

46 Acres County Line Rd
211 South County Line Road
Columbia, MS 39429

\$174,000
46± Acres
Marion County



**46 Acres County Line Rd
Columbia, MS / Marion County**

SUMMARY

Address

211 South County Line Road

City, State Zip

Columbia, MS 39429

County

Marion County

Type

Hunting Land, Recreational Land, Timberland, Undeveloped Land

Latitude / Longitude

31.130195 / -89.654113

Taxes (Annually)

182

Acreage

46

Price

\$174,000

Property Website

<https://www.mossyoakproperties.com/property/46-acres-county-line-rd-marion-mississippi/96556/>



PROPERTY DESCRIPTION

Discover the perfect blend of natural beauty, recreational opportunity, and long-term investment potential with this versatile 46-acre property located on County Line Road in Marion County, MS. This tract offers the kind of diversity and usability that is becoming increasingly hard to find, making it suitable for hunters, land investors, or anyone looking for a private rural escape with modern conveniences.

The land features natural regrowth timber, consisting of a healthy mix of hardwoods and pines, providing both excellent wildlife habitat and future timber income potential. The varied timber composition and age classes add value today while positioning the property for continued growth and appreciation over time.

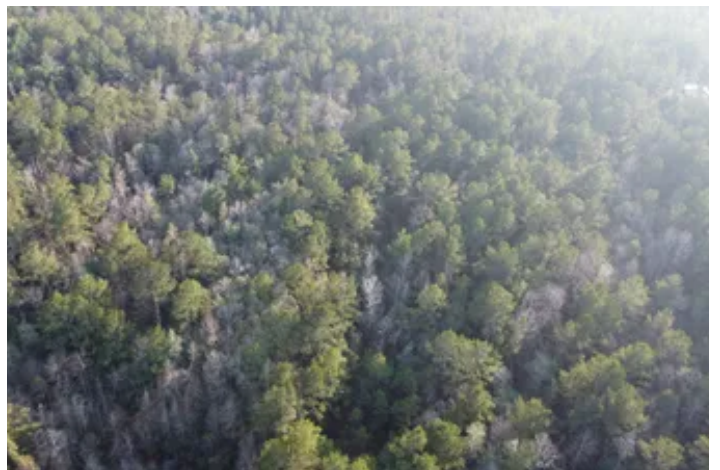
One of the standout features is a small spring-fed branch that provides year-round water, a critical element for wildlife and an increasingly rare natural asset. This water source enhances the property's appeal for deer hunting, supporting consistent game activity throughout the seasons. The terrain gently transitions from sloping hills to hardwood bottoms, creating natural travel corridors and ideal stand locations.

A powerline right-of-way crosses the property, offering ready-made shooting lanes and excellent opportunities for food plot development with minimal clearing. This open corridor not only improves hunting efficiency but also adds ease of access and land management options.

