**4.9 Acre Homesite Marion County**
**Sinclair Road**
**Columbia, MS 39429**

**$25,800**
**4.9± Acres**
**Marion County**







## SUMMARY

**Address**
Sinclair Road

**City, State Zip**
Columbia, MS 39429

**County**
Marion County

**Type**
Recreational Land, Farms

**Latitude / Longitude**
31.426741 / -89.781802

**Acreage**
4.9

**Price**
$25,800

**Property Website**
www.mossyoakproperties.com







## PROPERTY DESCRIPTION

Approximately 4.9 acres located on Sinclair Road in Columbia, MS, conveniently situated near Highway 35. The property has been recently clear-cut, creating a great opportunity for a buyer to shape the land to fit their needs. With additional site preparation, this tract could offer potential for pasture conversion, a private homesite, small farm, recreational use, or future timber regeneration. There is room for a home, shop, barn, garden, livestock, ATV trails, or wildlife food plots. More property can be purchased to add an additional 3+/- acres providing added flexibility for buyers looking for a larger homesite or multiple parcels. Enjoy a quiet rural setting while remaining convenient to Columbia and Highway 35. Whether you're looking to build, create pasture, establish a mini-farm, or own recreational acreage, this Sinclair Road property offers a versatile blank canvas with plenty of possibilities. 4.9 Acres known as Lot 2.

