



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

16.9± ACRES
SIMPSON COUNTY, MS
\$160,000



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE SIMPSON 16.9

PROPERTY PROFILE

LOCATION:

- Dry Creek Road
Magee, MS 39111
- Simpson County
- 3.9± Miles NE of Magee
- 16± Miles SE of Mendenhall
- 17.9± Miles SW of Raleigh

COORDINATES:

- 31.89999, -89.69119

PROPERTY USE:

- Investment
- Home Sites
- Recreational

PROPERTY INFORMATION:

- 16.9± Acres
- Multiple Home Sites
- 410'± Frontage on
Anse Everett Road
- 1,565'± Frontage on
Dry Creek Road
- Utilities Available

TAX INFORMATION:

2024 - \$69.40

- Parcel 1-0680-28-00000-000-00503



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DEWAYNE ATKINSON

LAND SPECIALIST

C: 601-832-3075

O: 769-888-2522

dewayne@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE SIMPSON 16.9

NESTLED IN THE HEART OF SIMPSON COUNTY, MS, THIS 16.9± ACRE PROPERTY IS BRIMMING WITH OPPORTUNITY. Whether you're looking for an investment, a place to build your dream home, or a new development project, this land is worth considering. With multiple home sites available, you can tailor the property to suit your vision. Boasting nearly 410 feet of frontage on Anse Everett Road and an impressive 1,565± feet of frontage on Dry Creek Road, access is simple and convenient. The spacious acreage is ideal for development or building a home with room to grow, giving you the freedom to create your own personal haven in the countryside. The property is located less than four miles from Magee, about 16 miles southeast of Mendenhall, and approximately 18 miles southwest of Raleigh.

If you're ready to turn your dreams into reality, this property offers the perfect balance of rural charm and accessibility.

Call Dewayne Atkinson today to schedule a private tour.



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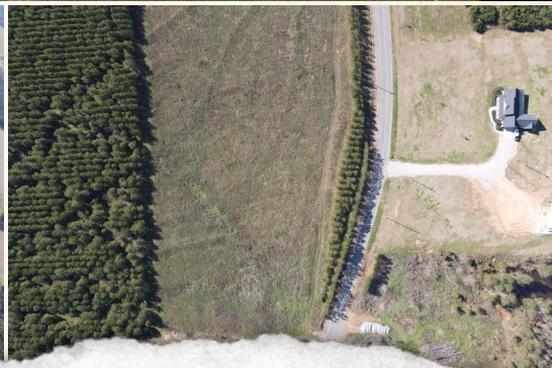
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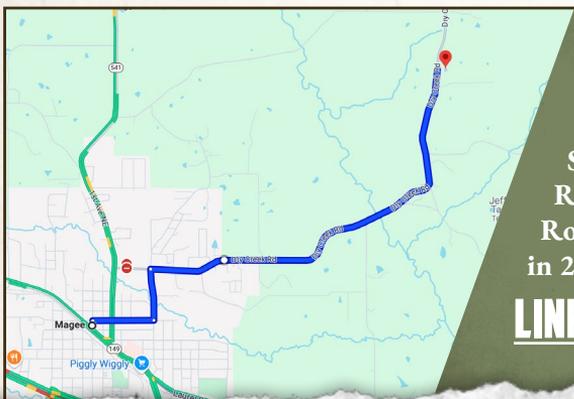
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16.9 ± ACRES

SIMPSON COUNTY, MISSISSIPPI



land id. LINK



Directions From the Library in Magee, MS: Travel east for 0.4 miles on 1st Street NW. Turn left on 5th Ave SE and proceed 0.4 miles. Turn right on Raleigh Drive which becomes Dry Creek Road. The property will be on the right in 2.5 miles.

LINK TO GOOGLE MAP DIRECTIONS



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