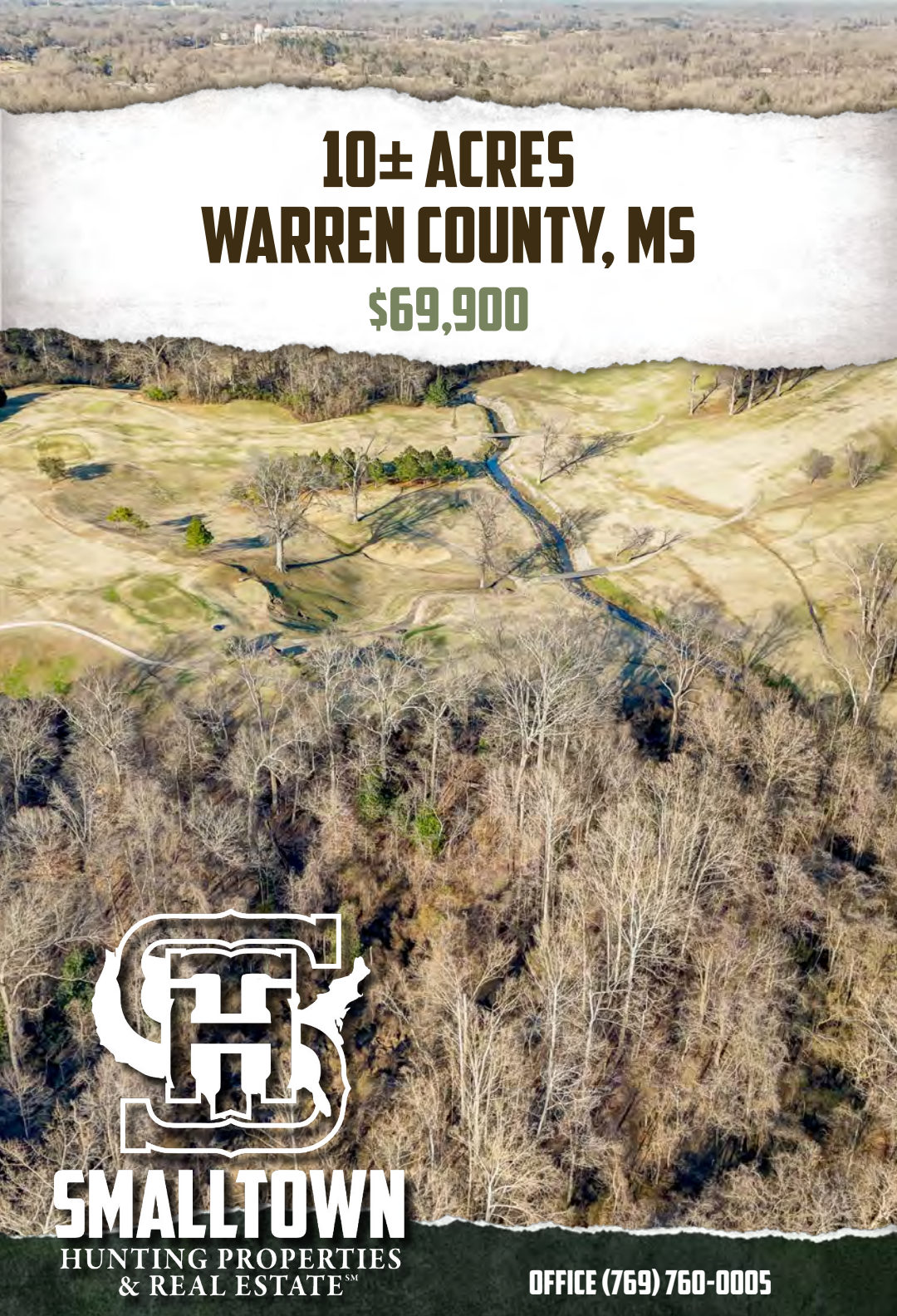


An aerial photograph of a property in Warren County, MS. The image shows a winding river or stream flowing through a landscape of rolling hills and fields. Some areas are covered in green grass, while others are bare or have sparse vegetation. A dense forest of bare trees is visible in the foreground and along the riverbanks. The overall scene is captured from a high angle, showing the natural contours of the land.

