

Lowndes County - 2.23+/- 4782 Hwy 45 N  
4782 Hwy 45 N  
Columbus, MS 39705

**\$315,000**  
2.230± Acres  
Lowndes County





**Lowndes County - 2.23+/- 4782 Hwy 45 N**  
**Columbus, MS / Lowndes County**

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**SUMMARY**

**Address**

4782 Hwy 45 N

**City, State Zip**

Columbus, MS 39705

**County**

Lowndes County

**Type**

Commercial

**Latitude / Longitude**

33.562671 / -88.432675

**Acreage**

2.230

**Price**

\$315,000

**Property Website**

<https://www.mossyoakproperties.com/property/lowndes-county-2-23-4782-hwy-45-n-lowndes-mississippi/49697/>



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**PROPERTY DESCRIPTION**

Commercial Lot located at the intersection of Highway 373 and Highway 45 North of Columbus. Great development potential at a major intersection with Stop Light. Existing office that has an interim use. High traffic count!

Fred Zepponi III, Broker

Licensed in MS, AL, and AR

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

Email: [fzepponi@mossyoakproperties.com](mailto:fzepponi@mossyoakproperties.com)

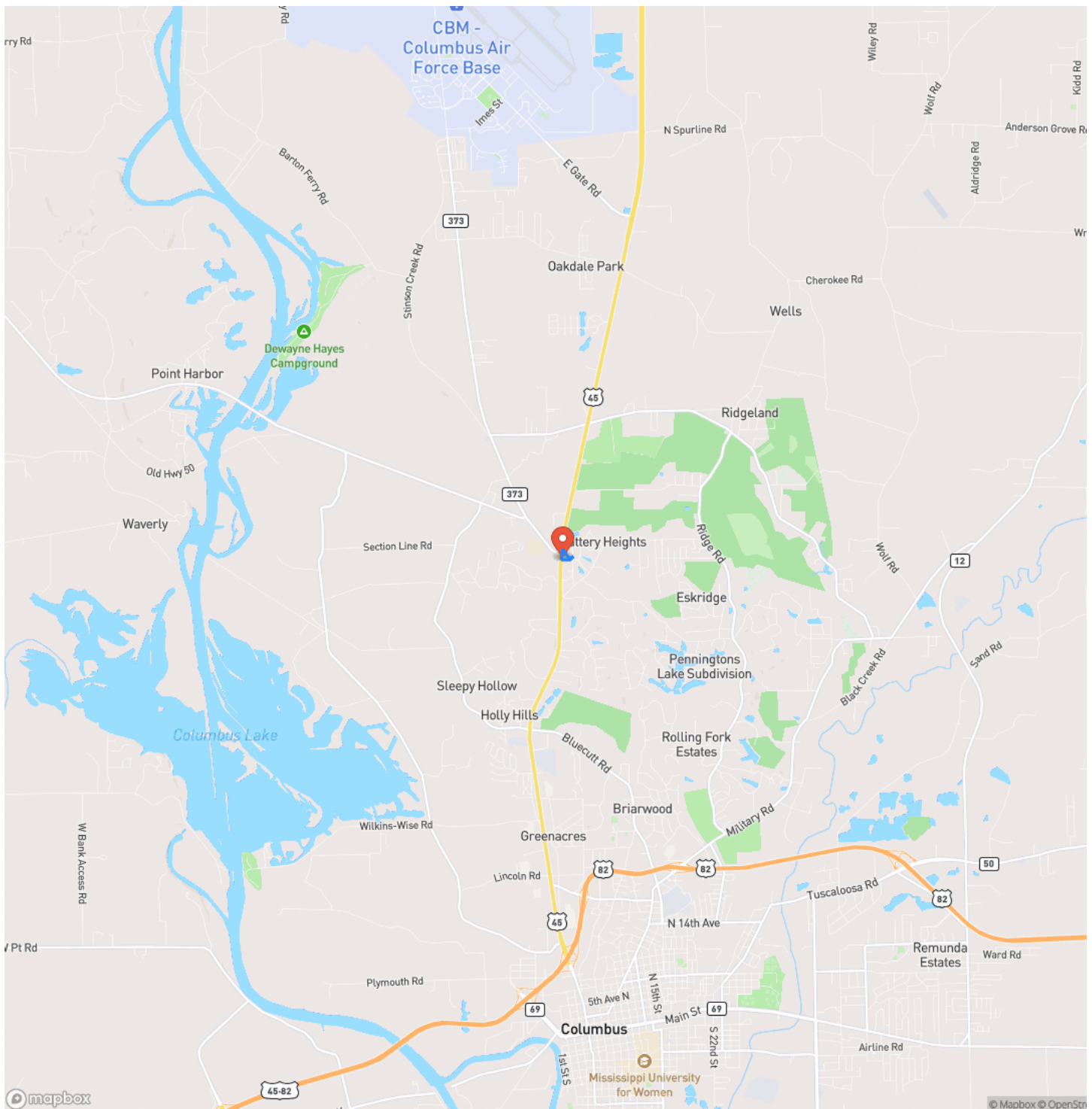




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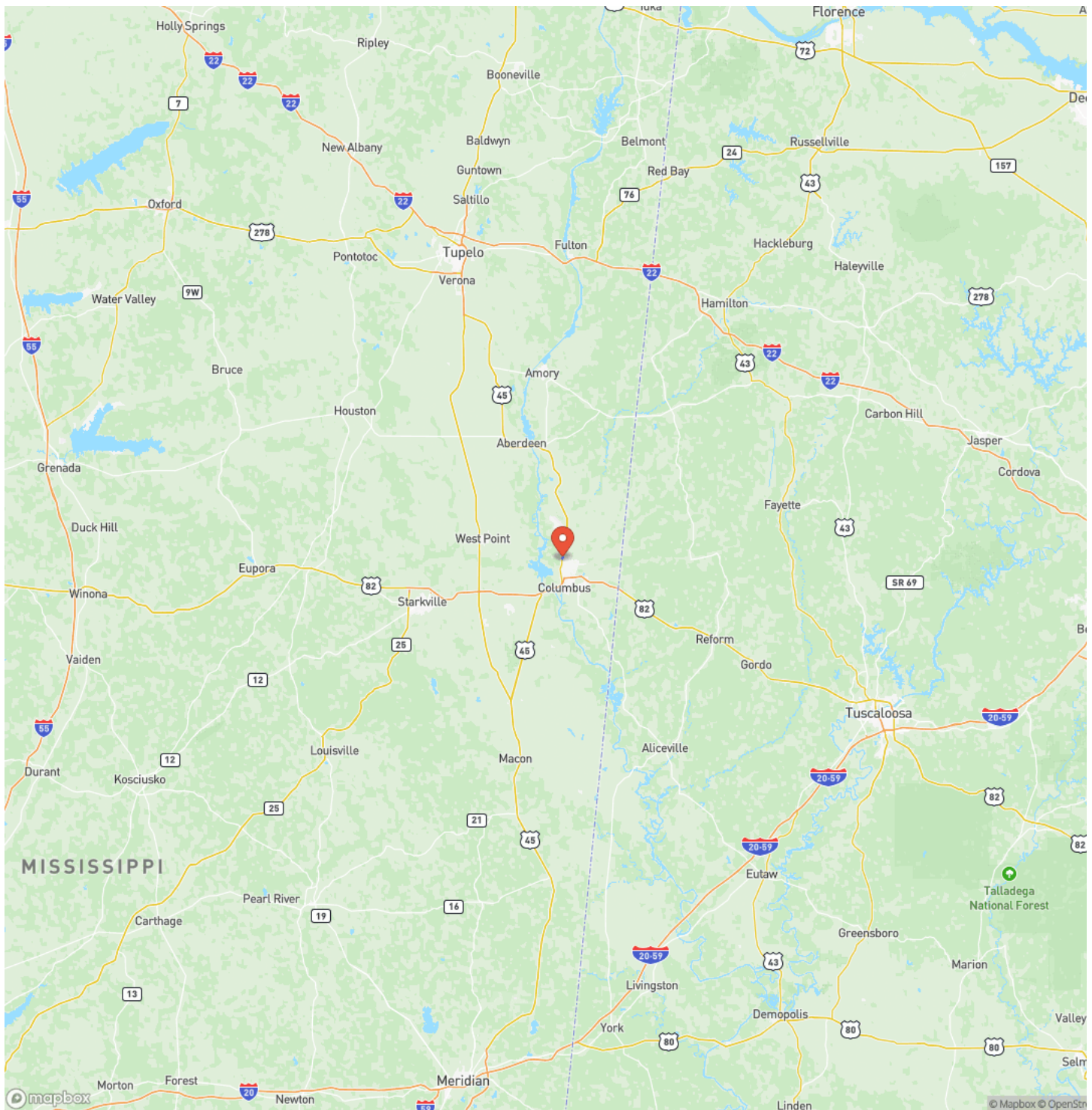


