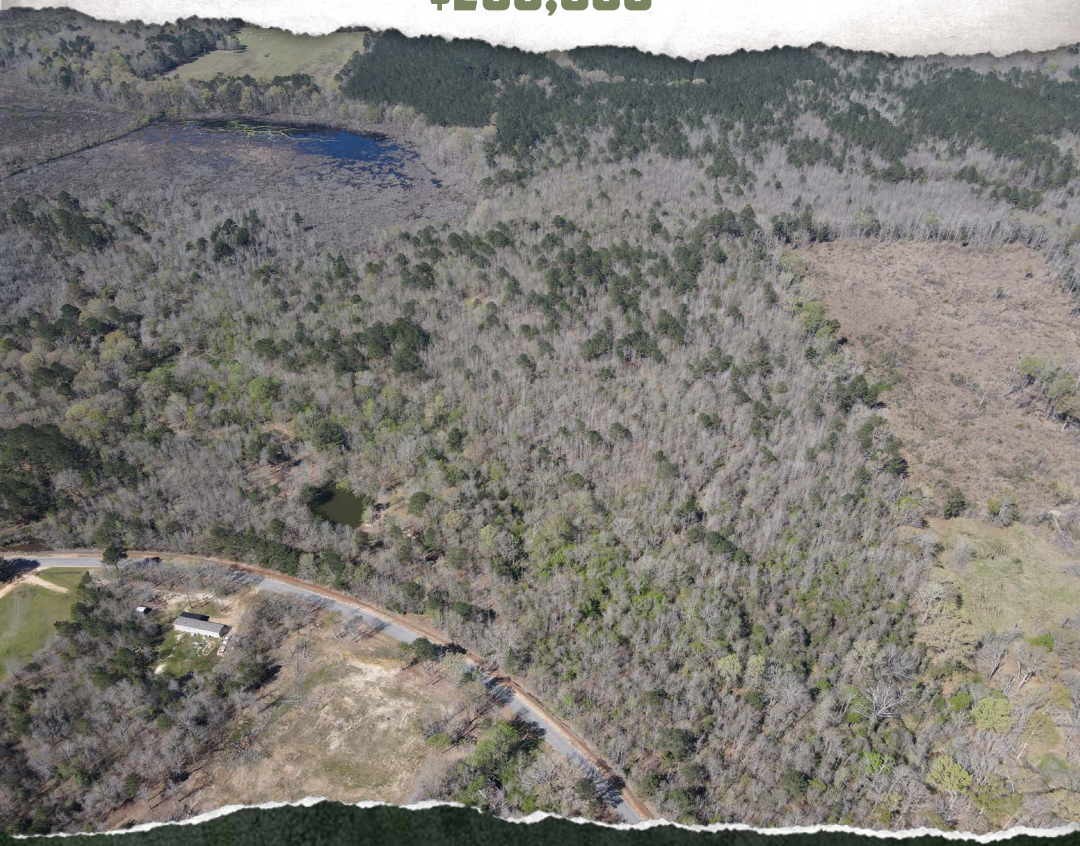
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

56± ACRES
SIMPSON COUNTY, MS

$200,000



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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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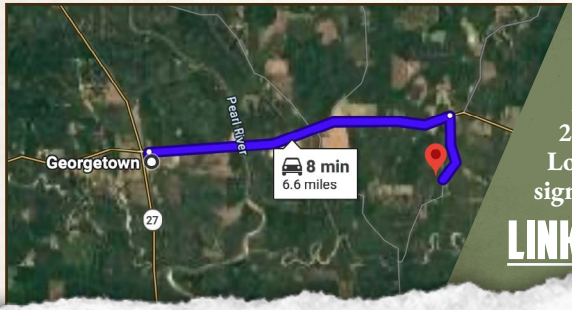
56± ACRES | SIMPSON COUNTY, MISSISSIPPI

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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