10± ACRES
WARREN COUNTY, MS
\$69,900



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 760-0005

THE WARREN 10

PROPERTY PROFILE

LOCATION:

- Moonmist Drive
Vicksburg, MS 39180
- Inside the City Limits
- Warren County
- Borders Vicksburg Country Club
- Borders Acadia Hills Subdivision
- 4.3± Miles S of Downtown
Vicksburg
- 30± Miles N of Port Gibson
- 45± Miles W of Jackson Metro Area

COORDINATES:

- 32.31766, -90.85985

TAX INFORMATION:

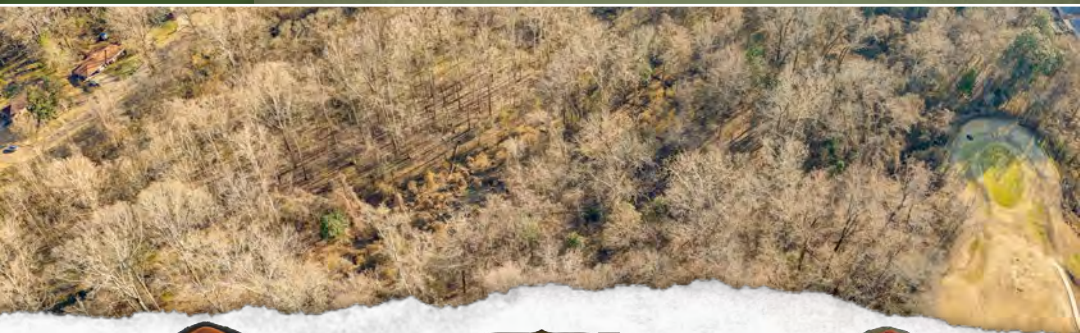
- Estimated Taxes \$287

PROPERTY USE:

- Development
- Investment

PROPERTY INFORMATION:

- 10± Acres
- Paved Road Frontage
- Hardwoods
- Utilities Available
- Home Site
- Durden Creek Frontage
- Seller to Offer \$5,000 Credit
Towards a Bridge Over the Creek
- Owner Financing Available



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2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | smalltownproperties.com Information is believed to be accurate but not guaranteed.

WELCOME TO THE WARREN 10

WELCOME TO THE WARREN 10, A BEAUTIFUL PLACE FOR A CUSTOM-BUILT HOME OR NEW DEVELOPMENT! The 10± acre Warren County property is situated off Moonmist Drive, within the city limits of Vicksburg, MS. The wooded tract borders the Vicksburg Country Club on one side and the highly sought-after Acadia Hills Subdivision on the other. The northwest corner of the property overlooks the golf course and would make a spectacular backdrop for your dream home. Durden Creek meanders along the southern portion of this tract. Upon request, the seller will offer a \$5,000 credit towards the construction of a bridge over the creek. Additionally, owner financing is available.

Given its location, the investment opportunities are endless...whether residential or commercial. This property is less than five miles from downtown Vicksburg and approximately 45 miles west of the Jackson Metro area.

**Contact Hunter Wadley or Treston Cochran
today to discuss owning the Warren 10.**



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10± ACRES

WARREN COUNTY, MISSISSIPPI



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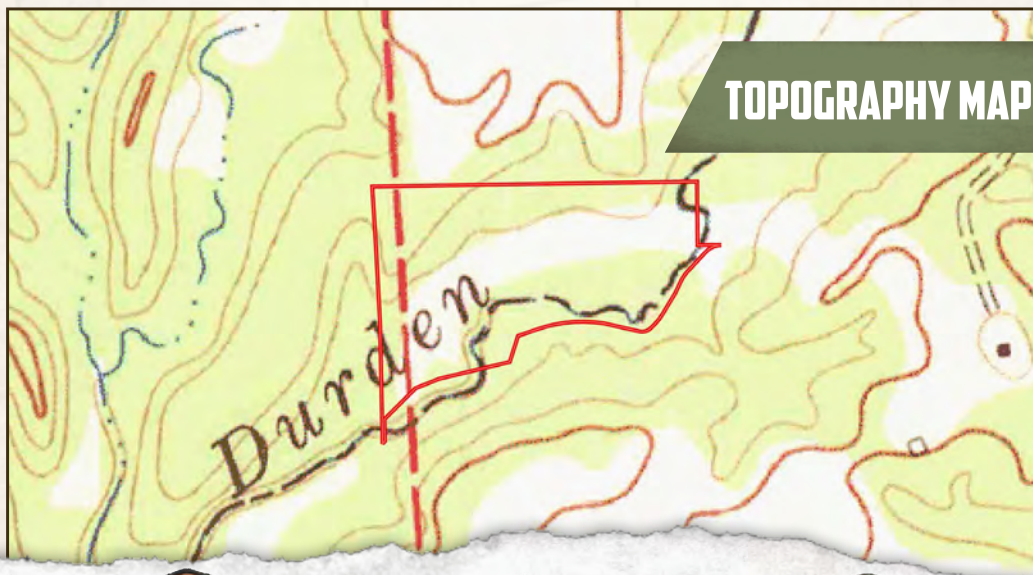
10± ACRES

