104 Acres Marion County
River Bend Road
Columbia, MS 39429

$260,000
104± Acres
Marion County







SUMMARY

Address
River Bend Road

City, State Zip
Columbia, MS 39429

County
Marion County

Type
Recreational Land, Hunting Land

Latitude / Longitude
31.363678 / -89.915577

Acreage
104

Price
$260,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Located off Hwy 44 in Marion County near Columbia, Mississippi, this approximately 104-acre tract offers an excellent opportunity for someone looking to develop a hunting and recreational property at a competitive price.

The property consists primarily of approximately 99 acres of recently clear-cut ground, along with roughly 5 acres of mixed hardwood timber. The recently harvested acreage provides a great starting point for a buyer who wants to shape a property around their own hunting and recreational goals.

The open and regenerating areas can provide valuable early-successional wildlife habitat, including natural browse and thicker cover as vegetation begins to return. With additional work, portions of the property could be opened and developed into larger food plots, shooting lanes, bedding areas, trail systems, and other wildlife habitat improvements. Rather than paying a premium for improvements designed by someone else, this property offers the opportunity to develop the land according to your own hunting strategy.

The remaining mixed hardwood areas add diversity to the tract and provide additional cover and habitat. The combination of hardwood timber, regenerating clear-cut acreage, and the ability to establish food plots could make this property especially attractive to deer and turkey hunters looking for a recreational project with plenty of room to work.

Another strong feature of the property is that it is located outside of the FEMA flood zone, while still being in close proximity to the Pearl River. This gives buyers the advantage of being near natural corridors while avoiding the limitations often associated with flood-zone property. The property also includes naturally low-lying areas that may offer additional recreational potential. With proper evaluation and development, these areas could provide opportunities for pond construction, fishing, duck hunting, or wildlife water sources, adding another dimension to the property's hunting and outdoor appeal.

At 104 acres, there is ample space for multiple hunting locations, ATV riding, hiking, shooting, camping, and other outdoor recreational activities. The harvested acreage may also offer future options for timber reforestation or wildlife-focused land management depending on the new owner's objectives.

For buyers looking for less acreage, the property also offers the possibility of being divided into smaller tracts, including approximately a 55-acre tract and a 49-acre tract, providing additional options for hunters, recreational buyers, or those looking for a more manageable-sized property. Acreage and division are subject to final survey and seller approval.

Competitively priced for a tract of this size, this Marion County property offers acreage, recreational potential, flexibility, proximity to the Pearl River, and the opportunity to turn a blank canvas into a well-designed hunting property. Whether you are looking for the entire 104 acres or one of the smaller tract options, this River Bend Road property deserves a closer look.

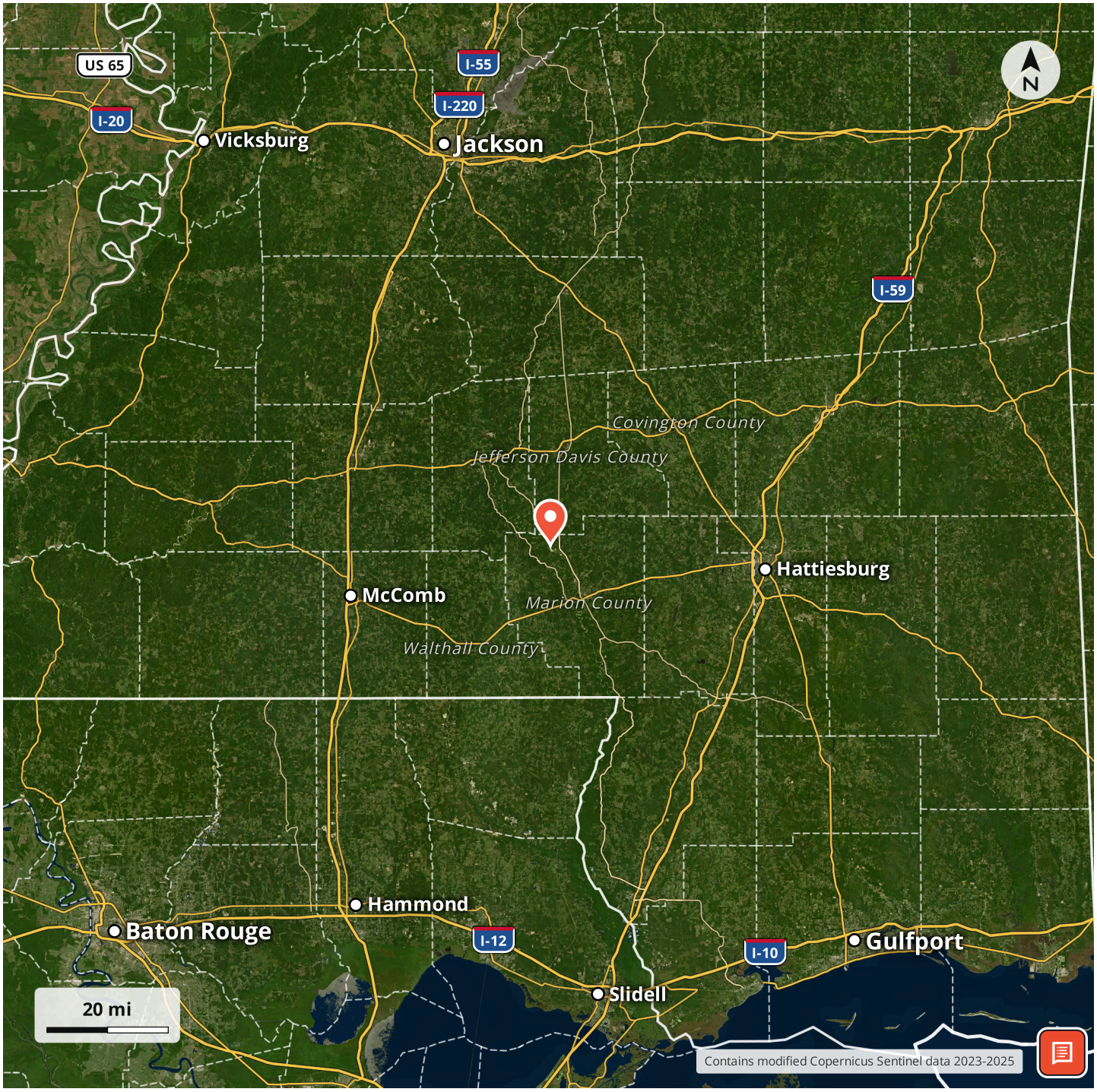
Easement access from Hwy 44.



