

Jess Lyons Road Lot 6 -16 acres
Jess Lyons Road
Columbus, MS 39705

\$160,000
16± Acres
Lowndes County



Jess Lyons Road Lot 6 -16 acres
Columbus, MS / Lowndes County

SUMMARY

Address

Jess Lyons Road null

City, State Zip

Columbus, MS 39705

County

Lowndes County

Type

Recreational Land, Lot, Timberland, Undeveloped Land

Latitude / Longitude

33.583466 / -88.412347

Acreage

16

Price

\$160,000

Property Website

<https://www.mossyoakproperties.com/property/jess-lyons-road-lot-6-16-acres/lowndes/mississippi/84683/>



PROPERTY DESCRIPTION

Lot #6 - 16± Acres of Prime Land for Sale in Caledonia, MS

\$160,000 | Jess Lyons Road at Ridge Road | Caledonia School District

Flat Topography | Utilities Available | Wooded Homesite | Minutes from Columbus Air Force Base

Introducing **Lot #6**, a premium **16± acre wooded homesite for sale** located at the corner of **Jess Lyons Road and Ridge Road** in **Caledonia, Mississippi**. This property offers a rare combination of **space, privacy, and location**-perfect for building your forever home establishing a mini-farm, or investing in recreational land in one of the most desirable areas of **Lowndes County**.

The land features **flat, build-ready topography, paved road frontage**, and **access to community water and sewer**, making it ideal for immediate development. **Mature hardwoods and pines** provide natural privacy and a serene setting just minutes from schools, shopping, and major highways.

Property Highlights:

- **16± acres of land for sale in Caledonia, MS**
- **Flat terrain**-perfect for residential, recreational, or agricultural use
- **Water and sewer available at the road**
- **Road frontage on Jess Lyons Road and Ridge Road**
- **Completely wooded**-maintain seclusion or selectively clear for pasture or homesite
- **No covenants or restrictions**-build a custom home, barndominium, or mobile home
- Located in the **highly rated Caledonia School District**

Excellent Location Near Columbus and the Golden Triangle:

- Just **5 minutes to Highway 45**, offering quick access to Columbus, Starkville, and West Point
- **10 minutes to Columbus Air Force Base**-ideal for military families
- **15 minutes to downtown Columbus, MS** for shopping, dining, and healthcare
- Located just east of **Green Oaks Golf Club**-a favorite spot for local recreation

Whether you're looking to build a **private residence**, create a **family compound**, or simply **invest in land in Caledonia, MS, Lot #6** delivers unmatched flexibility and convenience in a fast-growing area of the **Golden Triangle**.

Contact us today to schedule a showing of Lot #6 on Jess Lyons Road-this 16-acre tract won't last long!

Fred Zepponi III

Mossy Oak Properties Bottomland Real Estate

office [662 495 1121](tel:6624951121)

fred@mossyoakproperties.com



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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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Address

5795 Highway 45 ALT S.

City / State / Zip

West Point, MS 39773

NOTES



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

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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