21 Acres Ebenezer Road Marion County
Sinclair Road
Columbia, MS 39429

$99,000
21.2± Acres
Marion County







SUMMARY

Address
Sinclair Road

City, State Zip
Columbia, MS 39429

County
Marion County

Type
Recreational Land, Hunting Land, Farms

Latitude / Longitude
31.426741 / -89.781802

Acreage
21.2

Price
$99,000

Property Website
www.mossyoakproperties.com

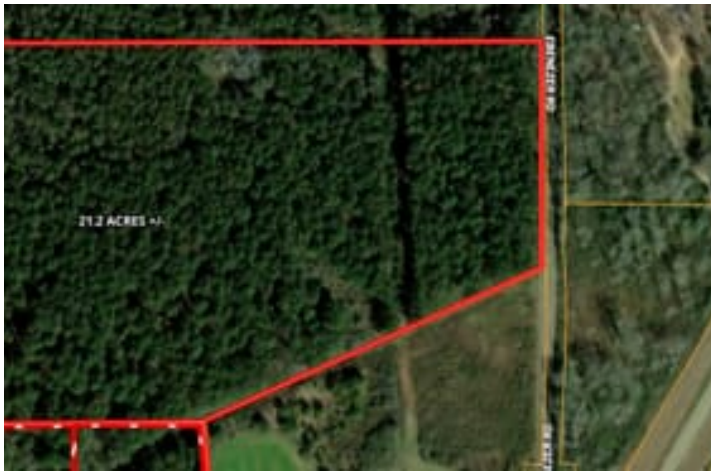






PROPERTY DESCRIPTION

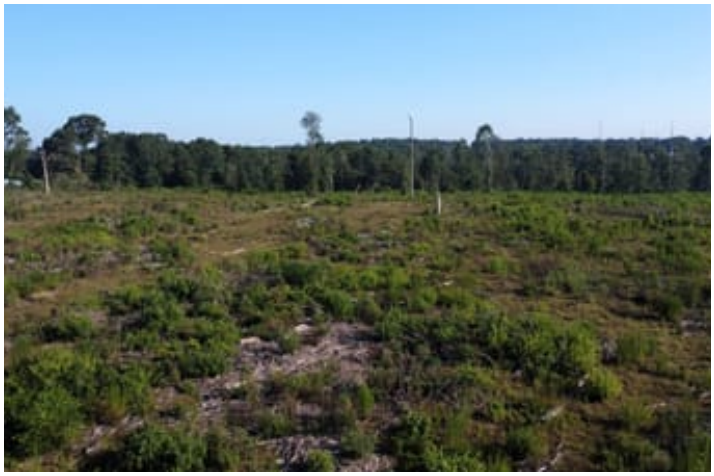
21 acres located on Ebenezer Road in Columbia, MS, just minutes from Highway 35. The timber has been recently clear-cut, offering a great opportunity for the new owner to shape the property to fit their needs. With additional site work, this tract could be converted to pasture for livestock or horses, developed into a private homesite, or used as a recreational retreat. There is plenty of room for a home, shop, barn, food plots, ATV trails, or future timber regeneration. Located near Columbia while still offering a quiet rural setting, this property provides a versatile blank canvas for anyone looking for acreage with multiple possibilities. Bring your plans and imagination and make this 21-acre tract your own.


