52.5 Acres Hwy 44
Hwy 44
Columbia, MS 39429

$169,000
52.5± Acres
Marion County







SUMMARY

Address
Hwy 44

City, State Zip
Columbia, MS 39429

County
Marion County

Type
Hunting Land, Recreational Land, Timberland

Latitude / Longitude
31.367667 / -89.928867

Taxes (Annually)
$261

Acreage
52.5

Price
$169,000

Property Website
www.mossyoakproperties.com







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.

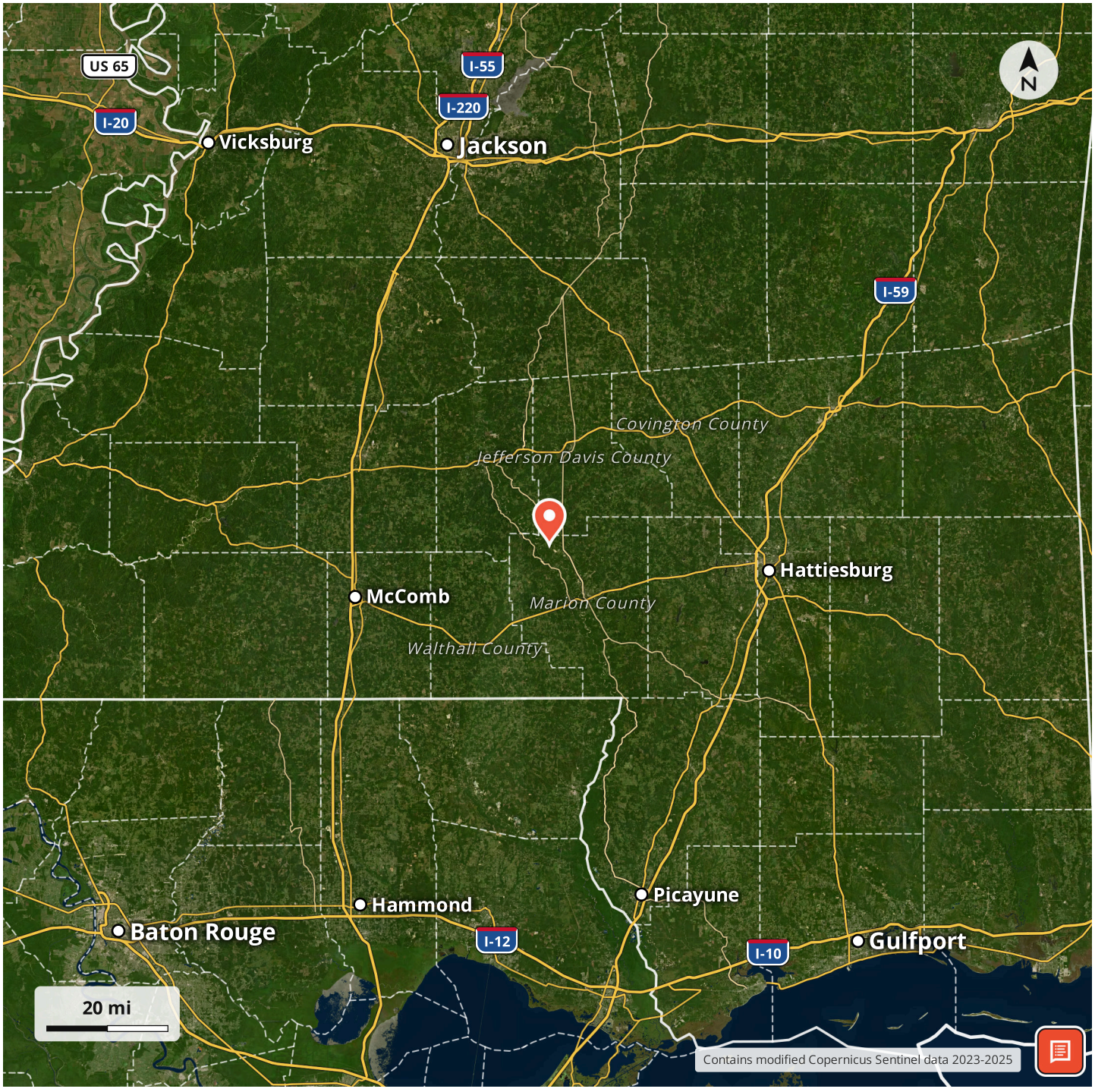
If you're looking for a sizeable tract near Columbia with room to hunt, explore, improve, and enjoy over time, this property is worth a closer look and enjoy the quiet countryside.



