consider a home tucked among the trees while retaining wooded space around it. Mature oaks give the property an established setting and offer options for selective clearing around a potential homesite.

The highway frontage makes this tract worth considering for buyers seeking land with convenient access to Greenville. In addition to residential use, the location may offer commercial or investment potential, depending on zoning and site requirements. The property is approximately 60 miles southwest of Greenwood and 125± miles northwest of Jackson. Whether you are looking for a place to build or acreage to hold for future use, the Washington 10 offers several possibilities.

**Call Billy Carpenter today to schedule a private showing
and experience #TheSmallTownWay!**



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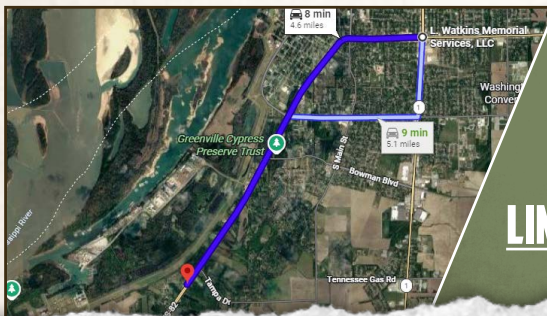
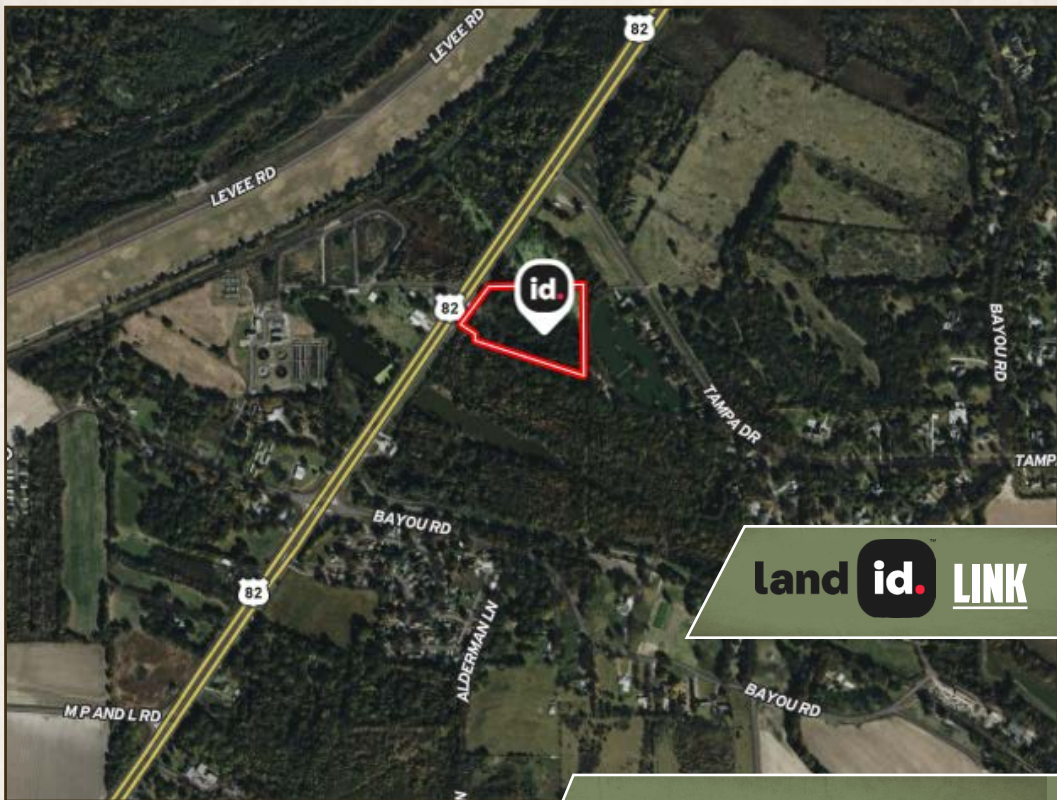
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Directions from the intersection of Highway 82 & Highway 1 in Greenville, MS: Travel west on Highway 82 for 4.6 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



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