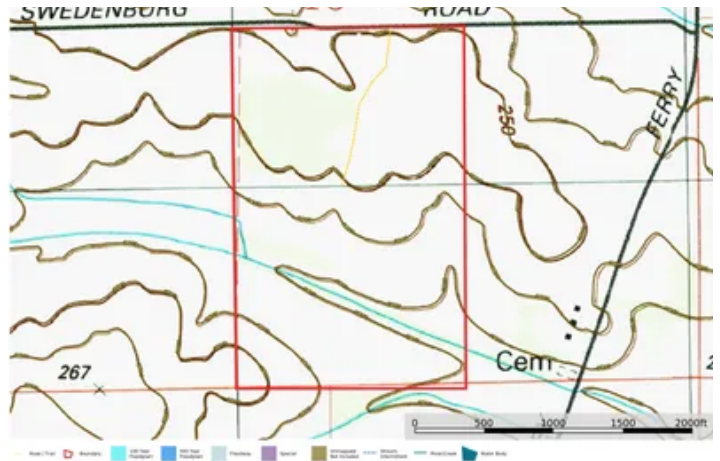
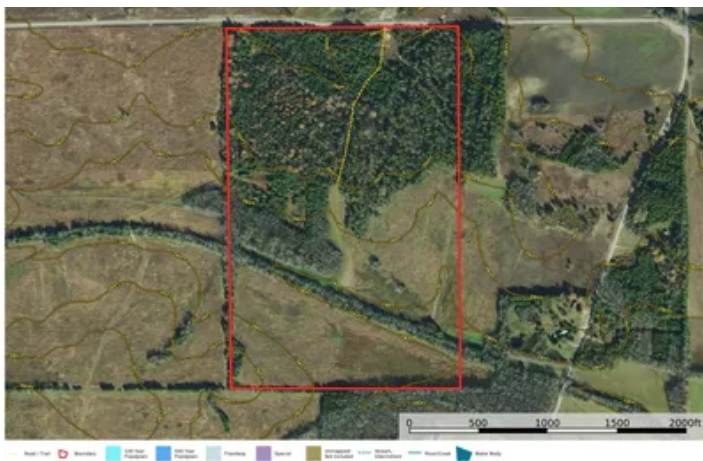


Lowndes County - 100 Acres +/- Woods & Meadows
Swedenburg Road
Crawford, MS 39743

\$450,000
100± Acres
Lowndes County



Lowndes County - 100 Acres +/- Woods & Meadows Crawford, MS / Lowndes County

SUMMARY

Address

Swedenburg Road

City, State Zip

Crawford, MS 39743

County

Lowndes County

Type

Hunting Land, Recreational Land, Timberland, Farms, Ranches, Undeveloped Land

Latitude / Longitude

33.352676 / -88.609036

Acreage

100

Price

\$450,000

Property Website

<https://www.mossyoakproperties.com/property/lowndes-county-100-acres-woods-meadows-lowndes-mississippi/49692/>



Boundary 99.94 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	GPI	NCCPI	CA
VaB2	Vaiden silty clay, 2 to 5 percent slopes, eroded	28.69	28.71	0	49	3e
Le	Leeper silty clay, 0 to 2 percent slopes, occasionally flooded	27.3	27.32	0	54	2a
Su/C2	Sumter silty clay loam, 5 to 12 percent slopes, eroded	26.22	26.24	0	47	6e
De/C2	Demopolis-Binnsville complex, 2 to 8 percent slopes, eroded	8.71	8.72	0	16	6e
SvO3	Sumter-Demopolis-Chalk outcrop complex, 5 to 20 percent slopes, severely eroded	2.98	2.98	0	12	6e
Sub2	Sumter silty clay loam, 2 to 5 percent slopes, eroded	2.91	2.91	0	49	3e
Cp	Catalpa silty clay	2.39	2.39	0	74	2a
Gr	Griffith silty clay	0.74	0.74	0	57	2a
TOTALS		99.94(7)	100%	-	46.52	3.8

*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



Lowndes County - 100 Acres +/- Woods & Meadows
Crawford, MS / Lowndes County

PROPERTY DESCRIPTION

Great location in West Lowndes County MS! Densly wooded on the road frontage then opens up to some beautiful meadows and creeks. Portion of this property are enrolled in Bobwhite Quail Wildlife CRP Program. Great place to live, hunt and get away from it all. Call today!!!

