

16± ACRES
KEMPER COUNTY, MS
\$42,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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THE KEMPER 16

PROPERTY PROFILE

LOCATION:

- Roebuck Drive
Preston, MS 39354
- Kemper County
- 19± Miles W of DeKalb
- 20.5± Miles E of Philadelphia
- 29.8± Miles SE of Louisville

COORDINATES:

- 32.80546, -88.85428

PROPERTY USE:

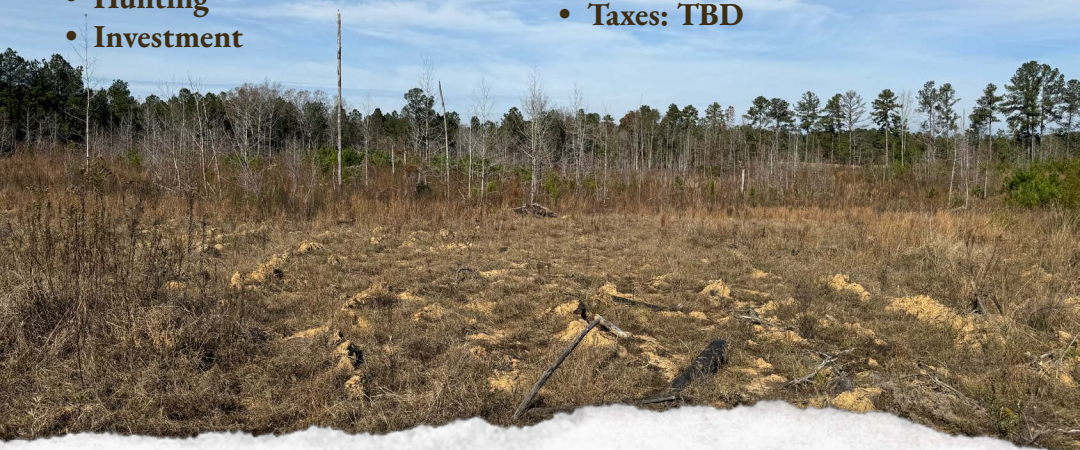
- Potential Home/Cabin Sites
- Hunting
- Investment

PROPERTY INFORMATION:

- 16± Acres
 - To Be Surveyed Out of Larger Tract
- 565'± Frontage on Roebuck Drive
- Recent Clear Cut/Blank Slate
- Power, Water and Highspeed Internet Available at the Road
- Deer and Turkey
- Additional Acreage Available

TAX INFORMATION:

- Part of Parcel 069-15-10.000
- Taxes: TBD



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DEREK EAVES

LAND SPECIALIST

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

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE KEMPER 16

WELCOME TO A 16± ACRE TRACT OF LAND IN KEMPER COUNTY, MISSISSIPPI, OFFERING A UNIQUE BLEND OF ACCESSIBILITY, PRIVACY, AND OPPORTUNITY. Located in Preston, directly on Roebuck Drive with 565± feet of paved frontage, the property lies about 17 miles due west of DeKalb, just over 20 miles west of Philadelphia, and roughly 30 miles southeast of Louisville, placing it within convenient driving distance of local amenities. Access is convenient, and Highway 495 is only 1,550'± away.

The property encompasses 16± acres of recent clear-cut, creating a blank slate ready for potential development or replanting pines. With power, water, and high-speed internet available at the road, this property offers all the essential utilities needed for building. The tract's open terrain provides flexibility for various uses, like building a homesite or a weekend cabin retreat or as a small hunting property. Its rural setting and surrounding woods make it an excellent choice for those who enjoy being outside, and the area is known for abundant deer and turkey populations, providing prime hunting opportunities. The topography is gently rolling and well-drained, making it suitable for multiple building sites.

Contact Derek Eaves today to schedule a private showing and experience #TheSmallTownWay!



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land id. LINK

ROEBUCK DR

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Directions from DeKalb, MS:
Travel 12.3 miles on MS Highway
16 W. Turn right on MS Highway 495
and continue 4.2 miles. Turn right on
Roebuck Drive and proceed 0.4 miles to
the property and sign on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)

Moscow



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