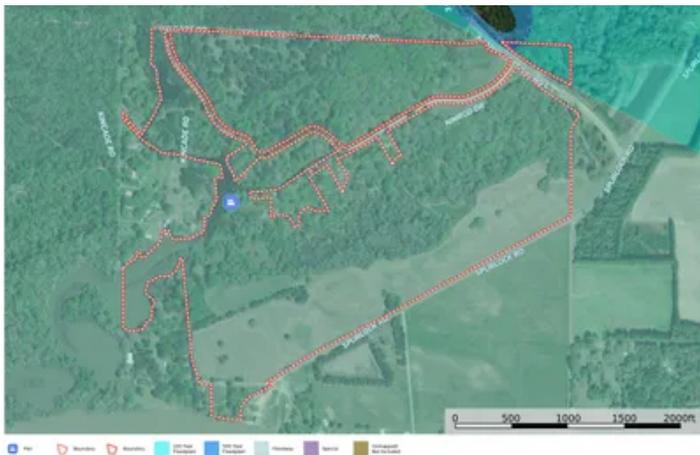


Lowndes County - Tombigbee River 200 acres  
00 Spurlock Road  
Columbus, MS 39702

**\$627,000**  
200± Acres  
Lowndes County



**Lowndes County - Tombigbee River 200 acres  
Columbus, MS / Lowndes County**

**SUMMARY**

**Address**

00 Spurlock Road

**City, State Zip**

Columbus, MS 39702

**County**

Lowndes County

**Type**

Hunting Land, Business Opportunity, Lot, Riverfront, Timberland, Lakefront, Recreational Land, Undeveloped Land

**Latitude / Longitude**

33.325507 / -88.330428

**Acreage**

200

**Price**

\$627,000

**Property Website**

<https://www.mossoakproperties.com/property/lowndes-county-tombigbee-river-200-aces/lowndes/mississippi/100911/>



## **PROPERTY DESCRIPTION**

### **200± Acres with Tombigbee River Access, Hardwood Timber, Hay Field & Development Potential** **Lowndes County, Mississippi Land for Sale**

#### **Rare Opportunity to Own a Large Tract with River Access in the Golden Triangle Region**

Large tracts with Tombigbee River access, mature hardwood timber, open pasture, utilities, and development potential are becoming increasingly difficult to find in Lowndes County, Mississippi. This 200± acre property offers a rare combination of river access, recreational land, agricultural ground, and investment potential, all within a single tract.

Originally envisioned and partially developed as a riverfront subdivision, the property already has covenants and restrictions in place, with several lots sold over the years. However, a substantial portion of the acreage remains intact, providing the next owner with flexibility to continue development, sell lots over time to recoup investment, or enjoy the entire property as a private hunting and recreational retreat along the Tombigbee River.

The property has excellent access with extensive frontage along Nimrod Road, Spurlock Road, Nashville Ferry Road, and Kincade Road, creating numerous opportunities for homesites and future development.

One of the most unique aspects of the property is its direct connection to the Tombigbee River. Kincade Creek flows through the property, connecting to a system of canals that provide access to the river, and a private boat ramp allows easy launching for boating, fishing, and exploring one of Mississippi's most well-known waterways.

The land itself offers tremendous diversity. A 50± acre hay field provides open ground that could remain in agricultural production, serve as future homesites, or support additional development opportunities. The balance of the property is covered in large mature hardwood timber, creating both a beautiful natural setting and outstanding wildlife habitat.

For the outdoorsman, the property is already well established for recreation and hunting. A network of internal trails and multiple established food plots run throughout the hardwoods, making the property easy to navigate and creating excellent opportunities for whitetail deer, turkey, and other wildlife.

Because the property was originally planned as a riverfront development, a buyer could continue selling homesites over time, develop additional lots, or simply enjoy the property as a private recreational and hunting property with river access.

The layout of the property offers several potential homesite settings. You could build a riverfront home overlooking the Tombigbee River, establish a home along the quiet pastoral stretch of Spurlock Road, or place a secluded cabin deep in the hardwoods near Kincade Creek or Nimrod Road while still maintaining convenient access to the river.

Located 15 minutes from Columbus, Mississippi in the Golden Triangle region.

Properties of this size and diversity-combining river access, hardwood timber, open fields, wildlife habitat, utilities, and development potential-are becoming increasingly rare in this area.

Whether you are looking for Mississippi riverfront land, a development opportunity, a hunting property, or a long-term land investment, this 200± acre Lowndes County tract offers exceptional potential.

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### **Ownership Note**

The seller intends to keep the property intact and will not subdivide or sell the riverfront acreage separately from the remainder of the property. However, the owner may consider offers on the interior acreage without the riverfront lots if a buyer prefers that configuration.