21.2 ACRES +/-



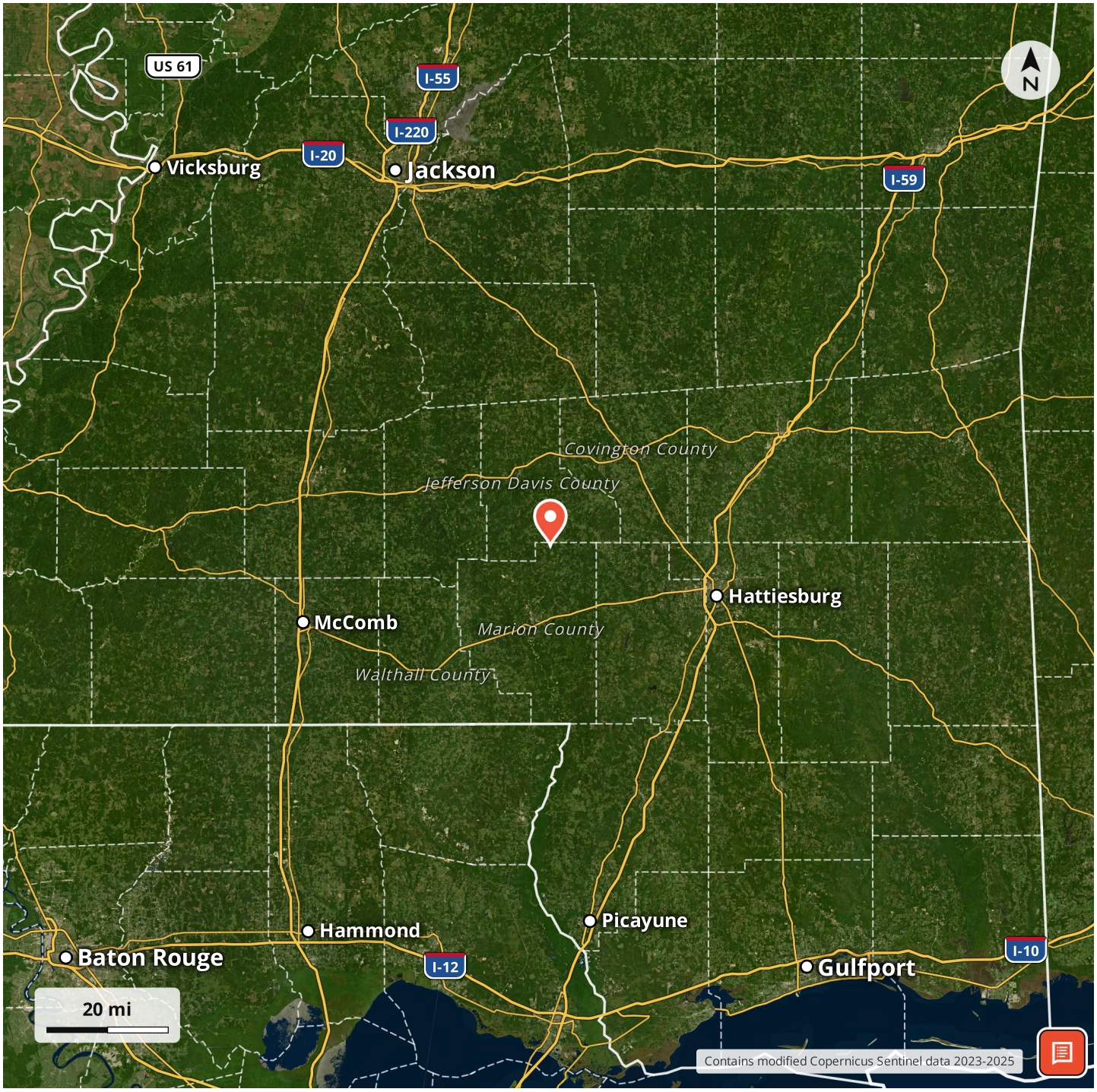




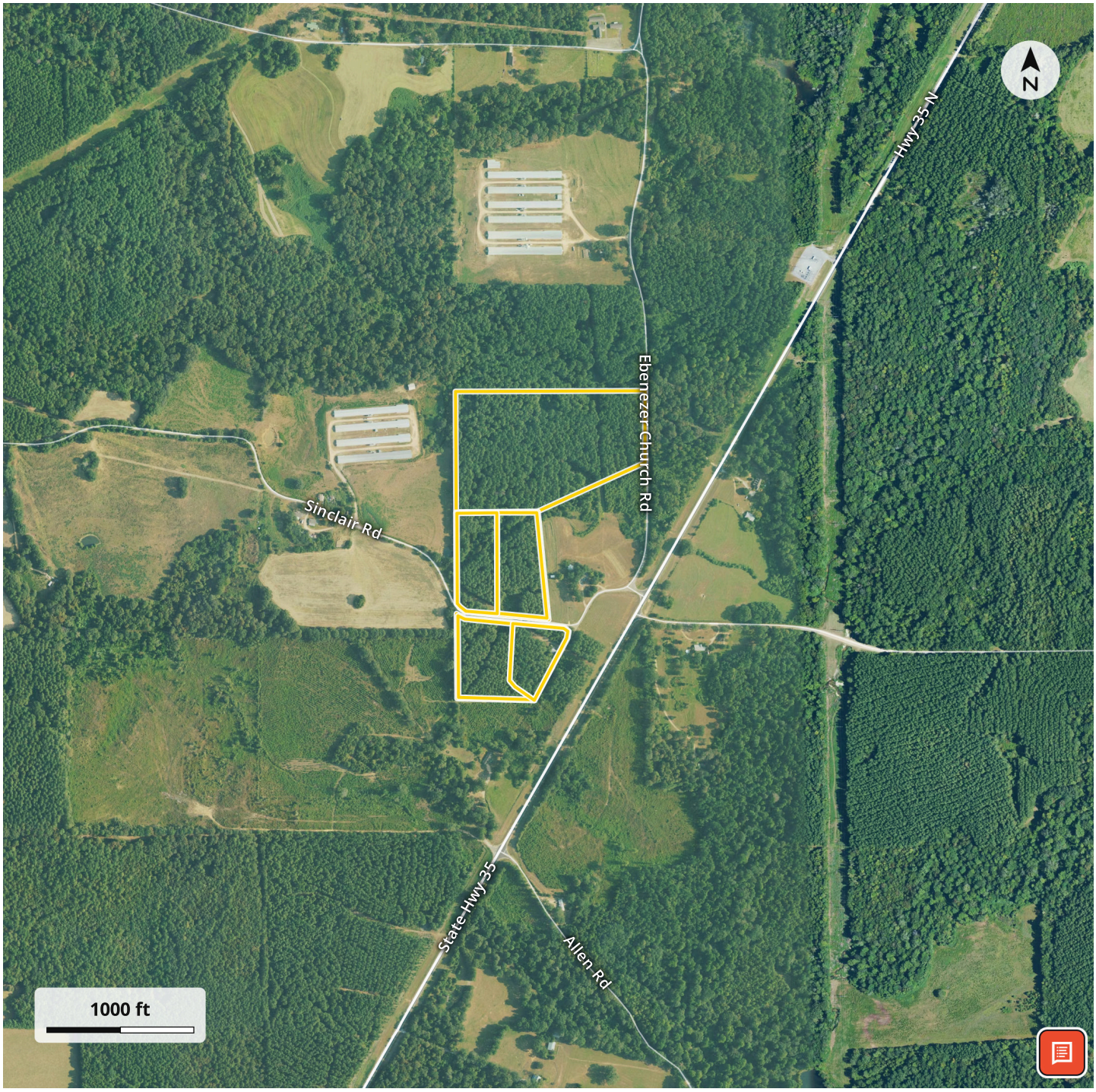




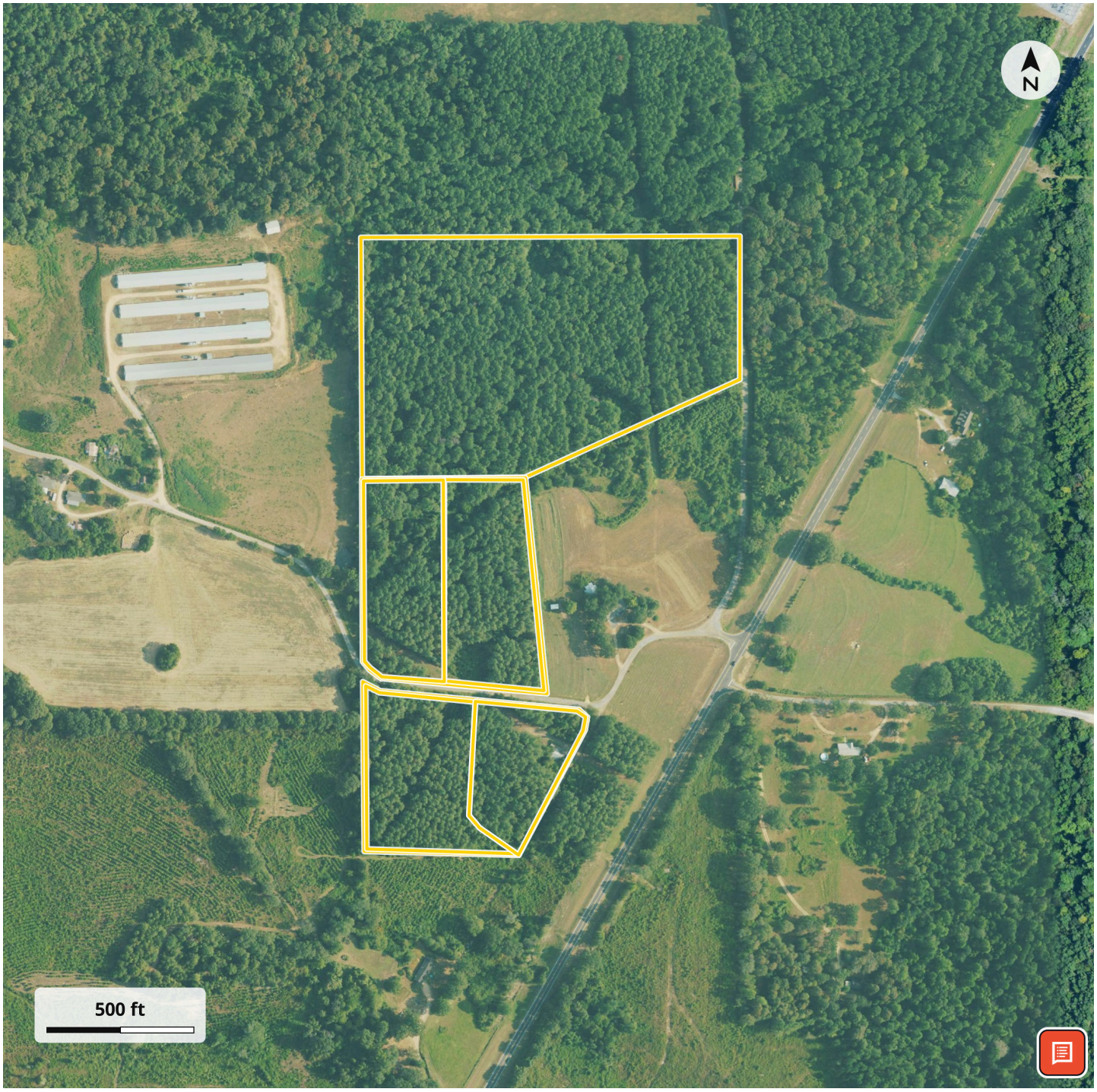
Regional Map



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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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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