



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE SM

300± ACRES
LOWNDES COUNTY, MS
\$1,185,000



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

THE LOWNDES 300

PROPERTY PROFILE

LOCATION:

- Golding Circle
Columbus, MS 39702
- Lowndes County
- 4.4± Miles SE of New
Hope High School
- 11± Miles SE of
Downtown Columbus
- 11.7± Miles W of Ethelsville, AL
- 23± Miles E of Steel Dynamics
- 39± Miles E of Starkville
- 56.5± Miles NW of Tuscaloosa

COORDINATES:

- 33.4179, -88.2969

PROPERTY USE:

- Timber Investment
- Hunting
- Recreational
- Development Potential

PROPERTY INFORMATION:

- 300± Acres
- Mature Pines and Hardwoods
- Paved Road Frontage
- Extensive Internal
Road/Trail System
- Frontage on Ellis Creek
- Deer & Turkey
- New Hope School District

TAX INFORMATION:

- 79W00-00-00300
- 79W00-00-00200
- 79W00-00-00201
- 79W00-00-00100
- 78W00-00-00100
- 77W00-00-02100
- Tax Code Area 3002
- 2024 Taxes: \$850



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JACOB HANSON

LAND SPECIALIST

C: 662-386-3814

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jacob@smalltownproperties.com

501 Hwy 12 W, Ste 150B - Starkville, MS 39759

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE LOWNDES 300

WELCOME TO THE LOWNDES 300, AN EXPANSIVE PROPERTY OFFERING A SOUND TIMBER INVESTMENT WITH STRONG DEVELOPMENT POTENTIAL. Located in the highly desirable New Hope School District of Lowndes County, Mississippi, the 300± acre tract features a diverse mix of mature pines and hardwoods, paved frontage on Golding Circle, and an extensive internal road and trail system. With frontage on Ellis Creek and excellent deer and turkey hunting, the property is ideal for investors, developers, or outdoor enthusiasts seeking a versatile and valuable piece of land.

Strategically positioned for convenience, the property is just over four miles from New Hope High School, 11 miles from Downtown Columbus, 23 miles from Steel Dynamics, and 35 miles from Starkville, not to mention less than 12 miles from Ethelsville, Alabama.

Whether you're looking for recreational enjoyment, long-term investment, or future development, the Lowndes 300 checks a lot of boxes and is a strong choice.

**Contact Jacob Hanson today to learn more
and schedule a personal tour!**



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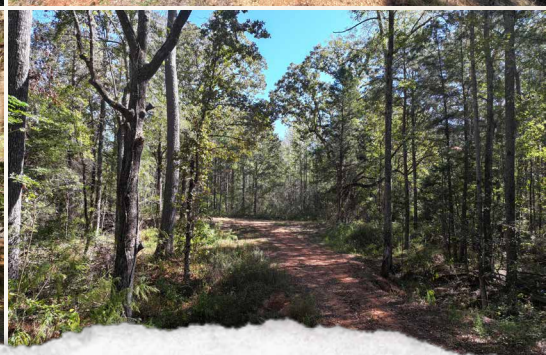
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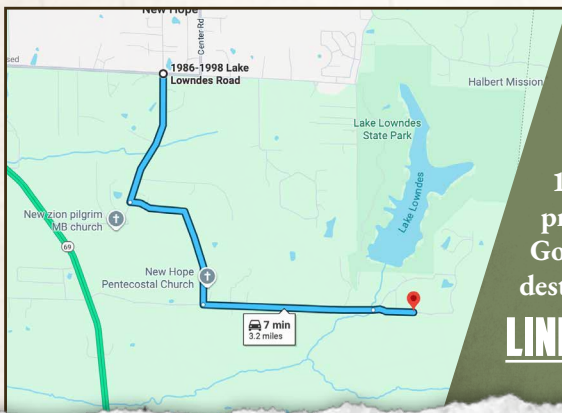
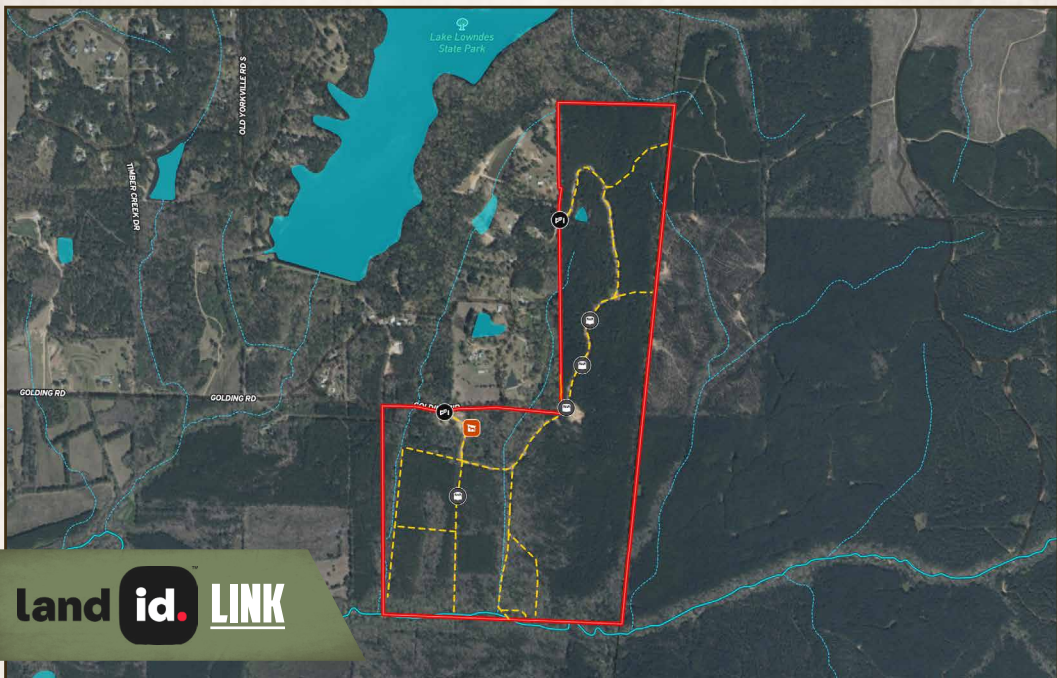
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Directions From the Intersection of New Hope Road and Lake Lowndes Road in Columbus, MS: Travel 0.9 miles south on New Hope Road. Turn left on Richardson Road and continue 1 mile. Turn left on Golden Road and proceed 1.1 miles. Continue straight on Golden Circle and you will arrive at the destination in 0.3 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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