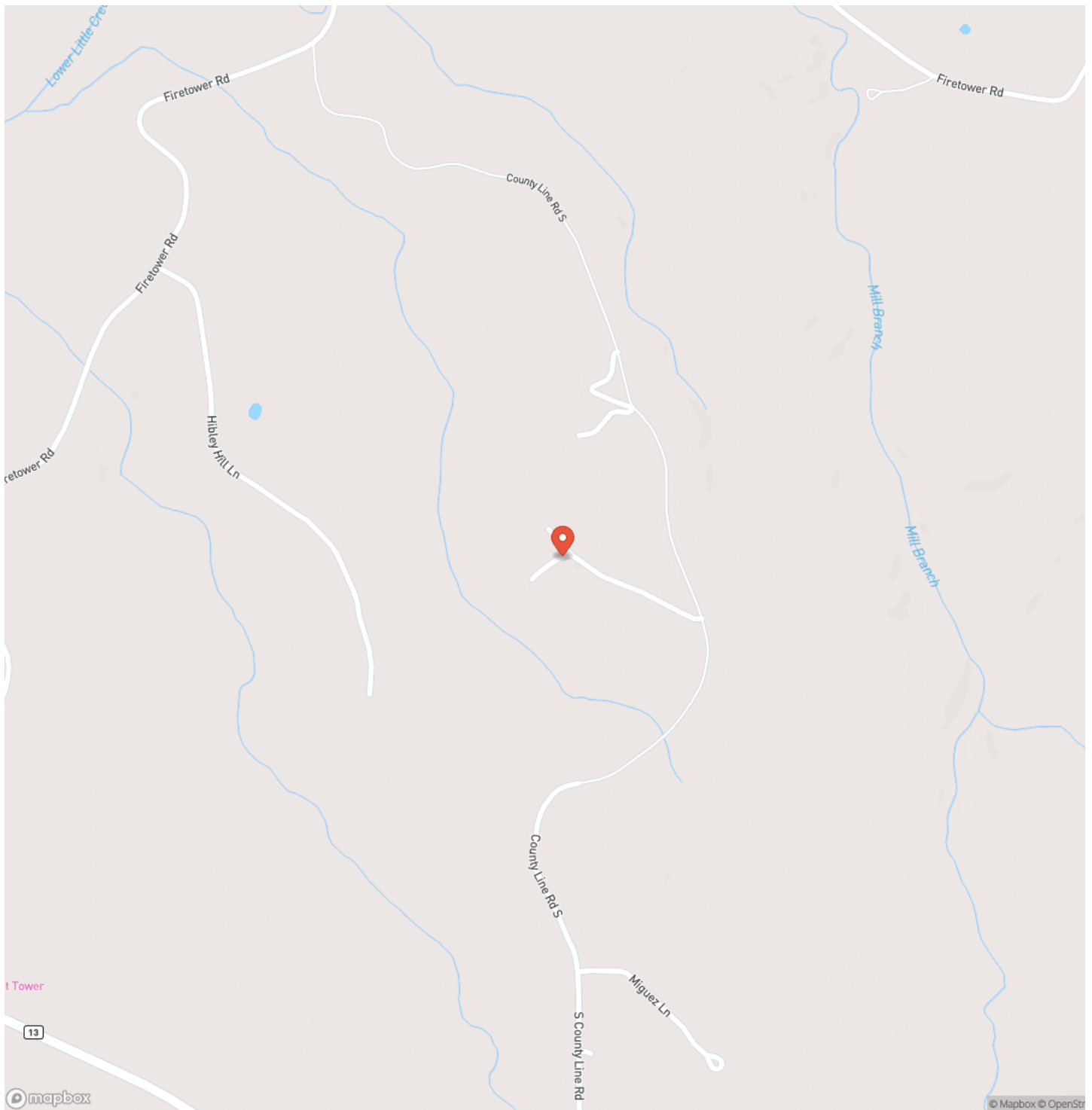
Despite its secluded, rural feel, the property is well-equipped for future development. Electrical utilities are available, along with high-speed internet, making it suitable for a full-time residence, weekend retreat, or hunting camp. Community water is also available, adding further convenience and reducing development costs. Multiple areas across the tract offer strong homesite potential, with elevated views overlooking the rolling terrain and hardwood bottoms.

Access is provided via an easement, ensuring privacy while still allowing dependable entry to the property. Whether your goal is to build, hunt, invest, or simply enjoy a quiet piece of Mississippi countryside, this tract delivers flexibility and value.