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### **Property Highlights**

- 200± acres in Lowndes County, Mississippi
- Direct access to the Tombigbee River
- Private boat ramp
- Canal system connecting to the river
- Kincade Creek flowing through the property
- 50± acre hay field
- Large mature hardwood timber
- Multiple established food plots
- Extensive internal trail system
- Frontage on Nimrod Road, Spurlock Road, Nashville Ferry Road & Kincade Road
- Originally planned riverfront subdivision
- Covenants and restrictions in place
- Excellent hunting, fishing, and outdoor recreation
- Development and investment potential

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### Property Details

Location: Lowndes County, Mississippi

Acreage: 200± Acres

### Utilities

- Electric Power: Four County Electric
- Water: East Lowndes Water Association
- High-Speed Internet: FastNet Fiber
- Waste Service: Golden Triangle Waste

### School District

- New Hope School District

### Annual Property Taxes

- \$858.14

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### Pricing

Offered at: \$627,000

Approximately: \$3,135 per acre

Considering the property's Tombigbee River access, hardwood timber, hay field, utilities, and development potential, this represents an attractive opportunity for buyers seeking riverfront land, recreational property, or investment acreage in the Golden Triangle region of

Mississippi.

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**Showing Information**

Shown by appointment only.

Call Fred Zepponi III, Broker

Mossy Oak Properties,

Bottomland Real Estate

[662 495 1121](tel:6624951121)

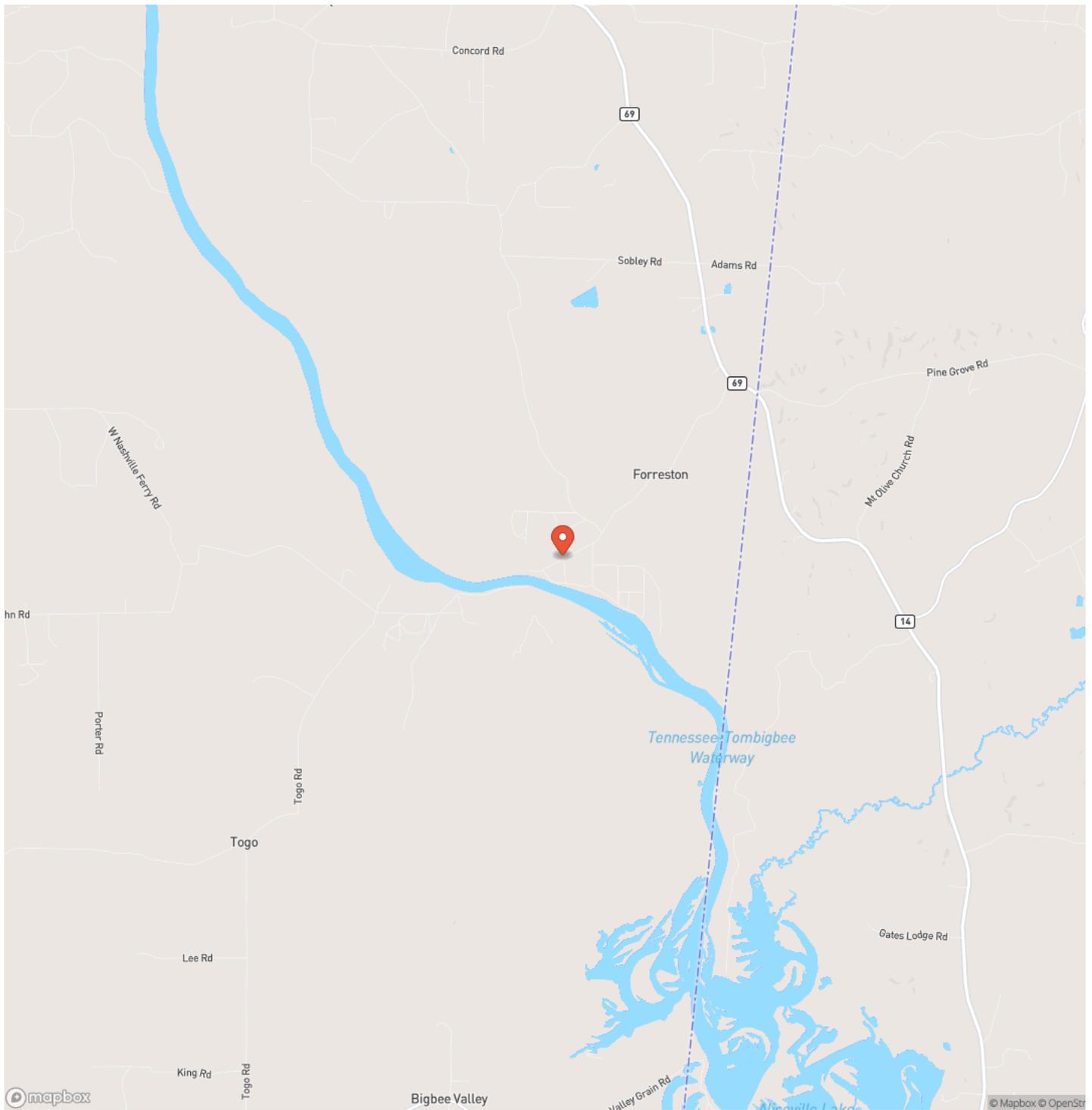
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Lowndes County - Tombigbee River 200 acres  
Columbus, MS / Lowndes County