Fred Zepponi III, Broker

Licensed in MS, AL, and AR

Office: [662-495-1121](tel:662-495-1121)

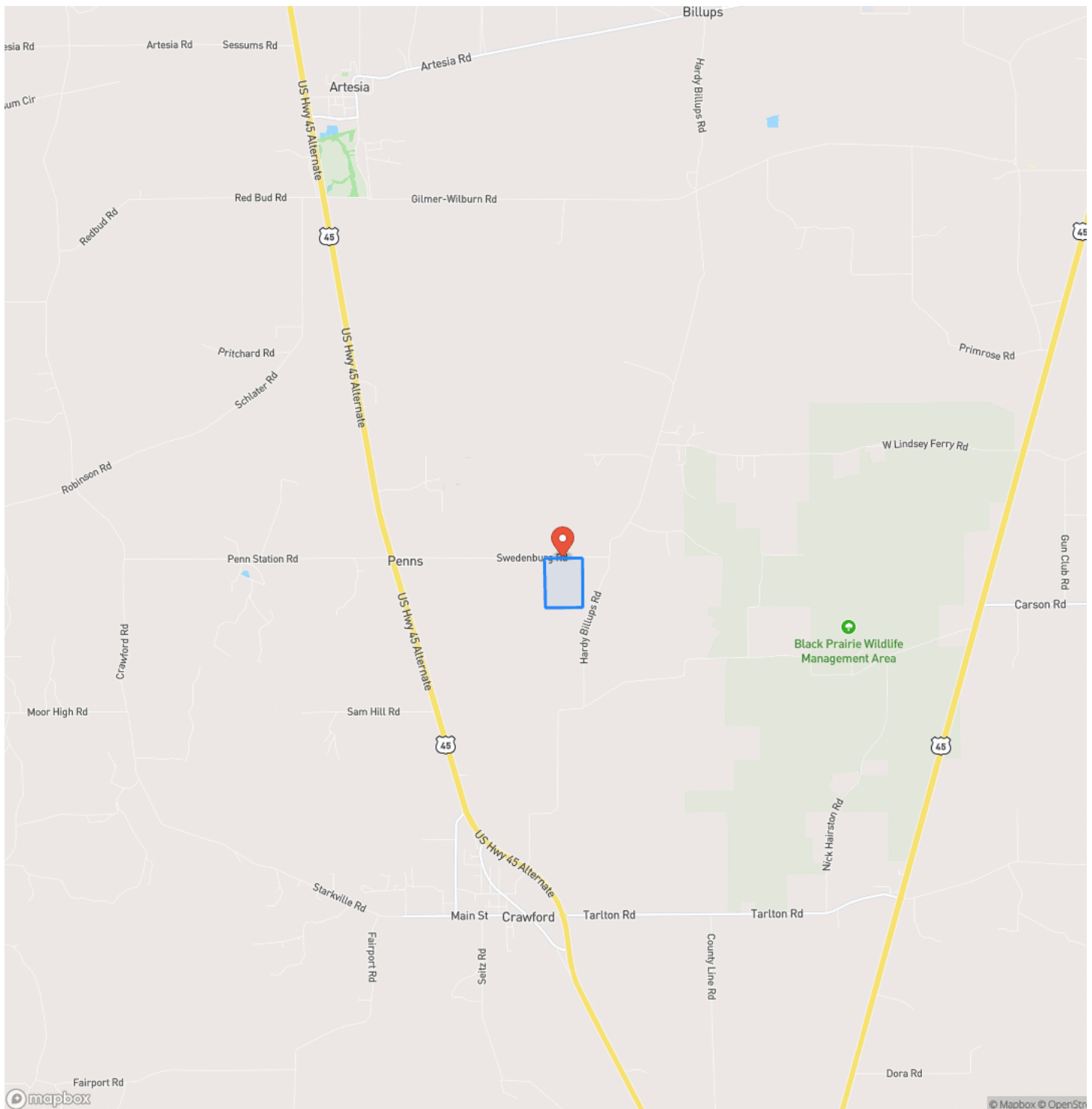
