

52.5 Acres Hwy 44
Hwy 44
Columbia, MS 39429

\$178,500
52.5± Acres
Marion County



52.5 Acres Hwy 44
Columbia, MS / Marion County

SUMMARY

Address

Hwy 44

City, State Zip

Columbia, MS 39429

County

Marion County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

31.241617 / -89.8119

Taxes (Annually)

\$261

Acreage

52.5

Price

\$178,500

Property Website

<https://www.mossyoakproperties.com/property/52-5-acres-hwy-44-marion-mississippi/117347/>



52.5 Acres Hwy 44 Columbia, MS / Marion County

PROPERTY DESCRIPTION

Located just off Highway 44 at intersection River Bend Road near Columbia, Mississippi, this 52.5± acre tract offers a nice combination of wooded acreage, open areas, and recreational possibilities in a quiet South Mississippi setting.

The property has good access along with an established internal trail system that provides convenient access through portions of the acreage for riding, hunting, property maintenance, and general outdoor use.

Several existing open areas could work well for wildlife food plots, shooting lanes, or other recreational uses. The mix of woods, openings, and trails gives the property a layout that may appeal to buyers looking for hunting land, a weekend retreat, or simply a private place to enjoy the outdoors.

The property is wooded with standing timber throughout much of the acreage, adding to the privacy, natural setting, and recreational character of the tract. Could provide potential income in future timber sales.

There are areas that may be suitable for a future home, cabin, or camp, depending on a buyer's plans and any necessary site preparation, utilities, or local requirements.

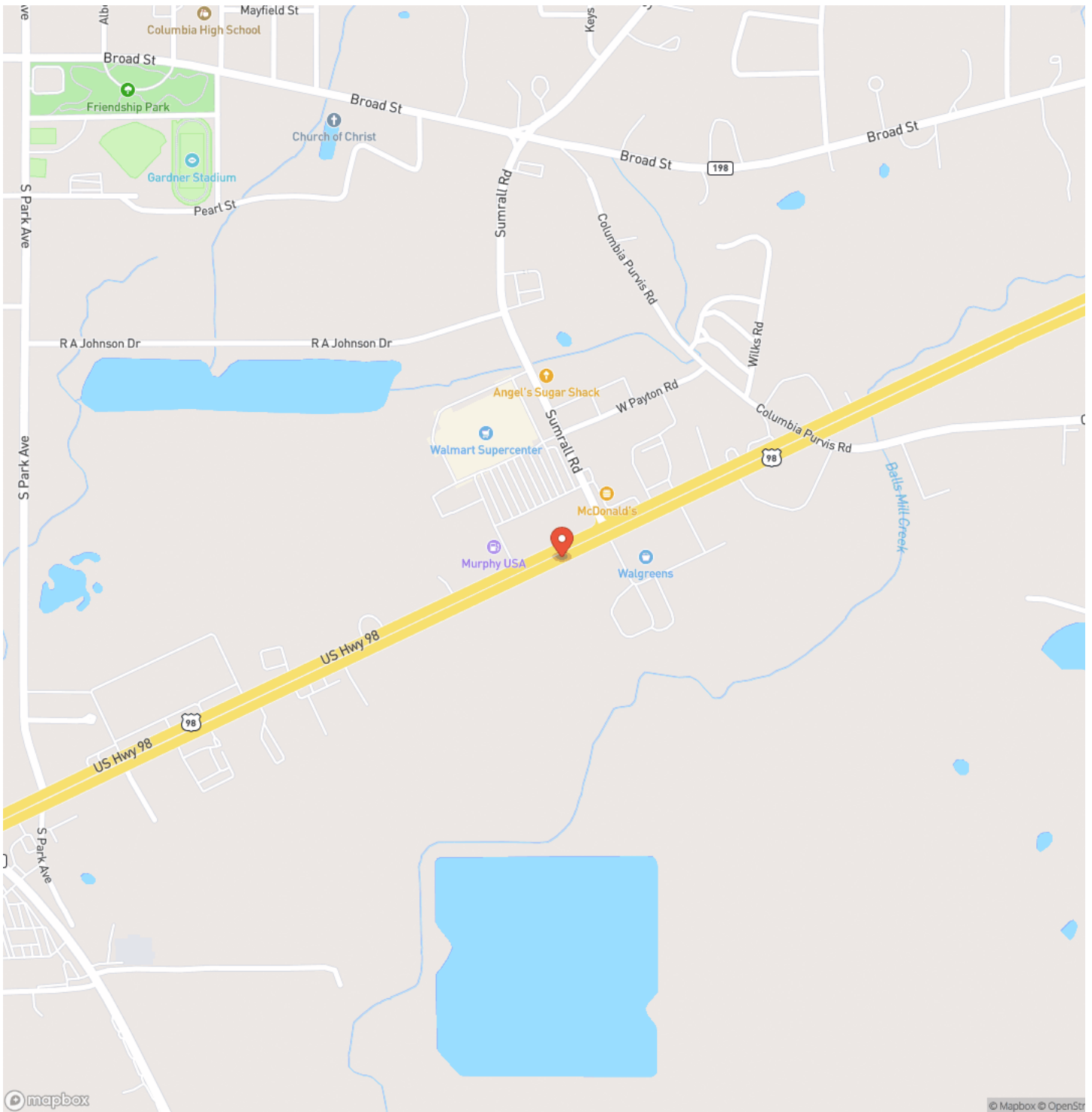
With 52.5± acres, good access, established trails, wooded acreage, and open areas, this property offers flexibility for a variety of recreational, investment, and possible future residential uses.