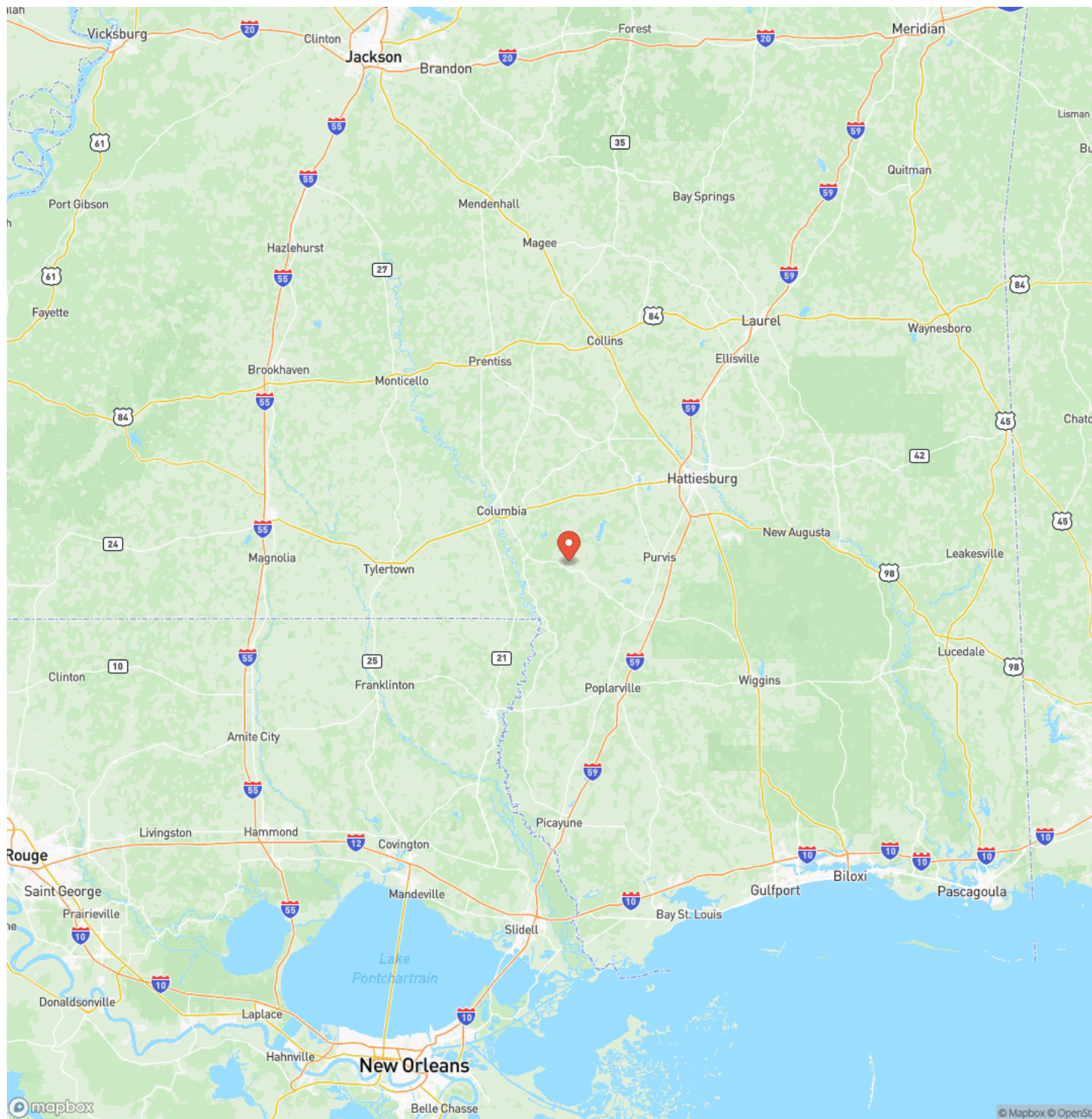
Properties offering water, timber diversity, hunting potential, and modern utilities rarely come together in one package. This 46-acre Marion County tract represents a solid opportunity to own land that can be enjoyed immediately while continuing to grow in value for years to come.



