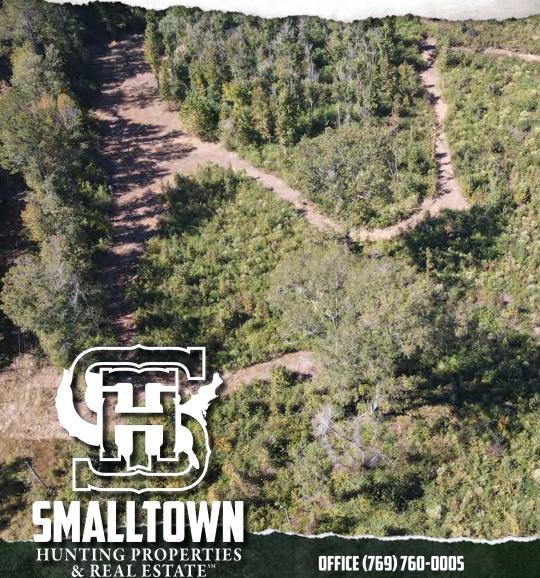
## 44± ACRES SIMPSON COUNTY, MS

\$176,000



## **THE SIMPSON 44**

# PROPERTY PROFILE

#### LOCATION:

- 409 Hickory Lane D'Lo, MS 39062
- Simpson County
- 4.6± Miles from Mendenhall
- 14.5± Miles from Magee
- 17.6± Miles from Florence

#### **COORDINATES:**

• 31.99342, -89.90786

#### TAX INFORMATION:

- Parcel 1: 1104020000000001800 \$139.04
- Parcel 2: 6104R000060000400900 \$34.12

#### PROPERTY INFORMATION:

- 44± Acres
- Established Trails and Roads
- Old Saw Mill Lumber Yard
- 10± Acre Old Pond
- 1,200± Frontage Feet on Old Hwy 49 Road

#### **PROPERTY USE:**

- Development
- Recreation
- Hunting
- Home/Cabin Sites
- Investment

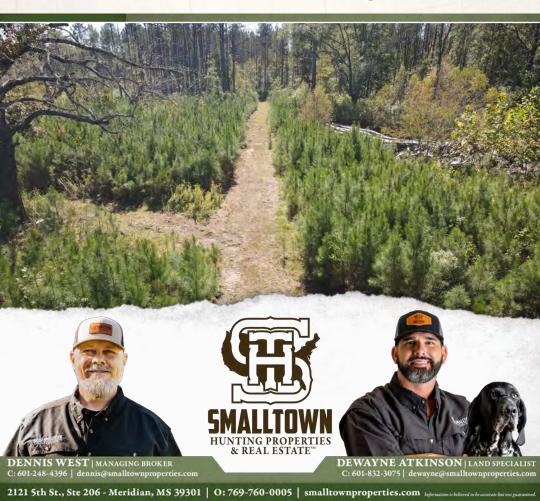


### **WELCOME TO THE SIMPSON 44**

THE SIMPSON 44 IS A PLACE WITH HISTORY AND OFFERS ENDLESS POSSIBILITIES. The old Finkbine Lumberyard and Mill still has remnants of history on the northern portion of this 44± acre Simpson County, MS property. At one time, the old mill had a 10± acre pond that has since overgrown with timber causing animals and wildlife to claim it, providing a safe haven to live. With established internal trails and roads, this place would make a nice small hunting/recreational tract.

For developers, this parcel can be subdivided into multiple tracts or used as a home place with acreage. This land offers road frontage and access on three sides: Old Hwy 49 as the eastern boundary, Hickory Lane to the west and Willow Street to the south. The property is conveniently located less than five miles from Mendenhall and just over 14 miles from Magee.

The Simpson 44 is an attractive option if you are looking for a small acreage tract. Contact Dewayne Atkinson or Dennis West today to schedule a private showing.

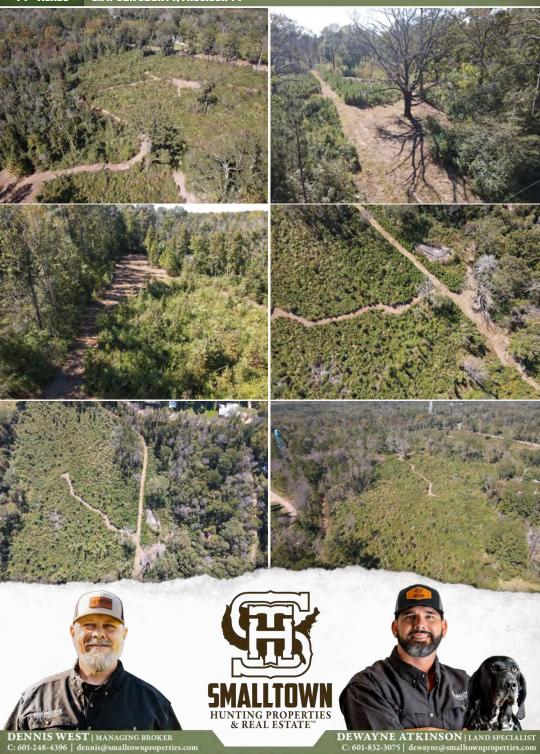












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HUNTING PROPERTIES & REAL ESTATE<sup>SM</sup>







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