

Jess Lyons Road Lot 3 - 8 acres  
Jess Lyons Rd  
Columbus, MS 39705

**\$100,000**  
8± Acres  
Lowndes County



**Jess Lyons Road Lot 3 - 8 acres**  
**Columbus, MS / Lowndes County**

---

**SUMMARY**

**Address**

Jess Lyons Rd null

**City, State Zip**

Columbus, MS 39705

**County**

Lowndes County

**Type**

Recreational Land, Lot, Timberland, Undeveloped Land

**Latitude / Longitude**

33.582662 / -88.408237

**Acreage**

8

**Price**

\$100,000

**Property Website**

<https://www.mossyoakproperties.com/property/jess-lyons-road-lot-3-8-acres/lowndes/mississippi/84675/>



**Jess Lyons Road Lot 3 - 8 acres**  
**Columbus, MS / Lowndes County**

---

**PROPERTY DESCRIPTION**

**Lot #3 - 8± Acres of Residential Land for Sale in Caledonia, MS**  
**\$100,000 | Jess Lyons Road at Ridge Road | Caledonia School District**  
**Flat Topography | Utilities Available | Wooded Privacy | Near Columbus Air Force Base**

Welcome to **Lot #3**, a spacious **8± acre homesite for sale** located at the intersection of **Jess Lyons Road and Ridge Road** in **Caledonia, Mississippi**. This exceptional property sits within the **Caledonia School District**, one of the most sought-after districts in **Lowndes County**, and offers an ideal combination of **seclusion, buildability, and location**.

The land features **flat, usable terrain** with **utilities available at the road**, including **community water and sewer**. The tract is **heavily wooded**, allowing you to clear only what you need and maintain maximum **privacy for your home, cabin, or getaway**.

**Key Property Features:**

- **8± acres of residential land for sale in Caledonia, MS**
- **Flat topography** - ideal for custom home, barndominium, or modular home
- **Water and sewer access available**
- Located on the corner of **Jess Lyons Road and Ridge Road** with ample road frontage
- **Completely wooded** - perfect for privacy and natural surroundings
- No covenants or restrictions-build your way
- Situated in the **Caledonia School District**, a top-rated district in Lowndes County

**Prime Location Highlights:**

- Just **5 minutes to Highway 45**, connecting you quickly to Columbus, Starkville, and West Point
- **10 minutes to Columbus Air Force Base** - ideal for military families
- **15 minutes to downtown Columbus, Mississippi** for shopping, restaurants, and healthcare
- Just east of **Green Oaks Golf Club** - enjoy golf, walking, and open air recreation nearby

Whether you're looking to build your dream home in a peaceful setting or invest in **residential acreage in Caledonia, Lot #3** offers unmatched potential in a growing and well-connected area of the **Golden Triangle**.

**Contact us today to tour Lot #3 on Jess Lyons Road-opportunities like this don't come often in Caledonia, MS.**

Fred Zepponi III

Mossy Oak Properties Bottomland Real Estate

office [662 495 1121](tel:6624951121)

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



Jess Lyons Road Lot 3 - 8 acres  
Columbus, MS / Lowndes County



## Locator Map

---



## Locator Map

---



## Satellite Map

---







## **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**

5795 Highway 45 Alt S

West Point, MS 39773

(662) 495-1121

<https://www.mossoakproperties.com/>

---

