

12+/- Acres Highway 35N  
35N  
Columbia, MS 39429

**\$64,900**  
12± Acres  
Marion County



**12+/- Acres Highway 35N**  
**Columbia, MS / Marion County**

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**SUMMARY**

**Address**

35N

**City, State Zip**

Columbia, MS 39429

**County**

Marion County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

31.385803 / -89.798452

**Taxes (Annually)**

118

**Acreage**

12

**Price**

\$64,900

**Property Website**

<https://www.mossyoakproperties.com/property/12-acres-highway-35n-marion-mississippi/112221/>



## 12+/- Acres Highway 35N Columbia, MS / Marion County

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### **PROPERTY DESCRIPTION**

Discover approximately 12 acres along Highway 35 North in Columbia, Mississippi, offering an opportunity for recreation, hunting, investment, or a future homesite. With excellent highway frontage, this tract provides convenient access while still offering the privacy and natural setting buyers seek in rural property. The wooded terrain may provide habitat for deer, turkey, and other wildlife, making it well suited for hunting, weekend recreation, trail riding, or simply enjoying the outdoors.

The property also offers potential timber value, giving a buyer the possibility of future income or the ability to selectively manage the woods to create trails, food plots, or a more open homesite. Whether you are looking for a small hunting tract, a place to build a home or cabin, or land to hold as a long-term investment, this property provides multiple possibilities.

Access is provided by easement, and the tract benefits from excellent frontage along Highway 35 North, making it easy to locate and convenient to Columbia and surrounding areas. Its manageable size makes it attractive to buyers wanting rural acreage without the maintenance and expense of a larger tract.

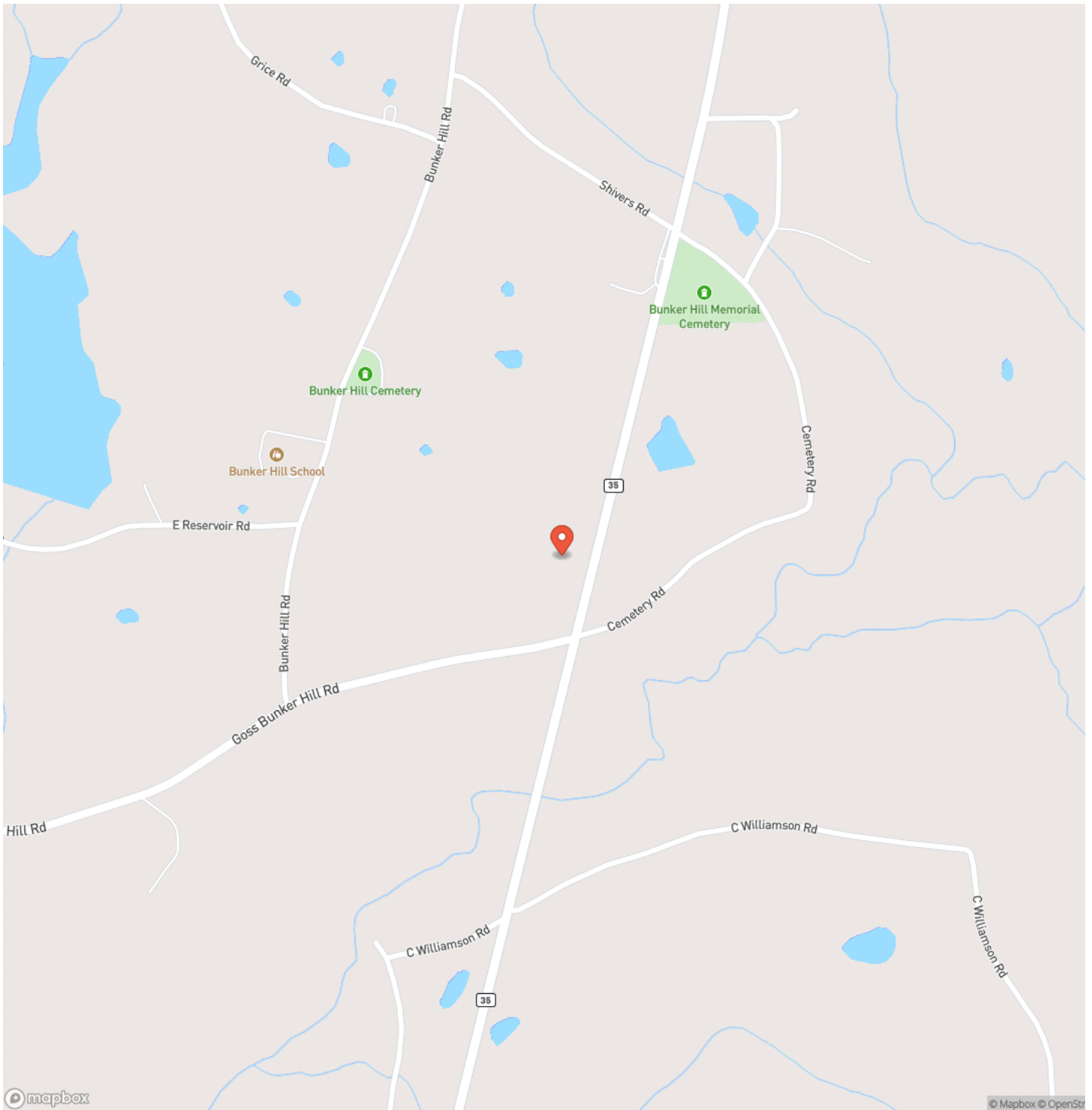
This is a great chance to own approximately 12 acres in a desirable area of Marion County. With hunting and recreational potential, timber value, future homesite possibilities, and strong road frontage, this property offers flexibility for many buyers. Come and explore this Highway 35 North property soon.