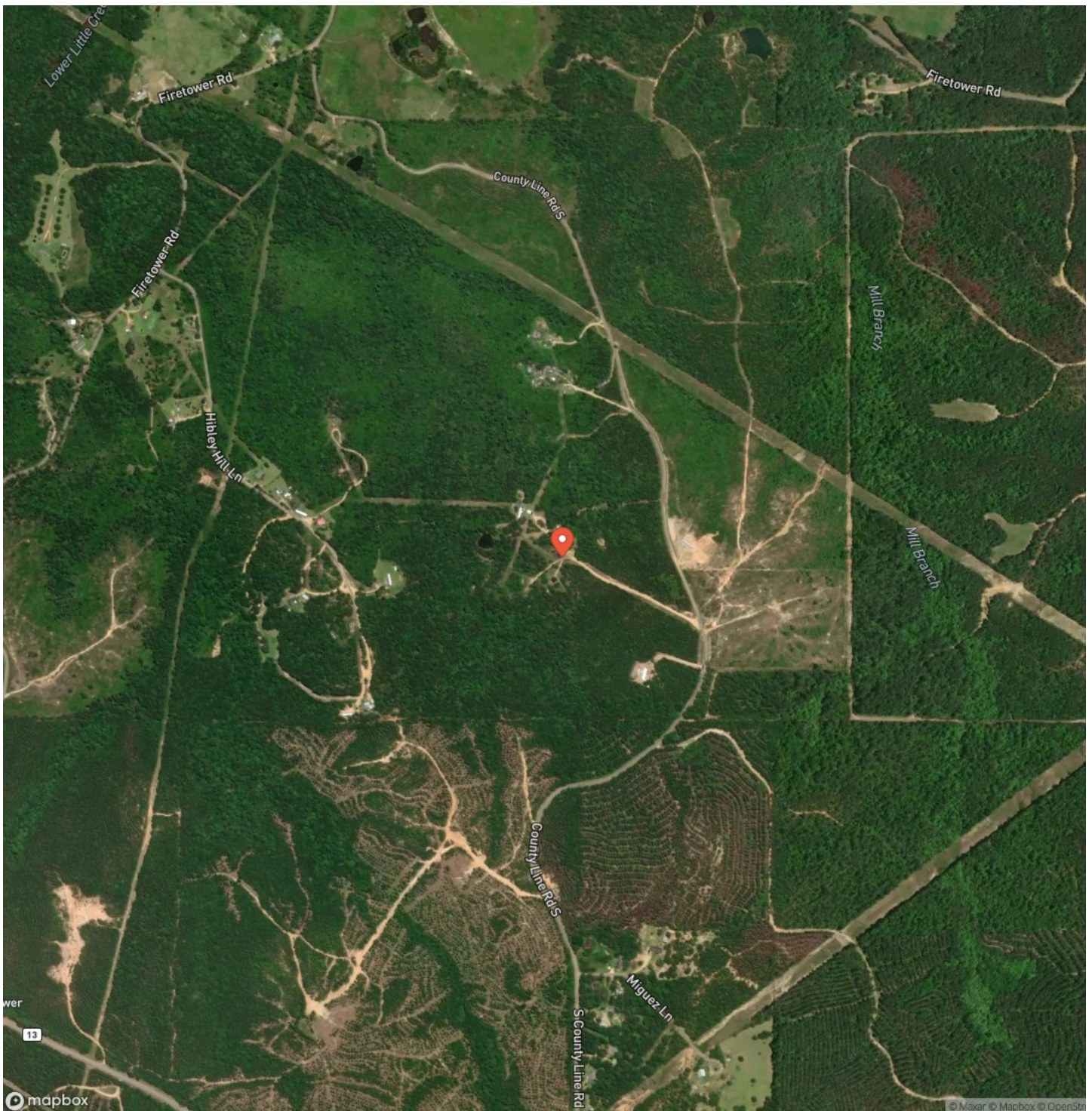
Locator Map



Locator Map



Satellite Map



**46 Acres County Line Rd
Columbia, MS / Marion County**

LISTING REPRESENTATIVE

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City / State / Zip

NOTES

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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

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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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