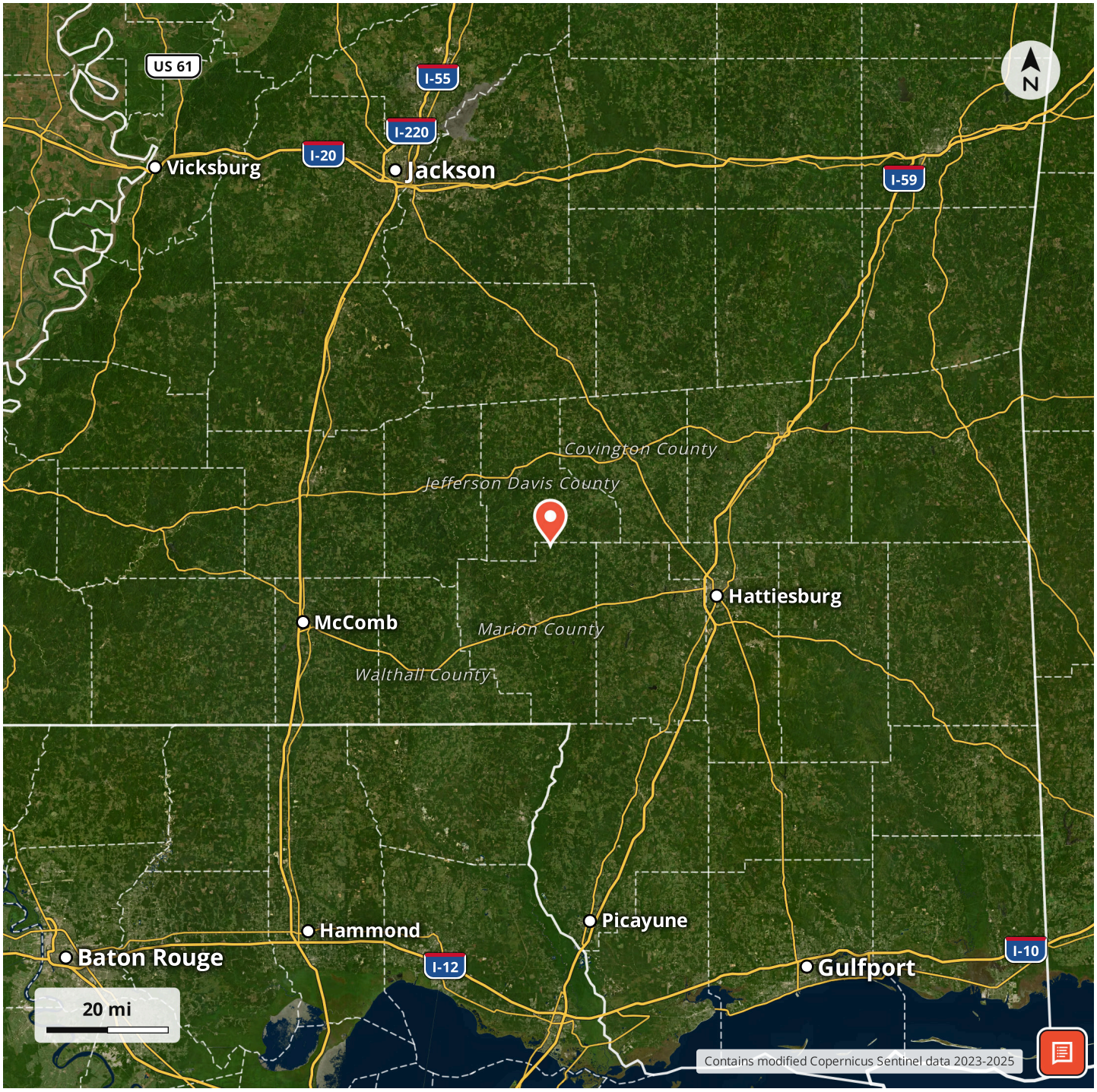




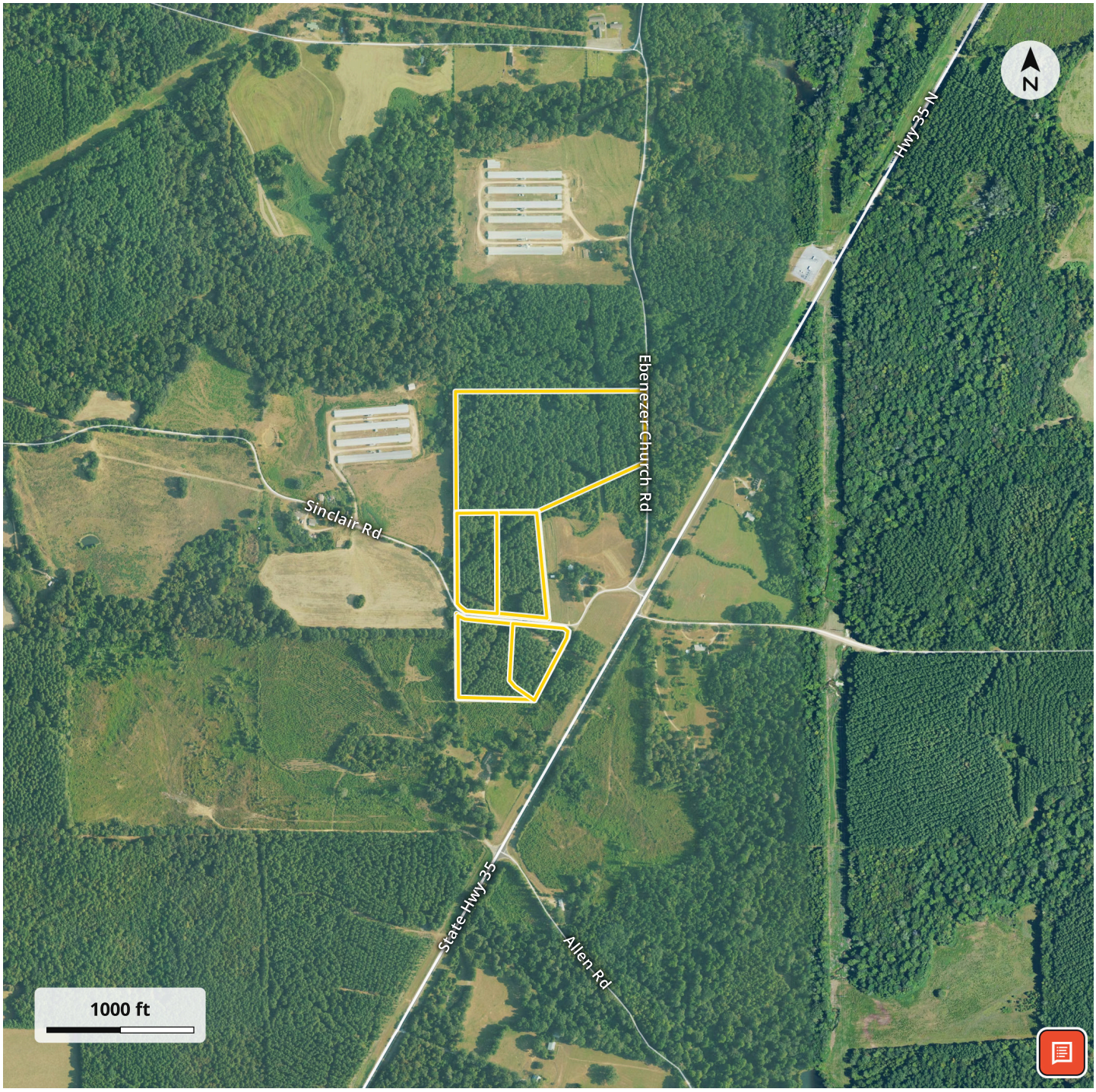



SINCLAIR RD
SINCLAIR RD
LOT 1/ 7.9 ACRES +/- COMBINED
LOT 2/ 4.96 ACRES +/-
LOT 3/ 3 ACRES +/-

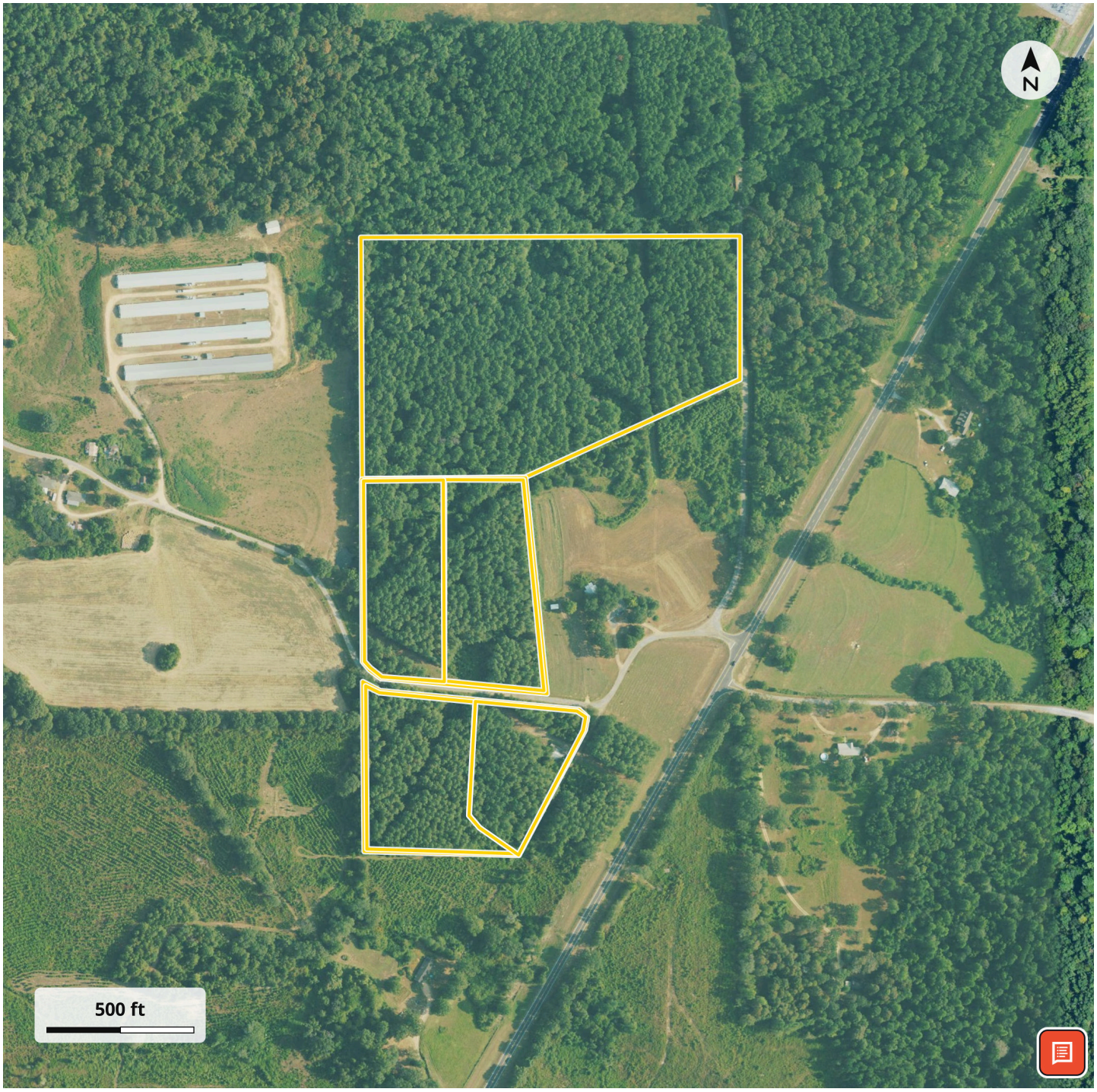
# Regional Map



# Locator Map


N
Hwy 35 N
Ebenezer Church Rd
Sinclair Rd
State Hwy 35
Allen Rd
1000 ft

# Aerial Map



## LISTING REPRESENTATIVE

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## NOTES

**NOTES**

## DISCLAIMERS

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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.

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