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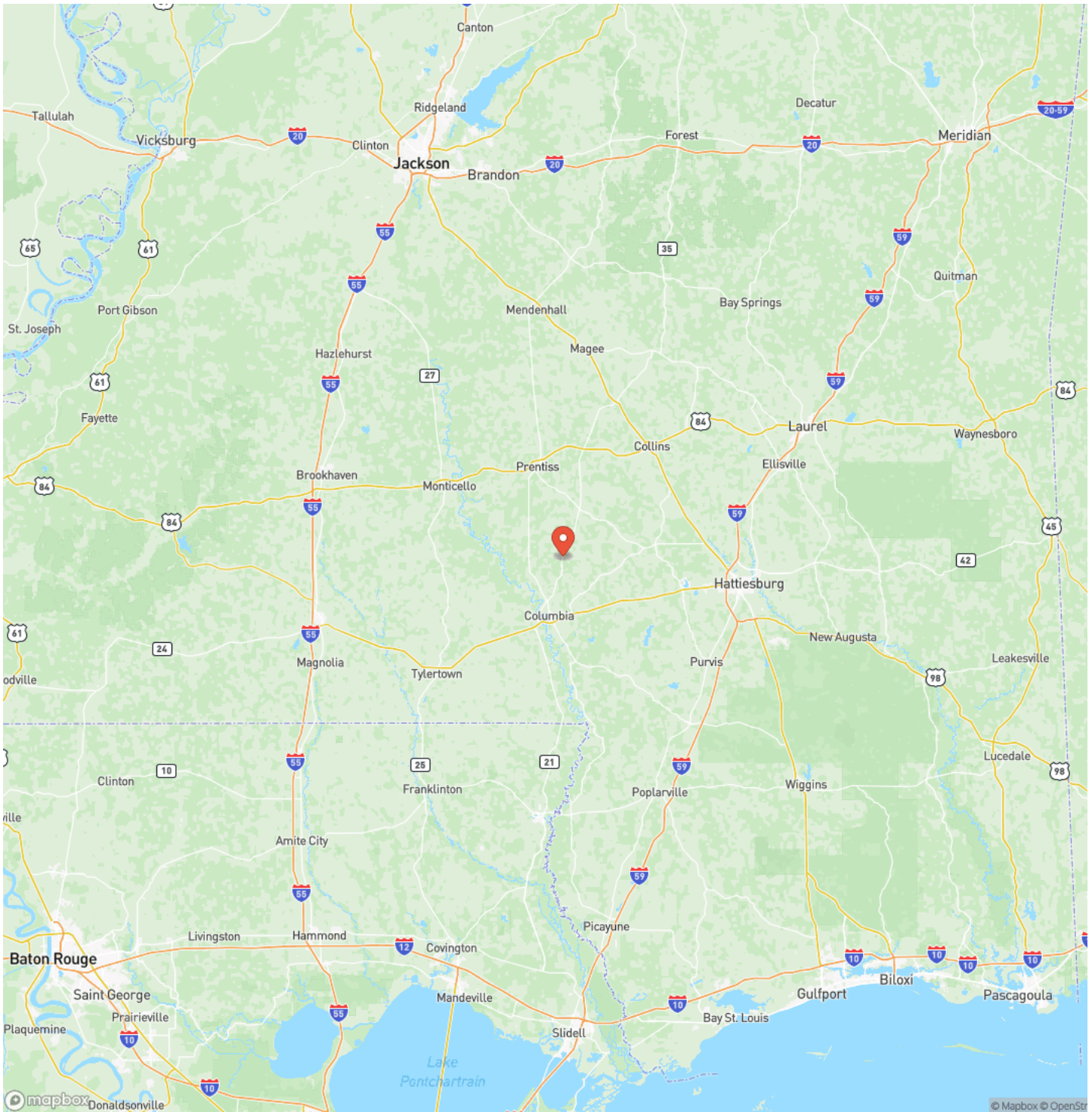
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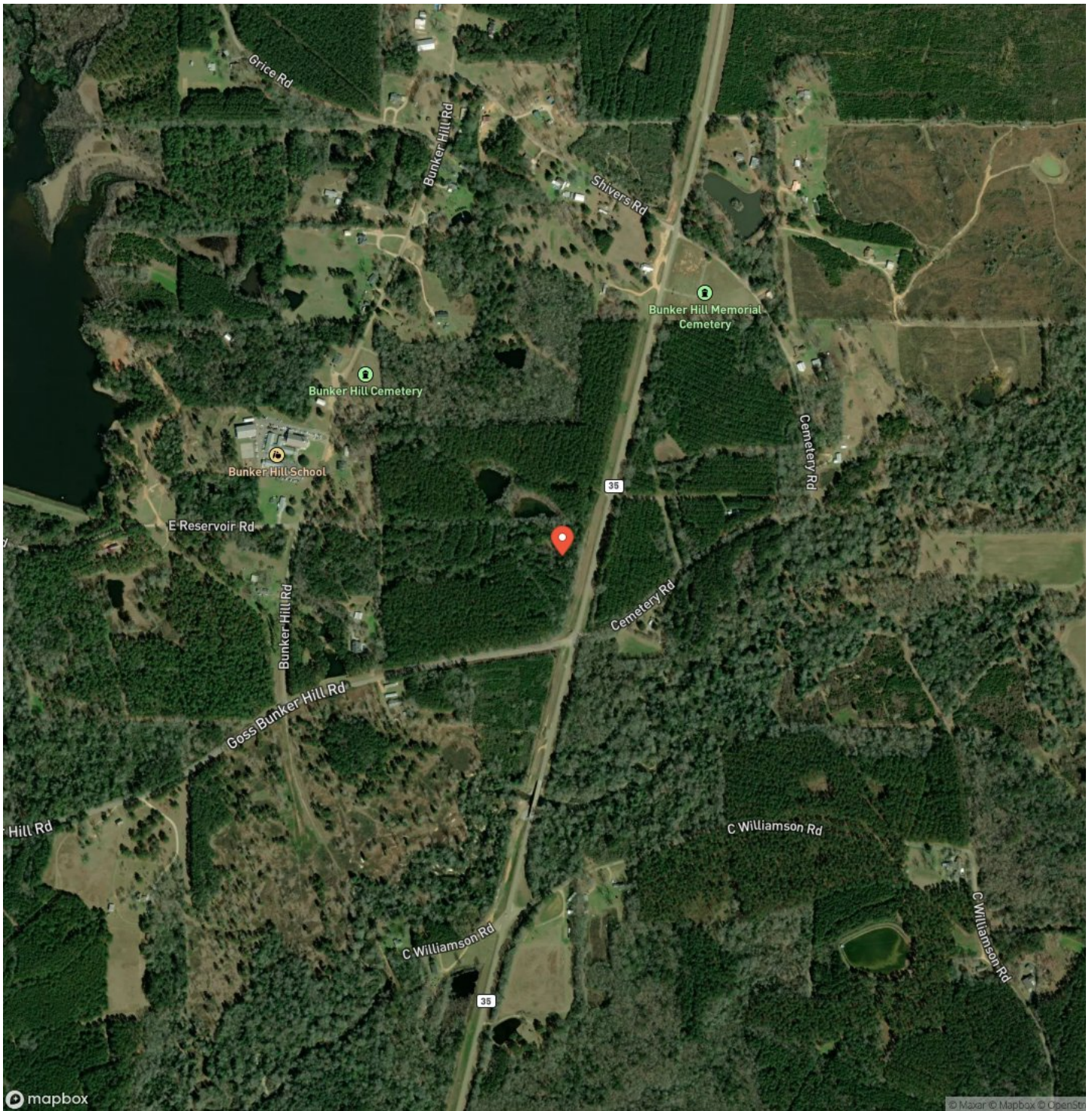
## Locator Map



## Locator Map



## Satellite Map



**12+/- Acres Highway 35N  
Columbia, MS / Marion County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jeremy Reid

## Mobile

(601) 395-9377

## Office

(601) 597-9378

## Email

jreid@mossyoakproperties.com

### Address

105 W Chickasaw

## City / State / Zip

## NOTES

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**MORE INFO ONLINE:**

<https://www.mossyoakproperties.com/>

## 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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