

28.8± ACRES
SIMPSON COUNTY, MS
\$129,600



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE SIMPSON 28.8

PROPERTY PROFILE

LOCATION:

- ES Drive Braxton, MS 39044
- Simpson County
- 14.2± Miles SE of Florence
- 7± Miles N of Mendenhall

COORDINATES:

- 32.0193, -89.9424

PROPERTY USE:

- Potential Home/Cabin Site
- Recreational
- Investment
- Small Game, Deer, & Turkey Hunting

PROPERTY INFORMATION:

- 28.80± Total Acres
- 850± Feet of Road Frontage
- Utilities Available at the Road
- Mixed Timber
- Wildlife

TAX INFORMATION:

- Estimated \$110.30
- Parcel #: Part of 1-0910-12 & 1-0960-13



JIMMY GENTRY | LAND SPECIALIST
C: 601-421-8500 | jimmy@smalltownproperties.com

LUKE SANDERS | LAND SPECIALIST
C: 601-953-3535 | luke@smalltownproperties.com

WELCOME TO THE SIMPSON 28.8

OPTIONS IN SIMPSON COUNTY, MS! This 28.80± surveyed acre tract is located in Braxton and offers a mix of pine and hardwood timber and is home to numerous wildlife species. An internal trail system is in place providing access to the entire property. With water and electricity available at the road, building a home or cabin will provide the opportunity to hunt right out your back door! This tract is convenient to Hwy 49 so you will be at your destination in no time.

Come see what all this timbered tract can offer; call Jimmy Gentry or Luke Sanders to schedule a private showing of the Simpson 28.80



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Information is believed to be accurate but not guaranteed.

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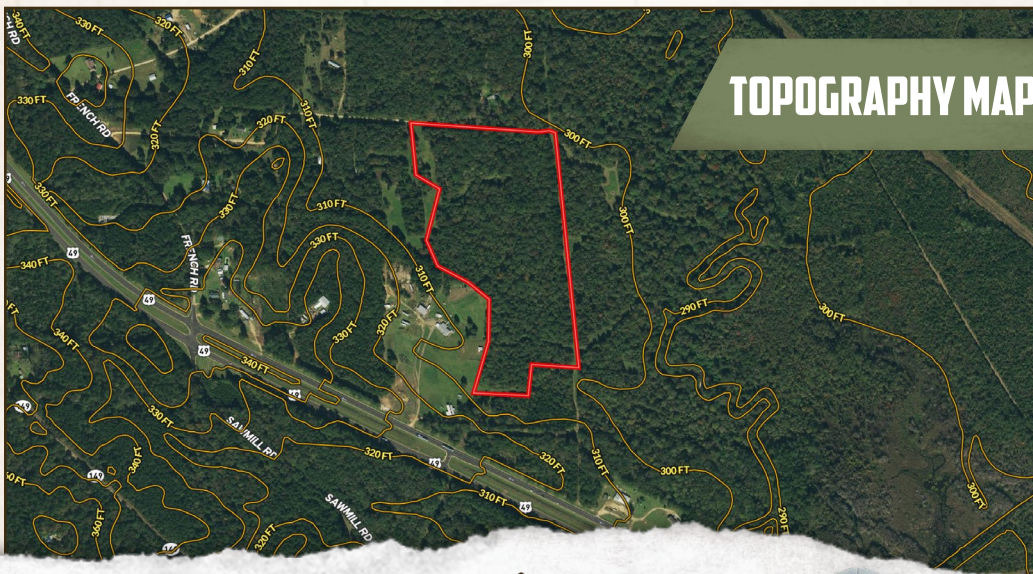
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SIMPSON COUNTY, MISSISSIPPI

FEMA MAP



TOPOGRAPHY MAP



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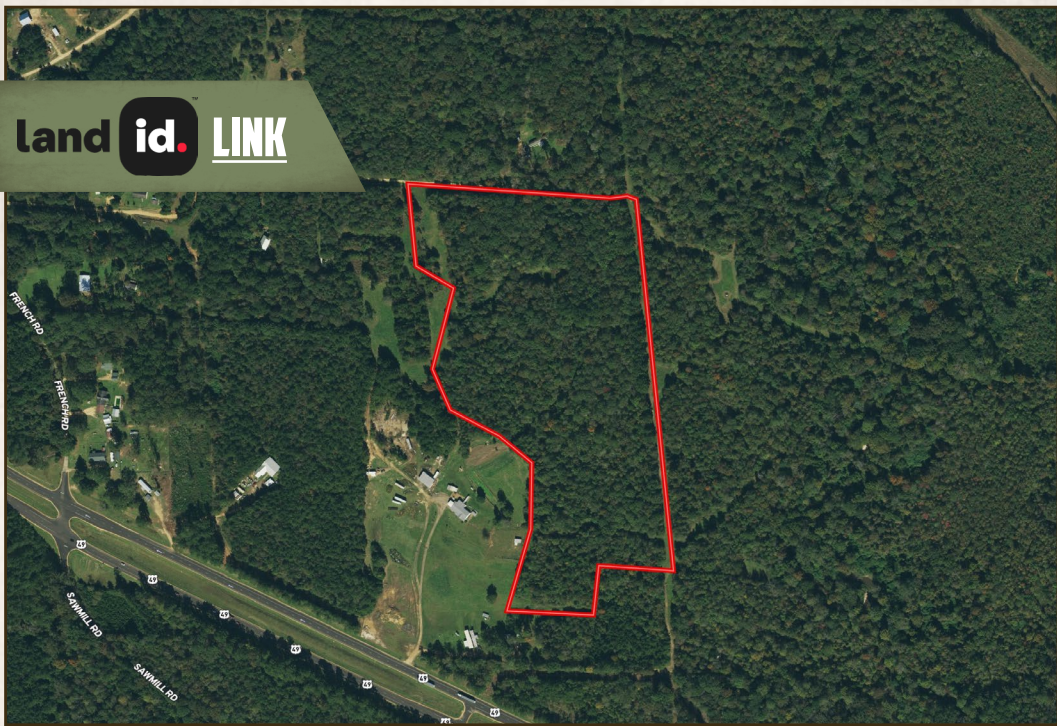


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land **id.** LINK



Directions From Florence, MS: Travel south on HWY 49 for 14.2 miles and turn left onto French Road. Proceed for 0.1 miles and turn right onto E S Drive, the property will be on your right.

LINK TO GOOGLE MAP DIRECTIONS



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