

7.9 Acres Homesite Marion County
Sinclair Road
Columbia, MS 39429

\$40,300
7.9± Acres
Marion County



7.9 Acres Homesite Marion County Columbia, MS / Marion County

SUMMARY

Address

Sinclair Road

City, State Zip

Columbia, MS 39429

County

Marion County

Type

Recreational Land, Hunting Land

Latitude / Longitude

31.426544 / -89.795947

Acreage

7.9

Price

\$40,300

Property Website

<https://www.mossyoakproperties.com/property/7-9-acres-homesite-marion-county--marion-mississippi/114552/>



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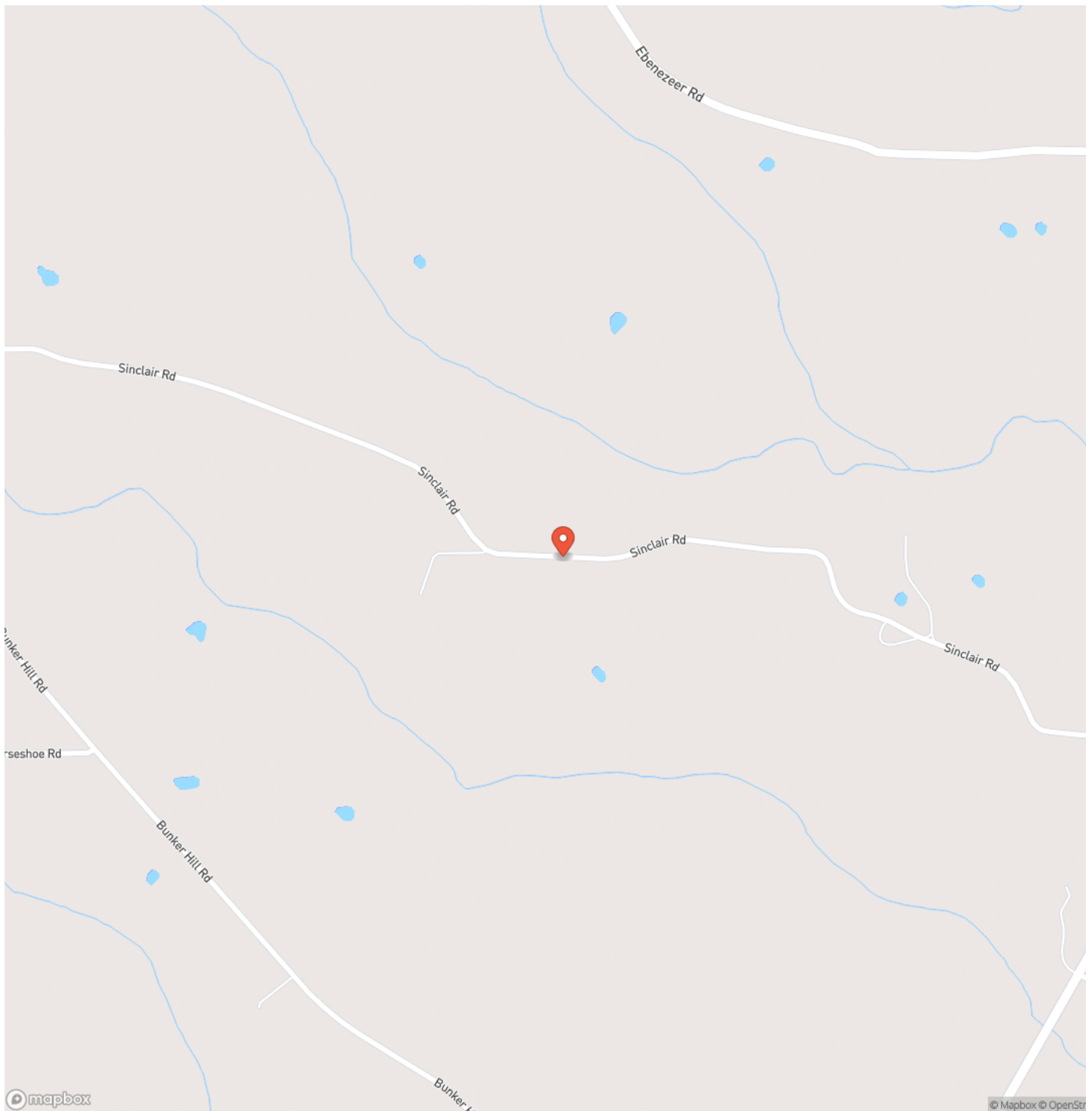
PROPERTY DESCRIPTION

