

Jess Lyons Road Lot 4 - 11 acres  
Jess Lyons Rd  
Columbus, MS 39705

**\$110,000**  
11± Acres  
Lowndes County



**Jess Lyons Road Lot 4 - 11 acres**  
**Columbus, MS / Lowndes County**

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**SUMMARY**

**Address**

Jess Lyons Rd null

**City, State Zip**

Columbus, MS 39705

**County**

Lowndes County

**Type**

Recreational Land, Lot, Undeveloped Land, Timberland

**Latitude / Longitude**

33.583067 / -88.409473

**Acreage**

11

**Price**

\$110,000

**Property Website**

<https://www.mossoakproperties.com/property/jess-lyons-road-lot-4-11-acres/lowndes/mississippi/84677/>



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**PROPERTY DESCRIPTION**

**Lot #4 - 11± Acres of Residential Land for Sale in Caledonia, MS**  
**\$110,000 | Corner of Jess Lyons Road & Ridge Road | Caledonia School District**  
**Flat Topography | Utilities Available | Wooded Privacy | Near Columbus Air Force Base**

Now available: **Lot #4**, a beautiful and versatile **11± acre wooded homesite** located at the corner of **Jess Lyons Road and Ridge Road** in **Caledonia, Mississippi**. This property offers the perfect setting for a private estate, mini-farm, or weekend getaway-**all within the top-rated Caledonia School District**.

With **flat terrain, community water and sewer access**, and **paved road frontage**, this property is ready for your vision. The land is **fully wooded**, allowing you to selectively clear and design your homesite while maintaining a peaceful, secluded feel.

**Property Features:**

- **11± acres of land for sale in Caledonia, MS**
- **Flat topography**-ideal for building, gardening, or hobby farming
- **Utilities at the road:** community water and sewer available
- **Corner lot** with road frontage on **Jess Lyons Road and Ridge Road**
- **Completely wooded** for privacy, shade, and natural beauty
- **No covenants or restrictions**-bring your own builder, barndominium, or mobile home
- Located in the **Caledonia School District**, known for its strong community and academic excellence

**Unbeatable Location - Close to Everything:**

- Just **5 minutes from Highway 45** for fast access to Columbus, West Point, and Starkville
- **10 minutes from Columbus Air Force Base**-a great fit for military families
- **15 minutes to downtown Columbus, MS**, with shopping, dining, and healthcare
- Near **Green Oaks Golf Club**-a local favorite for golf and recreation

This is a rare opportunity to own **11 acres of buildable land in Caledonia**, one of the most desirable areas in the **Golden Triangle region of Mississippi**. Whether you're looking to create your forever home, invest in land, or escape to the peace and quiet of the country, **Lot #4** checks every box.

**Contact us today to learn more or schedule a private showing of Lot #4 on Jess Lyons Road.**

Fred Zeponi III

Mossy Oak Properties Bottomland Real Estate

office [662 495 1121](tel:6624951121)

[fred@mossyoakproperties.com](mailto:fred@mossyoakproperties.com)



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## Locator Map

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## Locator Map

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## Satellite Map

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**LISTING REPRESENTATIVE**  
For more information contact:



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fred@mossyoakproperties.com

**Address**  
5795 Highway 45 ALT S.

**City / State / Zip**  
West Point, MS 39773

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**NOTES**

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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.

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