Email: fzepponi@mossyoakproperties.com



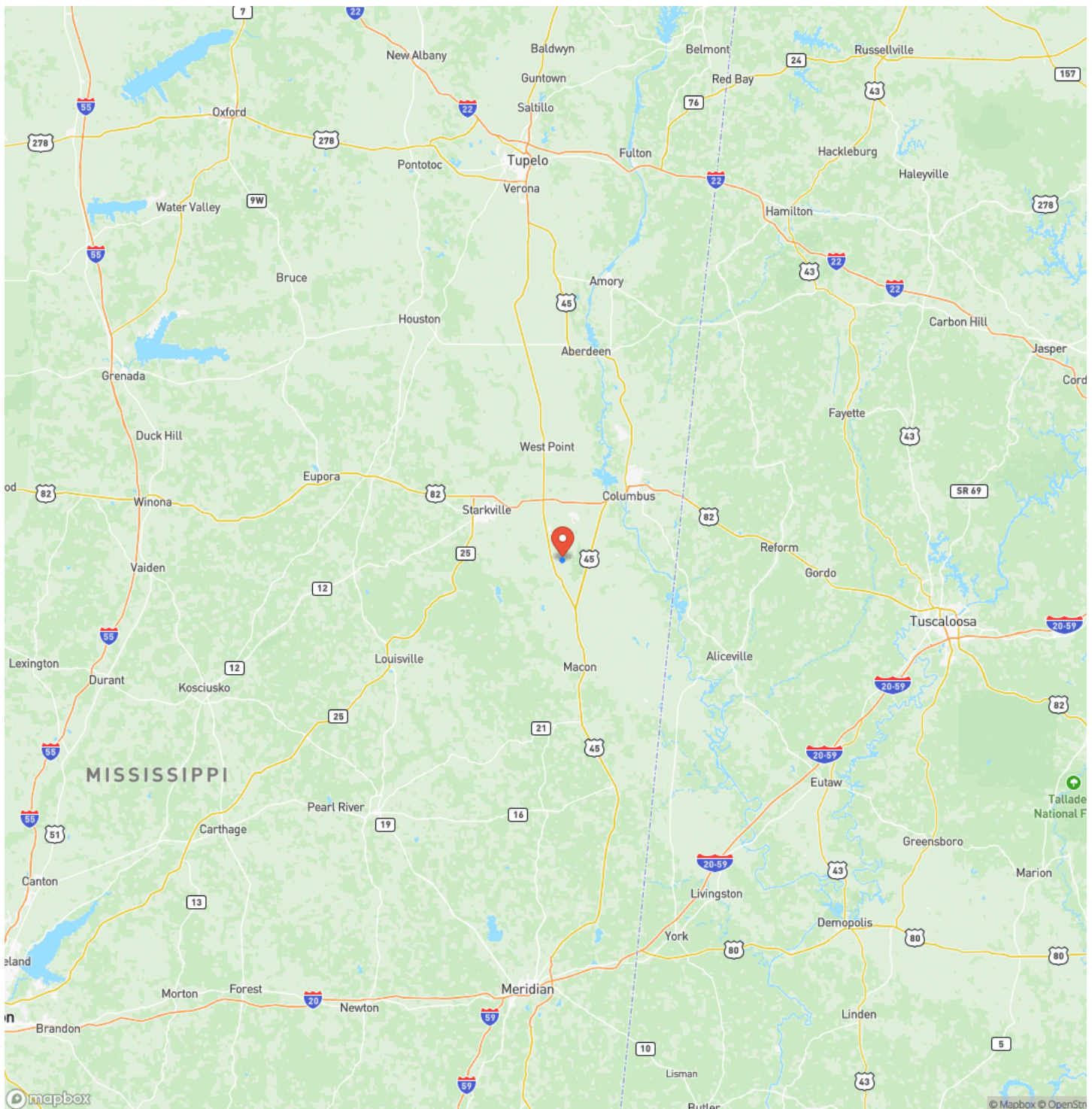
Lowndes County - 100 Acres +/- Woods & Meadows
Crawford, MS / Lowndes County



