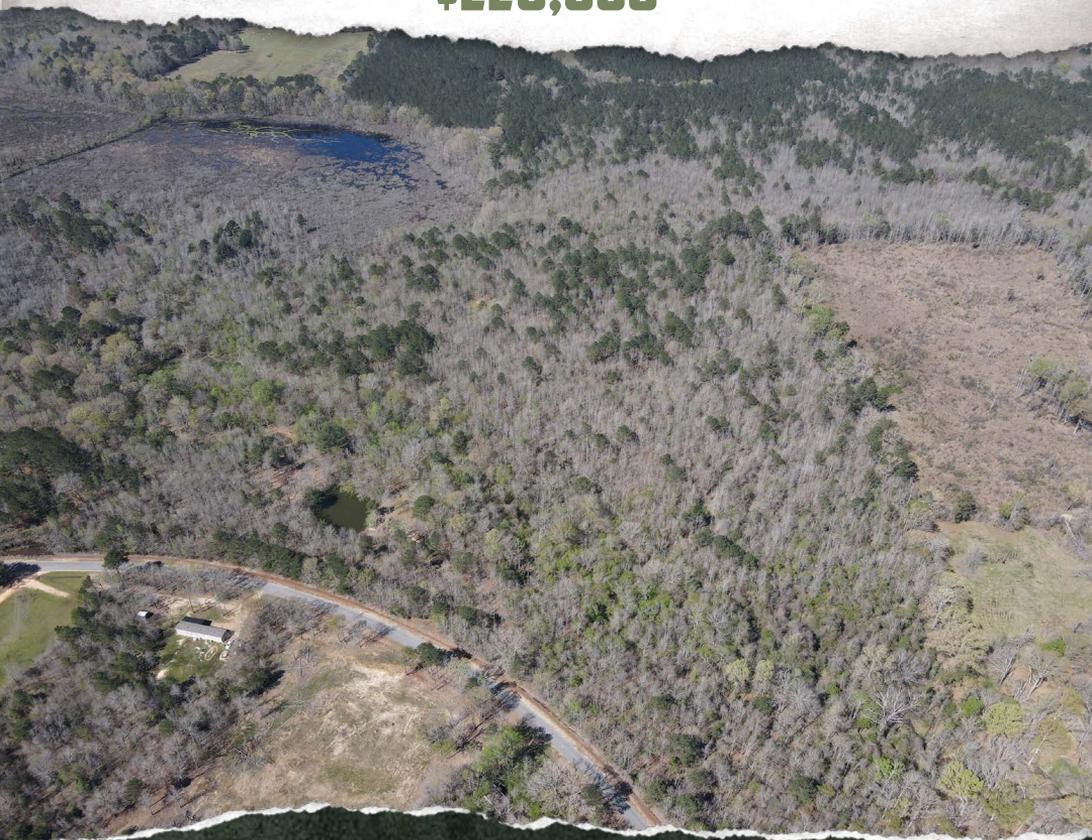




SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

56± ACRES
SIMPSON COUNTY, MS
\$220,000



OFFICE (769) 760-0005 | WWW.SMALLTOWNPROPERTIES.COM

THE SIMPSON 56

PROPERTY PROFILE

LOCATION:

- Lee Bass Road
Pinola, MS 39149
- Simpson County
- 6.6± Miles SE of Georgetown
- 17.7± Miles SW of Mendenhall
- 25± Miles W of Magee
- 38± Miles S of Jackson
- 71± Miles NW of Hattiesburg

COORDINATES:

- 31.86785, -90.0826

PROPERTY USE:

- Hunting
- Recreational
- Investment
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 56± Total Acres
- 6± Acre Stocked Rabbit Pen
- Stocked Pond
- Mixed Timber
- Winding Creek
- Established Interior Trails
- Food Plots
- Hunting Stand Locations
- Utilities Available
- Rolling Terrain

TAX INFORMATION:

- Parcel ID:
1-2217-02-00000-000-00700
- \$230.54 (2024)



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DEWAYNE ATKINSON

LAND SPECIALIST

C: 601-832-3075

O: 769-760-0005

dewayne@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE SIMPSON 56

WELCOME TO THE SIMPSON 56—A PINOLA PRIVACY TRACT! This 56± acre recreational and residential tract is located on Lee Bass Road in the quiet community of Pinola, Mississippi. Nestled in the heart of Simpson County, the Simpson 56 is a prime find for out-of-towners or local buyers looking for a place to build, hunt, and unwind without sacrificing access to town conveniences.

Year after year, this region has a strong history of producing quality white-tailed deer and longbeard turkeys, and the Simpson 56 offers the scale needed to manage your own honey hole. The timber profile provides both immediate privacy and long-term investment value with a natural mix of native pine and hardwoods. The Simpson 56 also features a 6± acre rabbit pen stocked with 90 rabbits for all your rabbit running and training needs.



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MORE ABOUT THE SIMPSON 56

Access is secured with frontage on Lee Bass Road, with the Simpson 56 sitting on the west side of the road to ensure a quiet, shielded building site. Power and water are accessible from the property, making it a perfect candidate for a weekend cabin, a custom estate, or a secluded “off the grid” getaway. The internal terrain features rolling contours that are well-suited for a developed trail system, making all 56± acres usable and easy to navigate.

Pinola offers the best of both worlds: a slow-paced, rural setting with quick access to restaurants and supply outlets in nearby Mendenhall and Magee. Whether you are looking for a weekend retreat, a hunting base, or a long-term land investment, the Simpson 56 is built to deliver.

Contact Dewayne Atkinson today to schedule a private showing and experience #TheSmallTownWay.



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56± ACRES SIMPSON COUNTY, MISSISSIPPI



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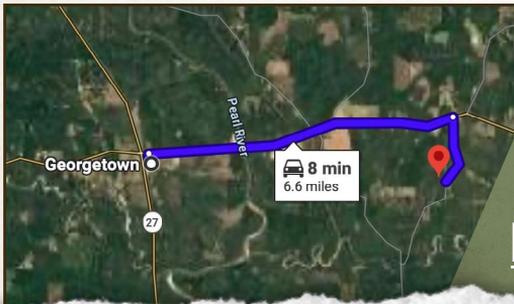
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56± ACRES

SIMPSON COUNTY, MISSISSIPPI

land id. LINK



Directions From Georgetown, MS:
Travel on MS-28 E for 5.2 miles. Turn right onto Lee Bass Road and continue for 2.1 miles until the property on the right. Look for SmallTown Hunting Properties signage.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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