

Homesite and Hunting
MT Carmel Rd
Prentiss, MS 39474

\$122,500
36± Acres
Prentiss County



Homesite and Hunting
Prentiss, MS / Prentiss County

SUMMARY

Address

MT Carmel Rd null

City, State Zip

Prentiss, MS 39474

County

Prentiss County

Type

Farms, Hunting Land, Recreational Land, Horse Property

Latitude / Longitude

31.589898 / -89.769088

Acreage

36

Price

\$122,500

Property Website

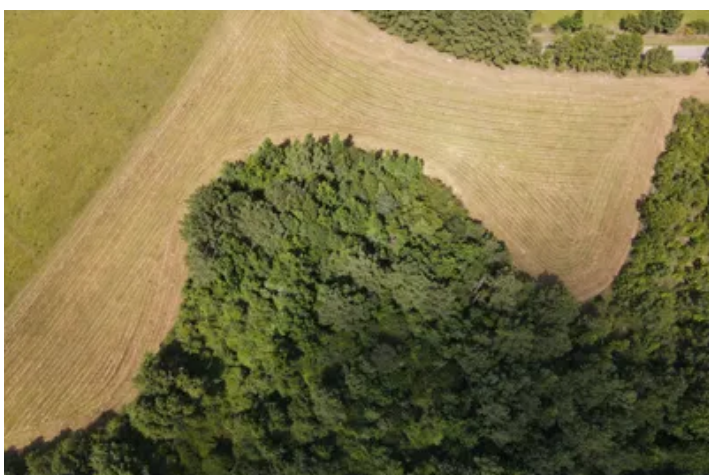
<https://www.mossyoakproperties.com/property/homesite-and-hunting-/prentiss/mississippi/113098/>