If you're looking for a sizeable tract near Columbia with room to hunt, explore, improve, and enjoy over time, this property is worth a closer look and enjoy the quiet countryside.

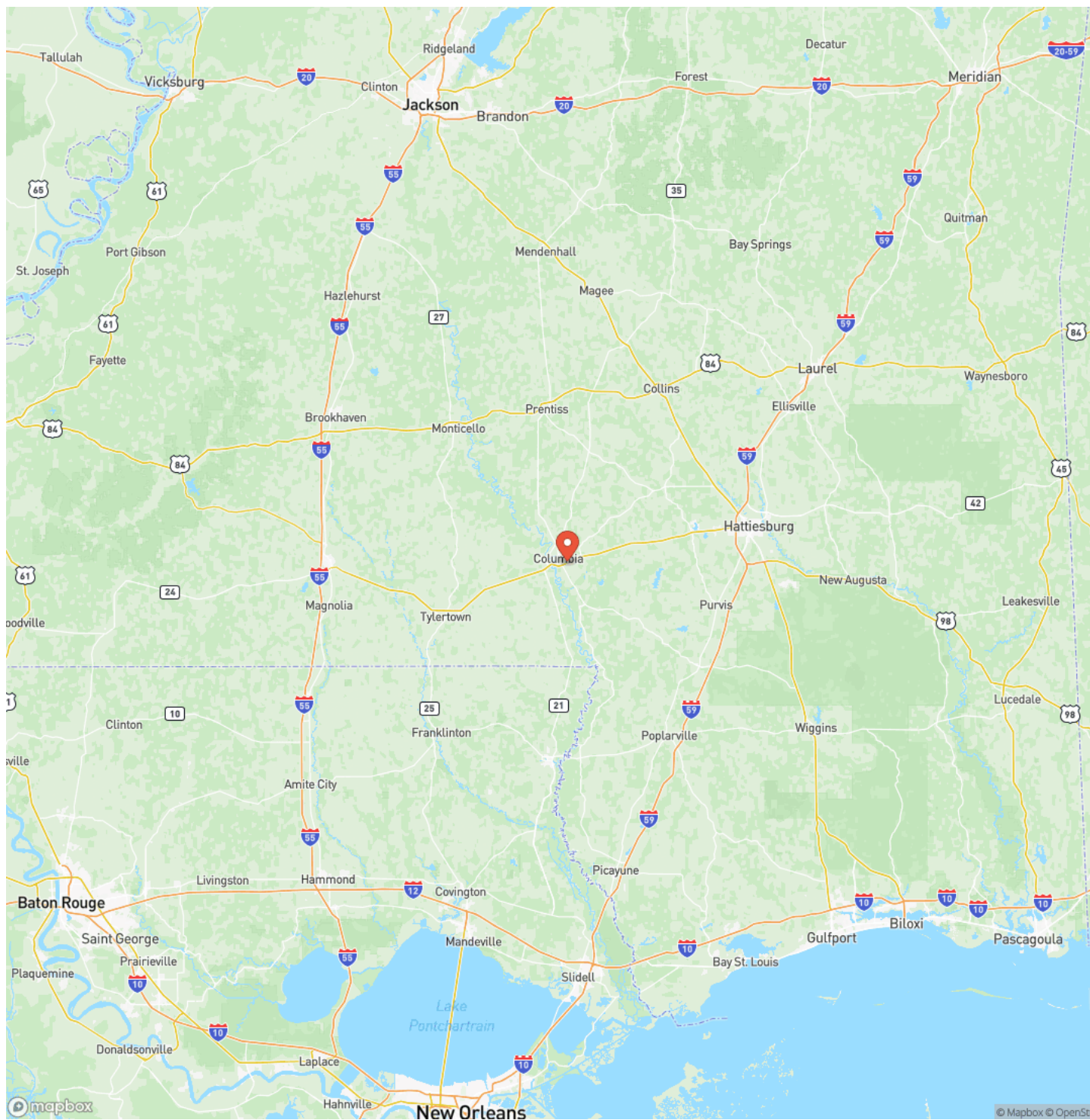
52.5 Acres Hwy 44
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Locator Map



Locator Map



Satellite Map



52.5 Acres Hwy 44
Columbia, MS / Marion County

LISTING REPRESENTATIVE

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NOTES

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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

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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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