

52.6± ACRES
LOWNDES COUNTY, MS
\$523,800



ST
SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 338-2027

THE LOWNDES 52.6

PROPERTY PROFILE

LOCATION:

- Stanley Road
Caledonia, MS 39740
- Lowndes County
- 1± Mile to Downtown Caledonia
- 8.4± Miles to US Hwy 45 N
- 11± Miles to Columbus
Air Force Base
- 17± Miles to Walmart
in Columbus

COORDINATES:

- 33.6814, -88.3095

PROPERTY USE:

- Investment
- Development
- Residential
- Agricultural

PROPERTY INFORMATION:

- 52.6± Acres
- Paved Road Frontage
- Established Road
- Caledonia School District

TAX INFORMATION:

- 2024 - \$199.47



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JACOB HANSON

LAND SPECIALIST

C: 662-386-3814

O: 662-338-2027

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 52.6

ATTENTION INVESTORS, DEVELOPERS, BUILDERS: DISCOVER A RARE GEM IN THE HIGHLY DESIRABLE AREA OF CALEDONIA, MISSISSIPPI. This 52.6± acre Lowndes County property boasts paved frontage on Stanley Road and an established road leading into the heart of the land. Conveniently located approximately one mile from Caledonia High School, this picturesque tract is perfect for building your own dream home or creating a residential development. Currently cleared for row crop farming is a bonus as it will save with development costs. This is an ideal opportunity to own a piece of paradise in a prime location!

Call Jacob Hanson today to schedule a showing of the Lowndes 52.6.



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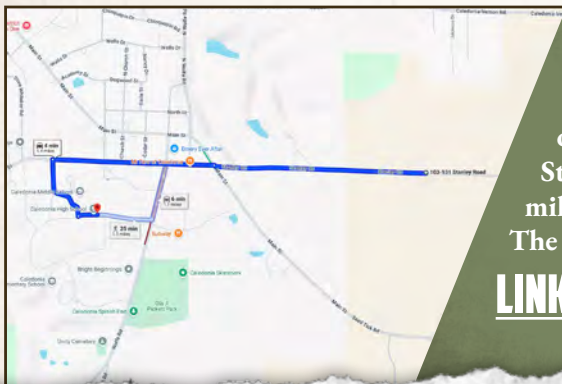
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Directions From Fred Darnell Lane
at Caledonia High School: Turn left
onto Wolfe Road and proceed to South
Street. Turn right and continue 1.1
miles, the road turns into Stanely Road.
The property will be on the left.

LINK TO GOOGLE MAP DIRECTIONS



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