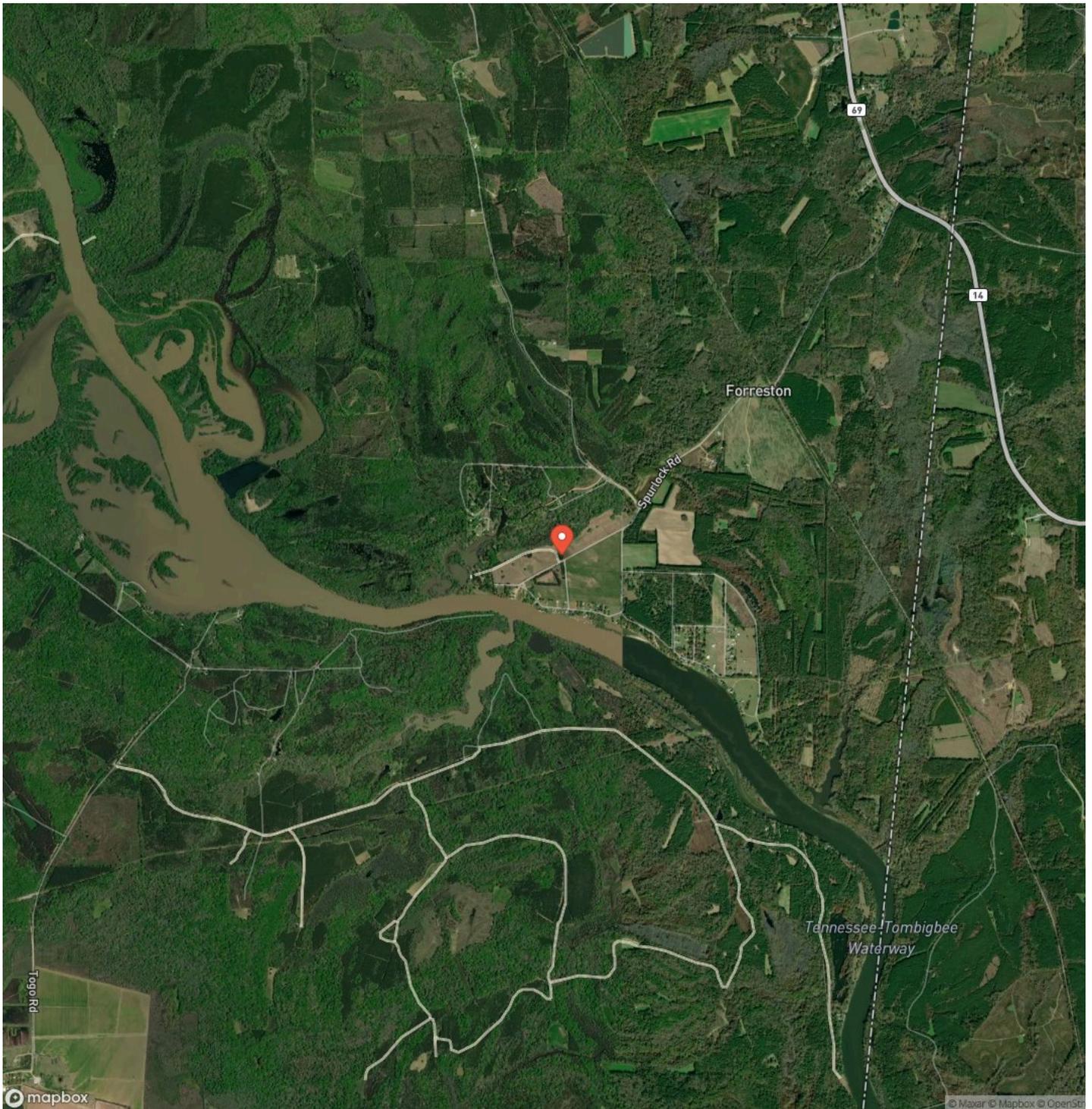


## Locator Map





## Satellite Map







## **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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