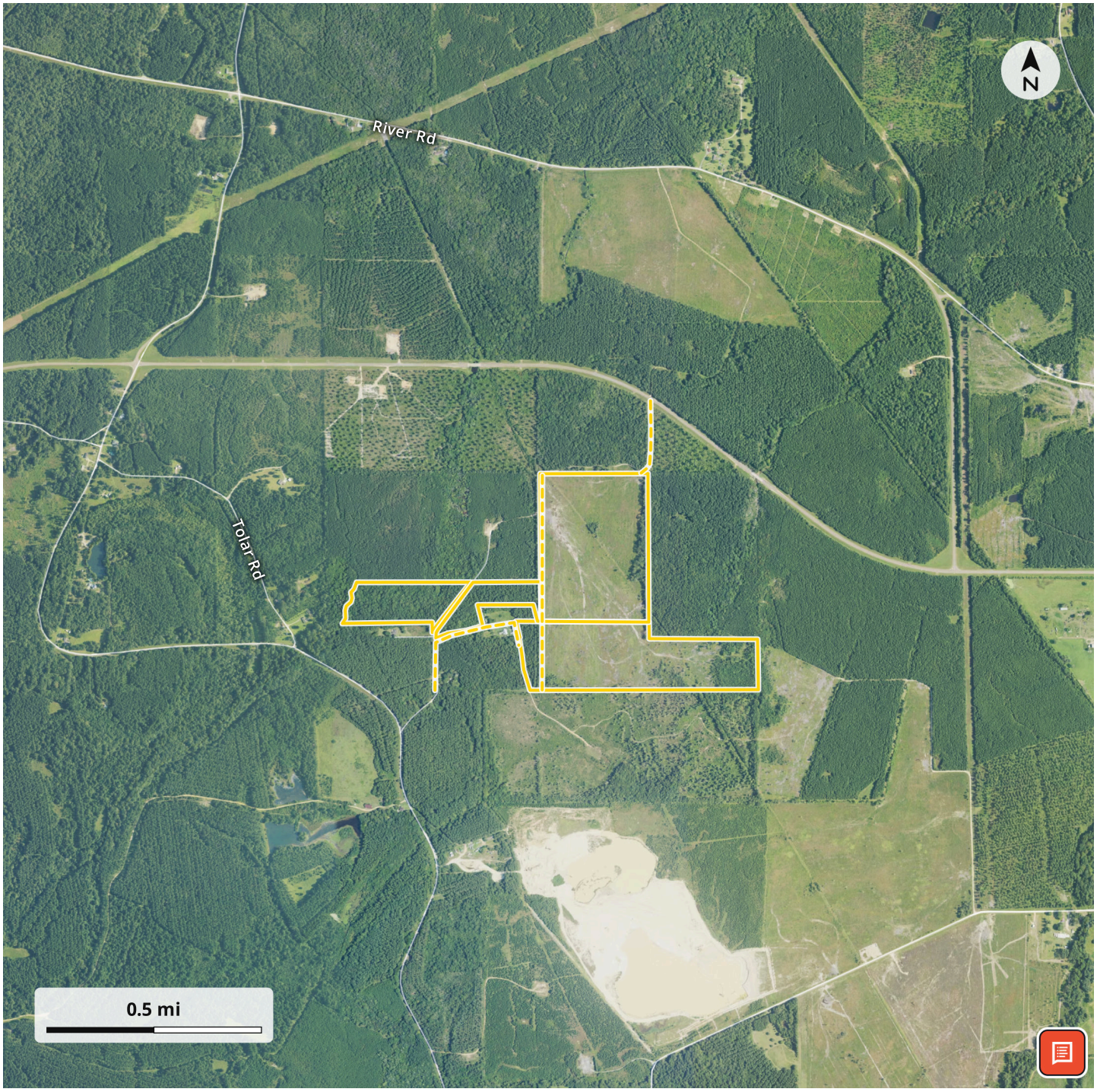




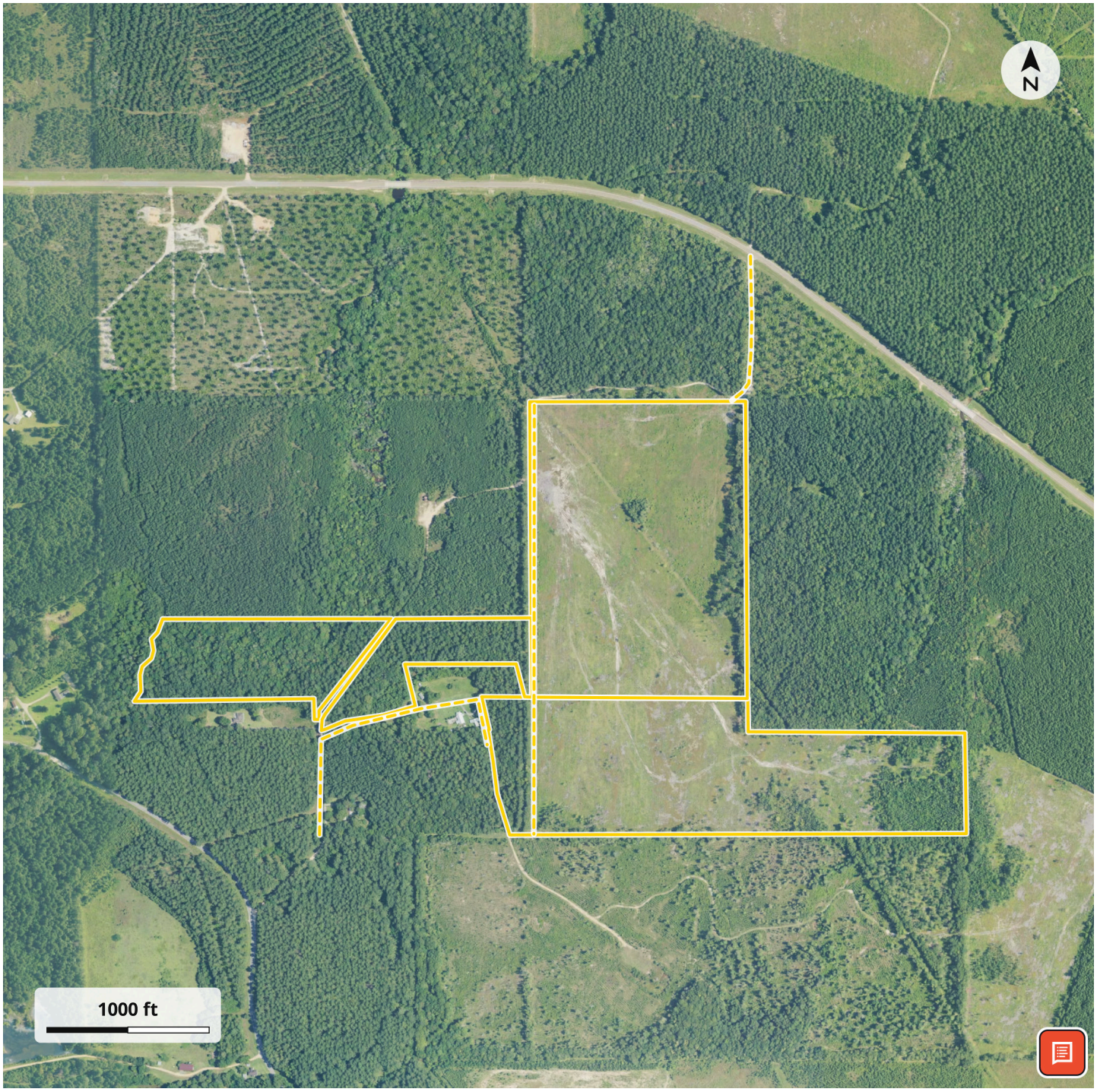

Regional Map



Locator Map



Aerial Map



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
Brookhaven, MS 39601

NOTES

NOTES

DISCLAIMERS

Acreage to be determined by survey. No minerals included in sale of property.

Mossy Oak Properties Posey Land Company
105 W Chickasaw St Suite C
Brookhaven, MS 39601
(601) 835-5070
https://www.mossyoakproperties.com/