Approximately 7.9 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. The property may also be divided into two smaller tracts consisting of approximately 4.9 acres and 3 acres that are available for purchase, providing added flexibility for buyers looking for a smaller 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. Located on Lot 3 is an older barn that could be repurposed into a storage shed. Lot 1 = 7.9 +/- acres dividable into Lot 2 = 4.9+/- acres and Lot 3 = 3+/- Acres

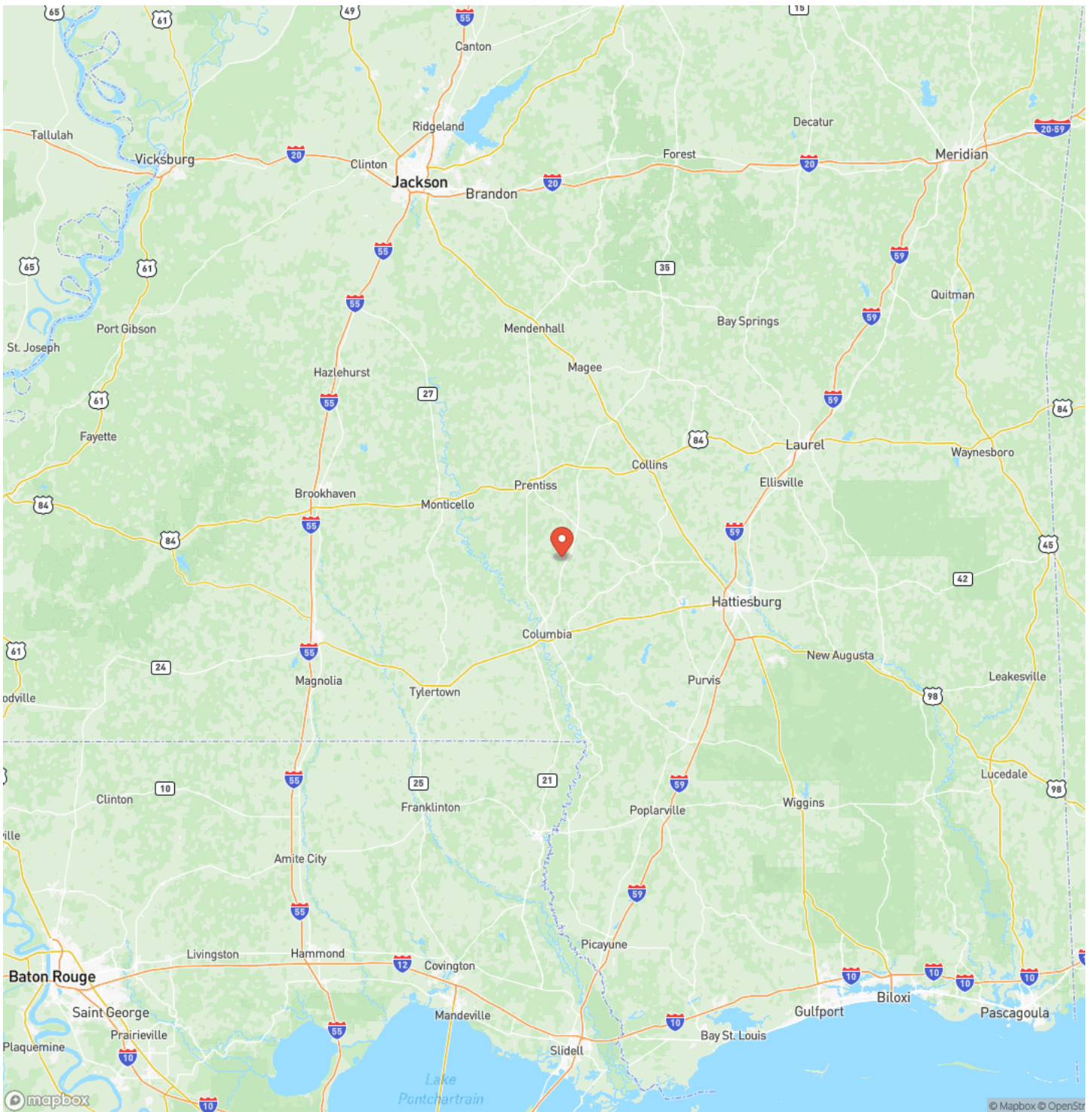
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Columbia, MS / Marion County**