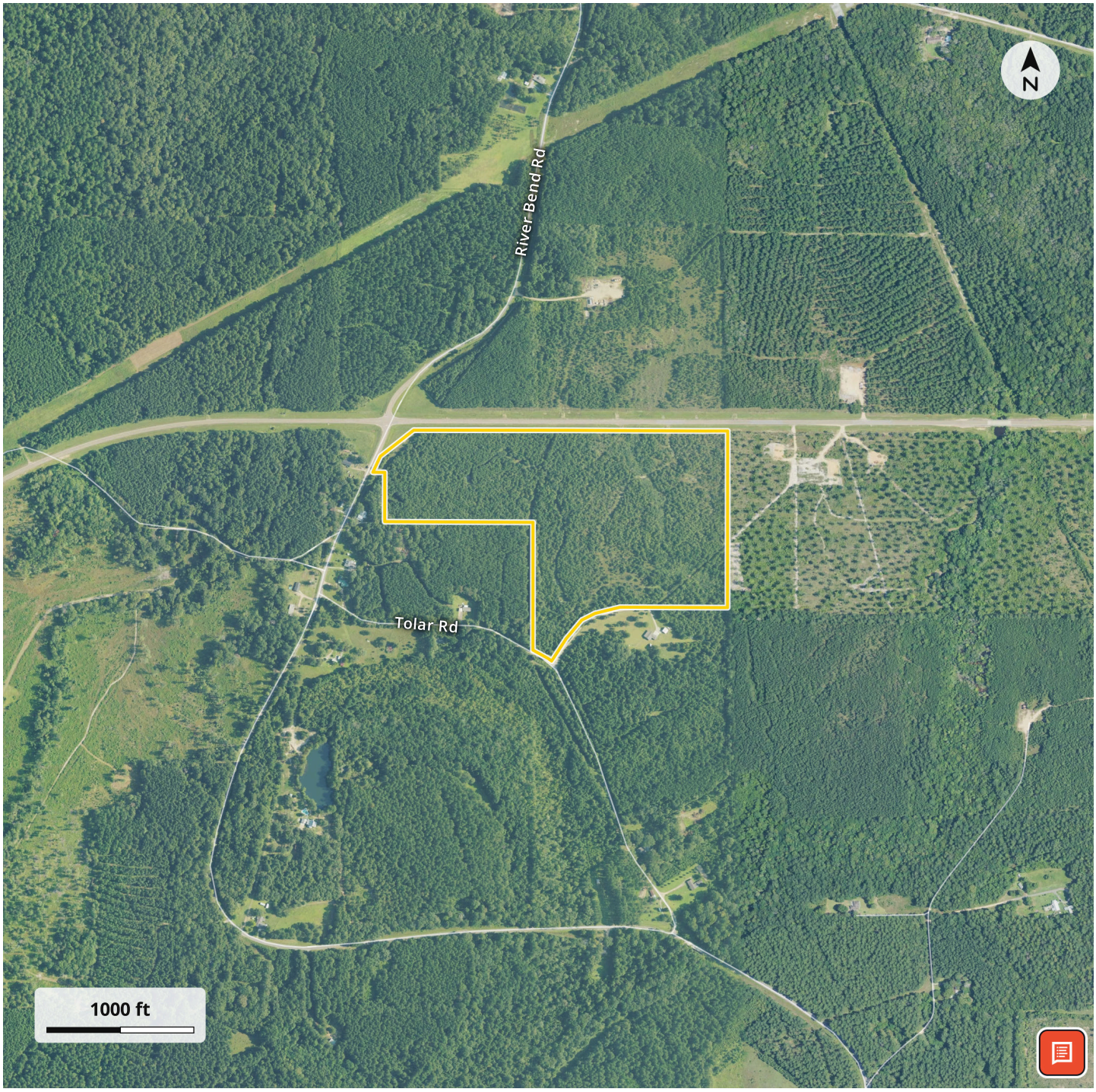




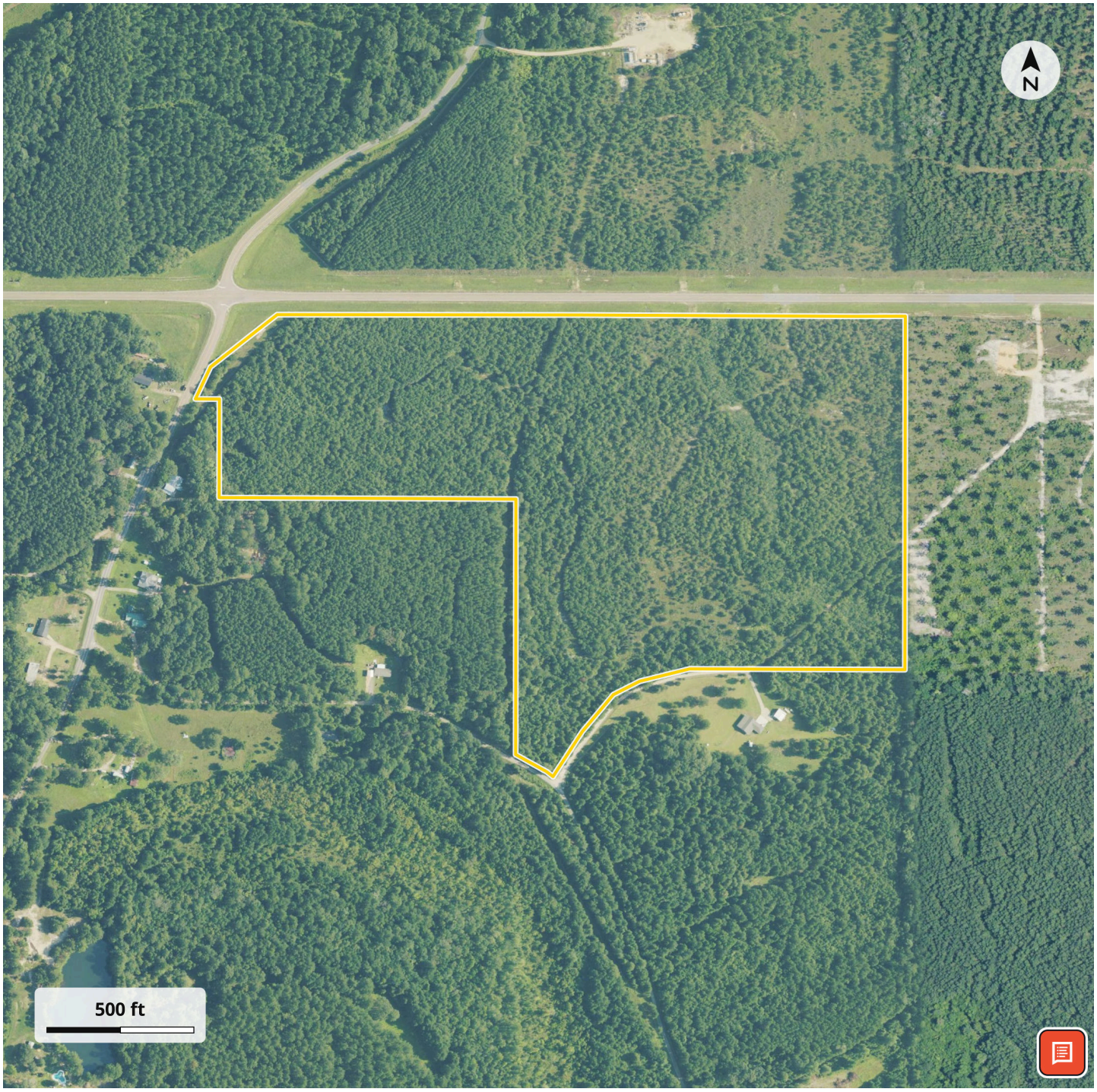

Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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