## Locator Map



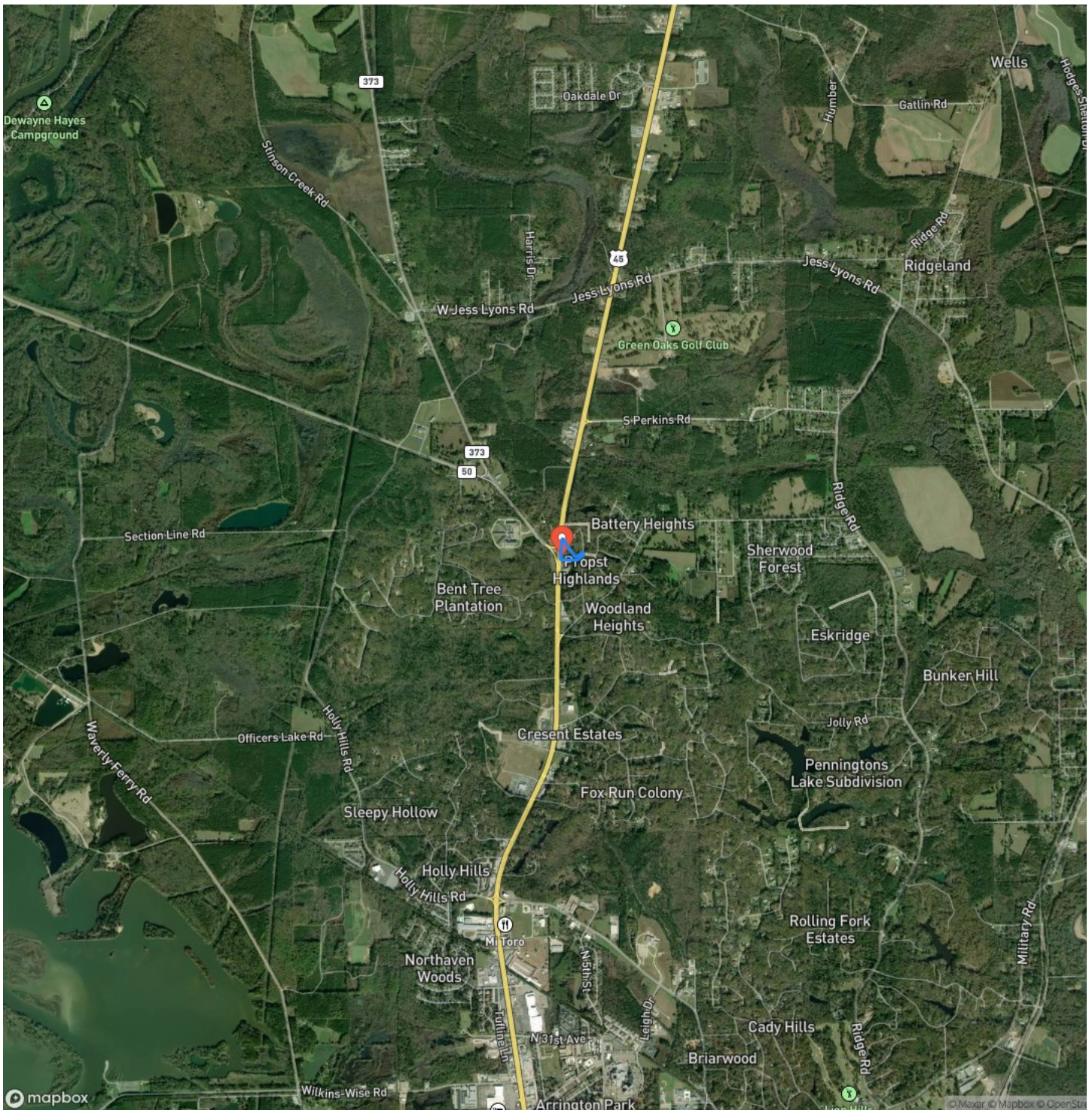


## Locator Map





## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Fred Zepponi III

## Mobile

(662) 495-1121

## Office

(662) 495-1121

## Email

fzepponi@mossyoakproperties.com

**Address**

639 Commerce Street

## City / State / Zip

West Point, MS 39773

## NOTES

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**MORE INFO ONLINE:**

**MossyOakProperties.com**



## This image shows a blank 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.



## **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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**Mossy Oak Properties Bottomland Real Estate**

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