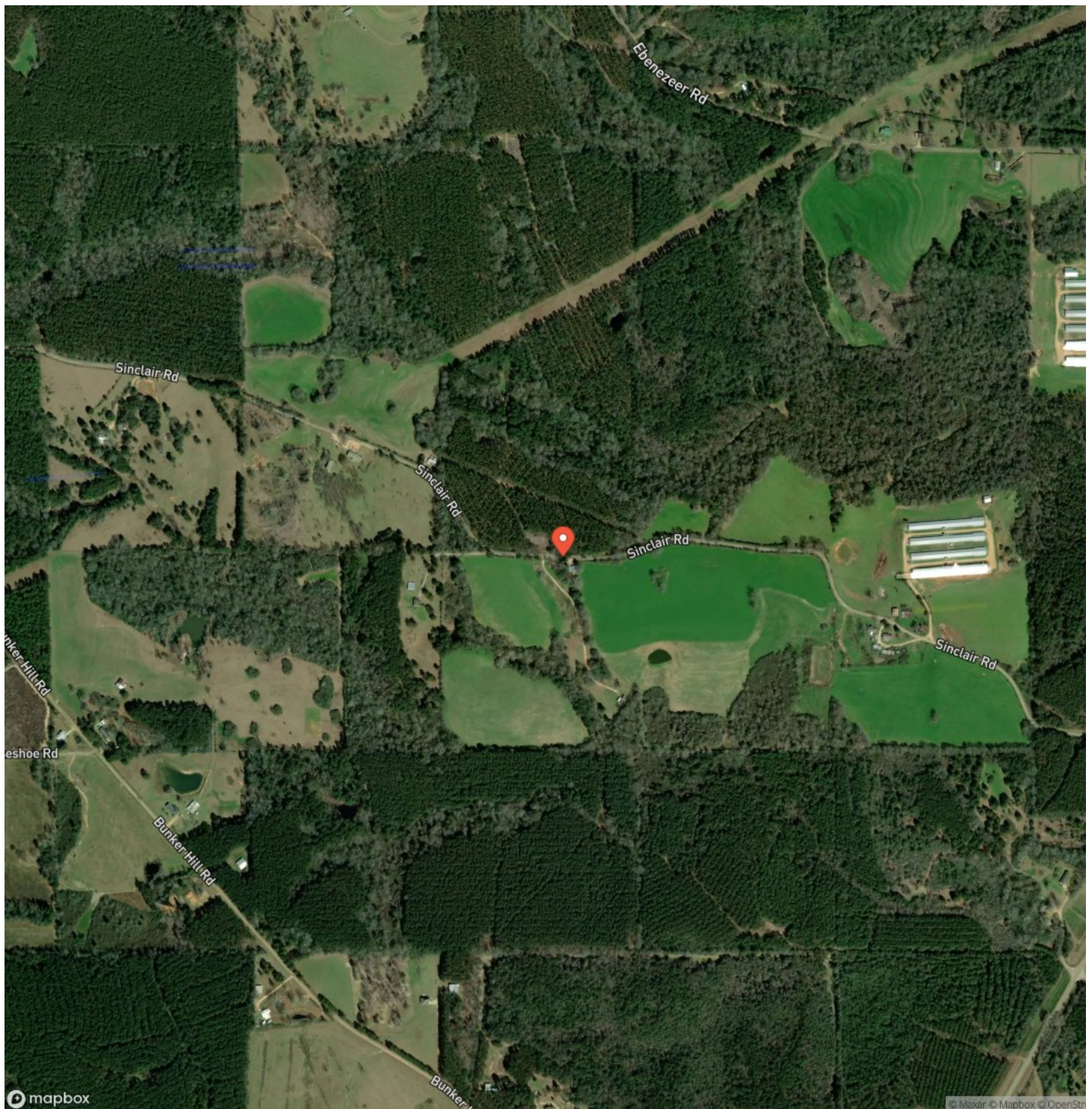
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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NOTES

This image shows a blank 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.

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.

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