WARREN COUNTY, MISSISSIPPI

land id. LINK



TOPOGRAPHY MAP



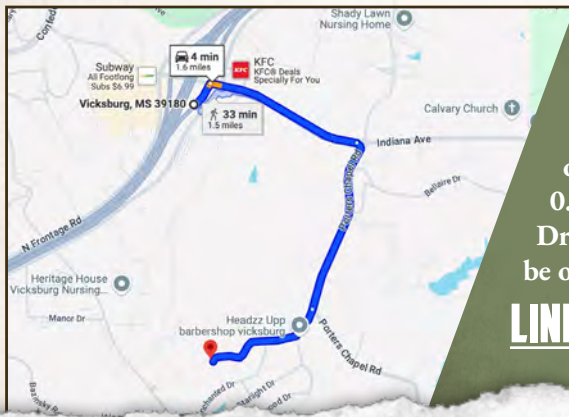
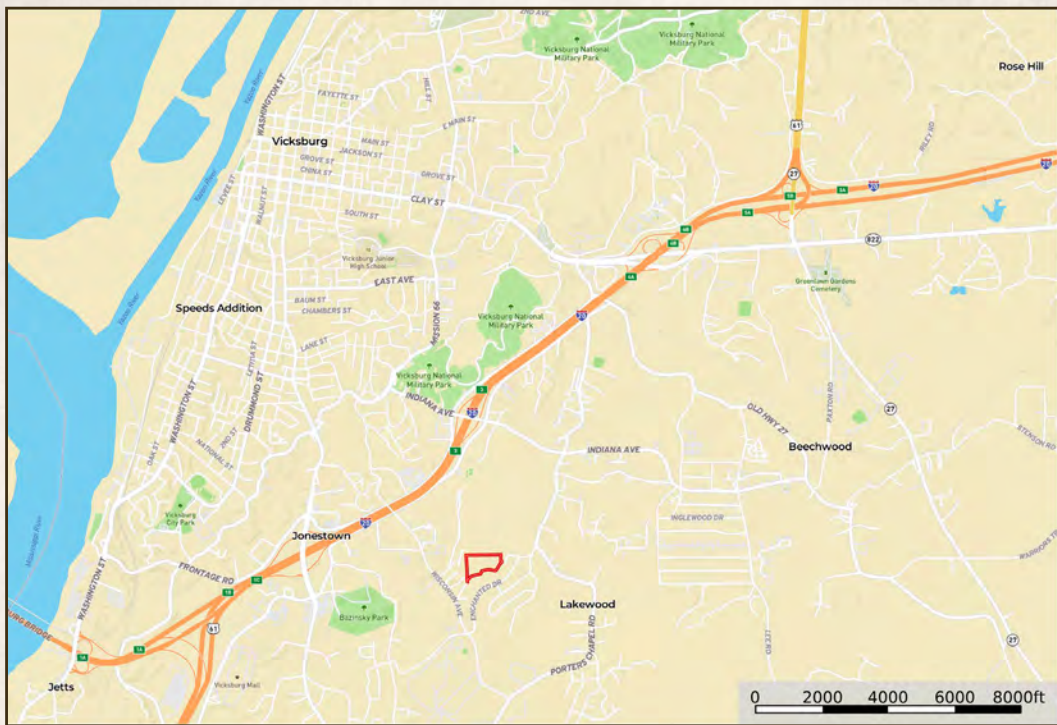
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10± ACRES

WARREN COUNTY, MISSISSIPPI



Directions From Exit #3 off I-20 East: Take the exit and travel 0.5 miles on Indiana Avenue. Turn right on Porters Chapel Road and proceed 0.5 miles. Continue onto Moonmist Drive and in 0.3 miles the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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