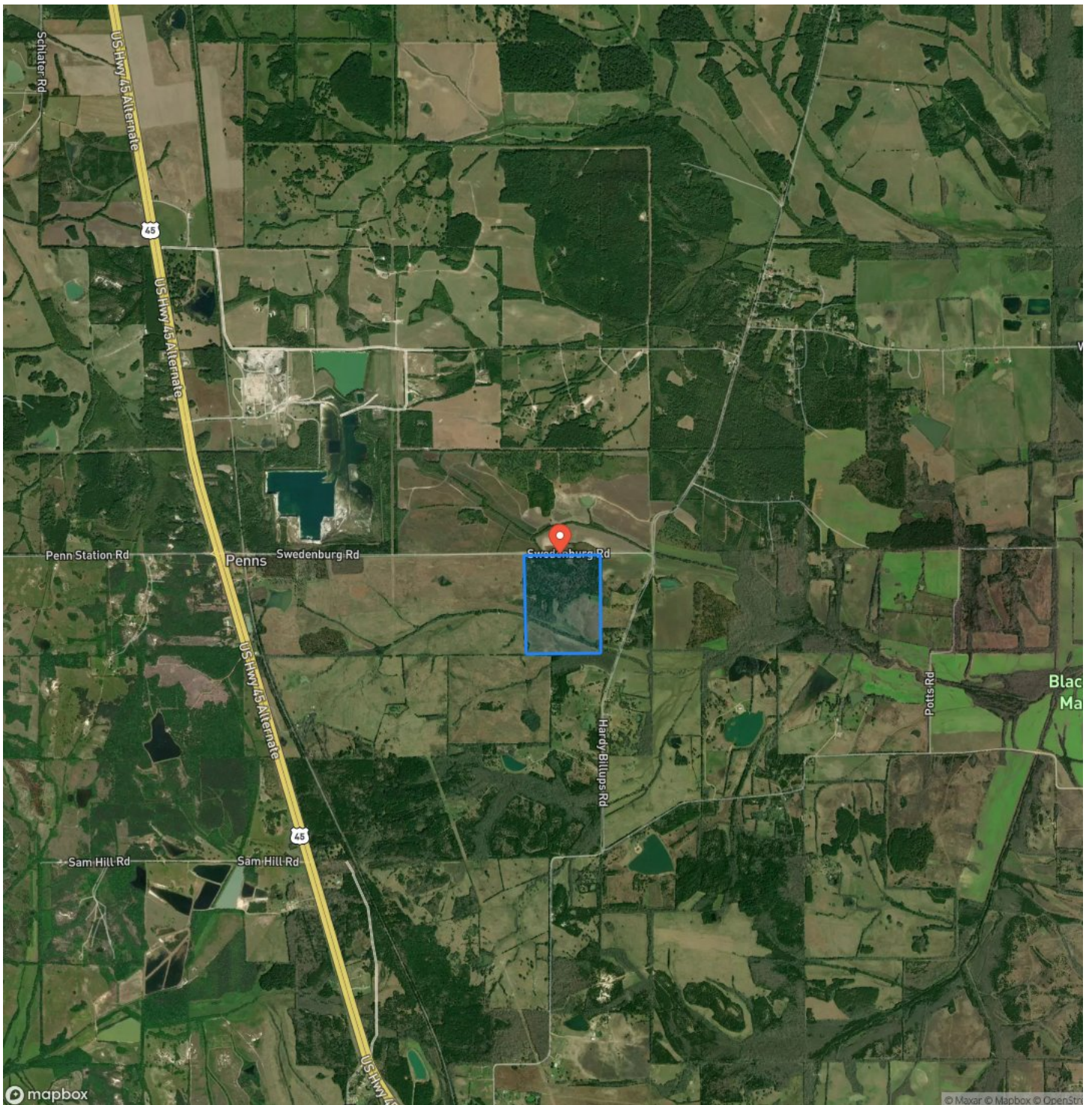
Locator Map



Locator Map



Satellite Map



Lowndes County - 100 Acres +/- Woods & Meadows
Crawford, MS / Lowndes County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

West Point, MS 39773

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

MORE INFO ONLINE:

MossyOakProperties.com

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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.



Mossy Oak Properties Bottomland Real Estate

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