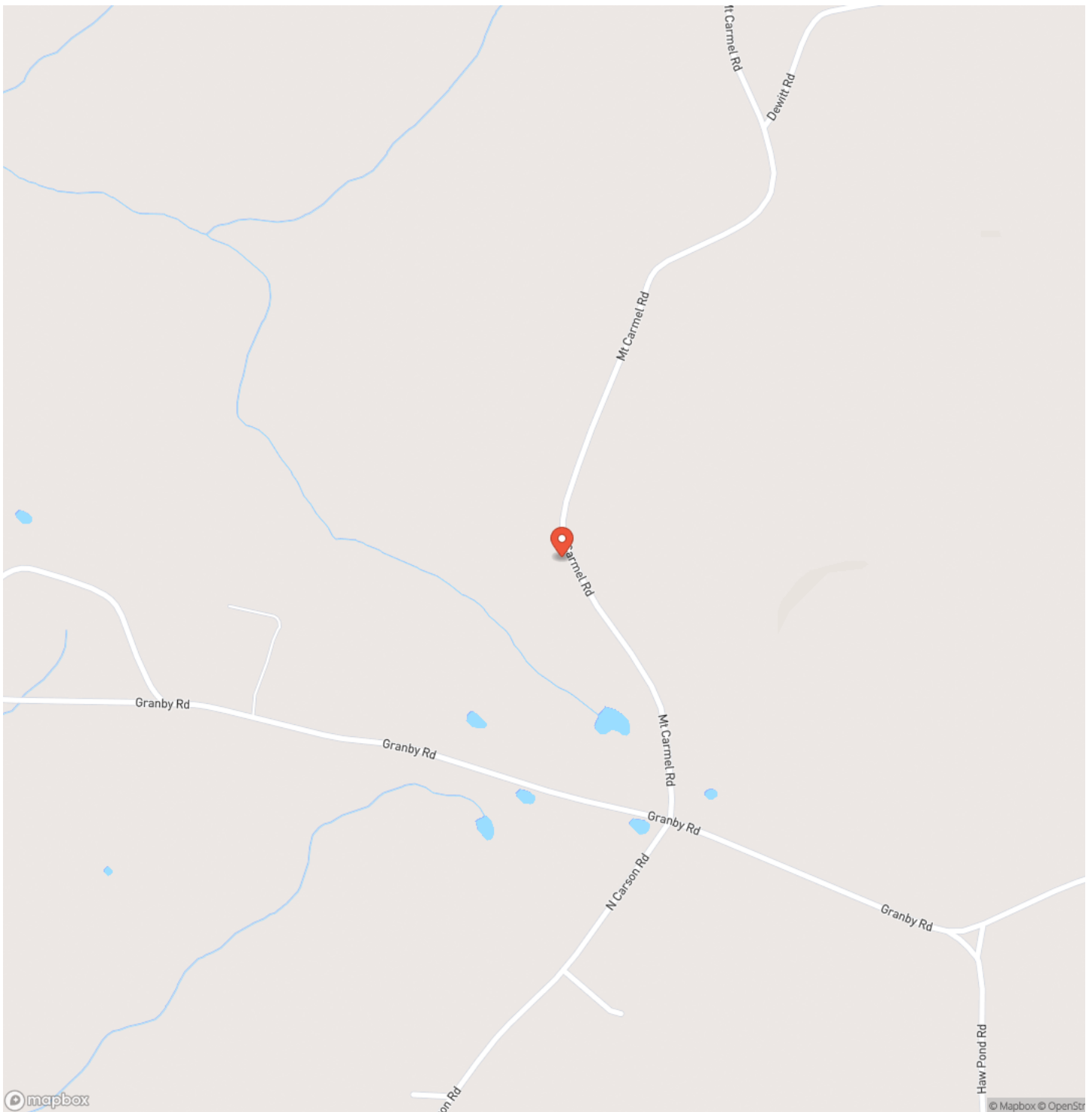
PROPERTY DESCRIPTION

Located on Mount Carmel Road in Jefferson Davis County near Prentiss, Mississippi, this 34± acre property offers an outstanding combination of homesite potential, recreation, and investment opportunity. Conveniently situated just minutes from Highway 84, you'll enjoy the peace and privacy of the countryside while maintaining quick access to nearby amenities. Approximately 7± acres are in open pasture, providing an ideal setting for a homesite, small farm, horses, or other agricultural uses. The remaining acreage is covered in dense woods, creating excellent wildlife habitat with abundant deer and turkey throughout the property. With road frontage, readily available water and power, and multiple potential building sites, this tract is ready for your vision. Whether you're looking to build your dream home, establish a weekend getaway, create a hunting retreat, or invest in quality Mississippi land, this property checks all the boxes. Property Highlights: - 36± total acres - Approximately 7± acres of open pasture - Beautiful wooded acreage with excellent deer and turkey habitat - Road frontage on Mount Carmel Road - Water and power available - Multiple potential homesites - Just minutes from Highway 84 - Convenient to Prentiss, Mississippi - Ideal for a homesite, recreational retreat, or investment property Don't miss the opportunity to own this versatile tract in the heart of Jefferson Davis County. Call today to schedule your private showing.

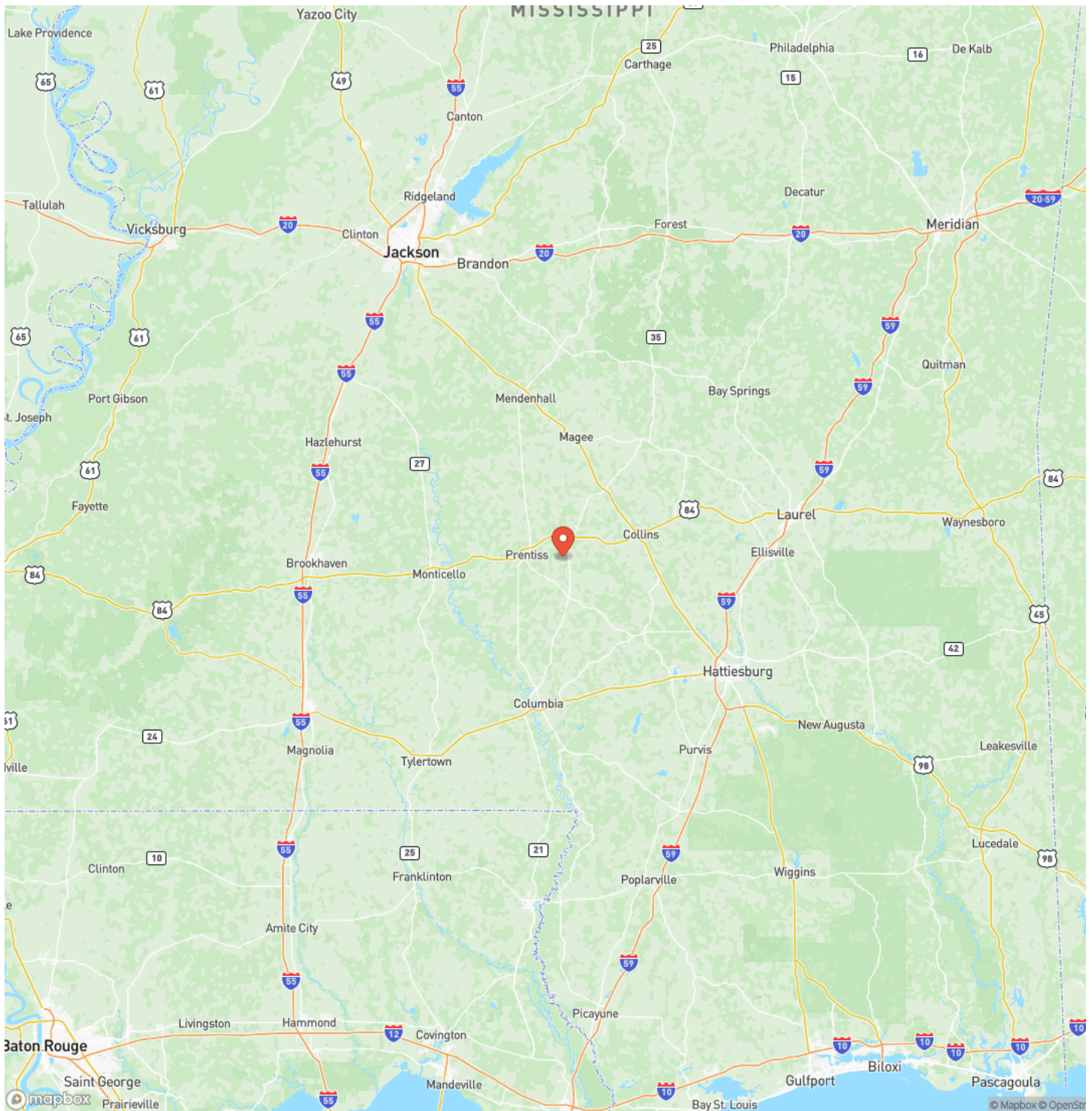
Homesite and Hunting
Prentiss, MS / Prentiss County



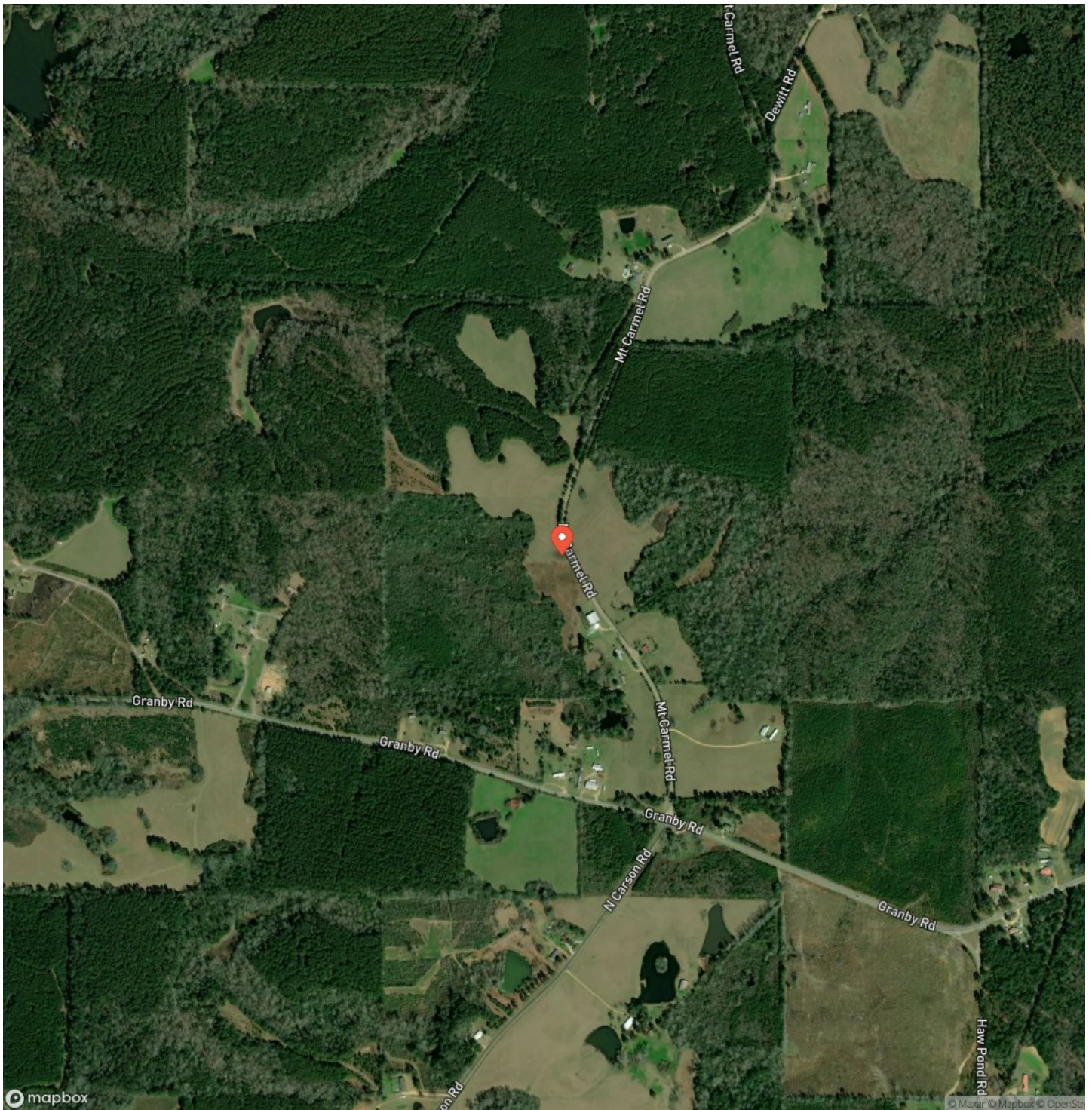
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Brady Hodge

Mobile

(601) 320-2974

Office

(601) 597-9378

Email

bhodge@mossyoakproperties.com

Address

105 W Chickasaw

City / State / Zip

Brookhaven, MS 39601

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://www.mossyoakproperties.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Posey Land Company
105 W Chickasaw St Suite C
Brookhaven, MS 39601
(601) 597-9378
<https://www.mossyoakproperties.com/>
