

# 19.6+/- ACRES WITH FRONTAGE ON I-59 JONES COUNTY, MS



**\$147,000**

Are you searching for commercial land in a PRIME location in Jones County, MS? This 19.6+/- acre tract is just North of exit 104 and the new Love's Travel Stop in Sandersville. The property offers frontage on I-59 and Claiborne Road and utilities are water and electricity nearby. For more details on this "priced to sell" tract, contact Jeff today!

Directions from I-59 Exit 104 in Sandersville, MS:

Travel west on Sharon-Sandersville Road and immediately turn right onto Claiborne Road. Drive 1 mile, and the property is on the right!

*call me today!*

**JEFF CUNDALL, REALTOR®**

Jeff@TomSmithLand.com

601.898.2772 office | 601.331.7776 cell



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





## I-59 Frontage



**JEFF CUNDALL, REALTOR®**  
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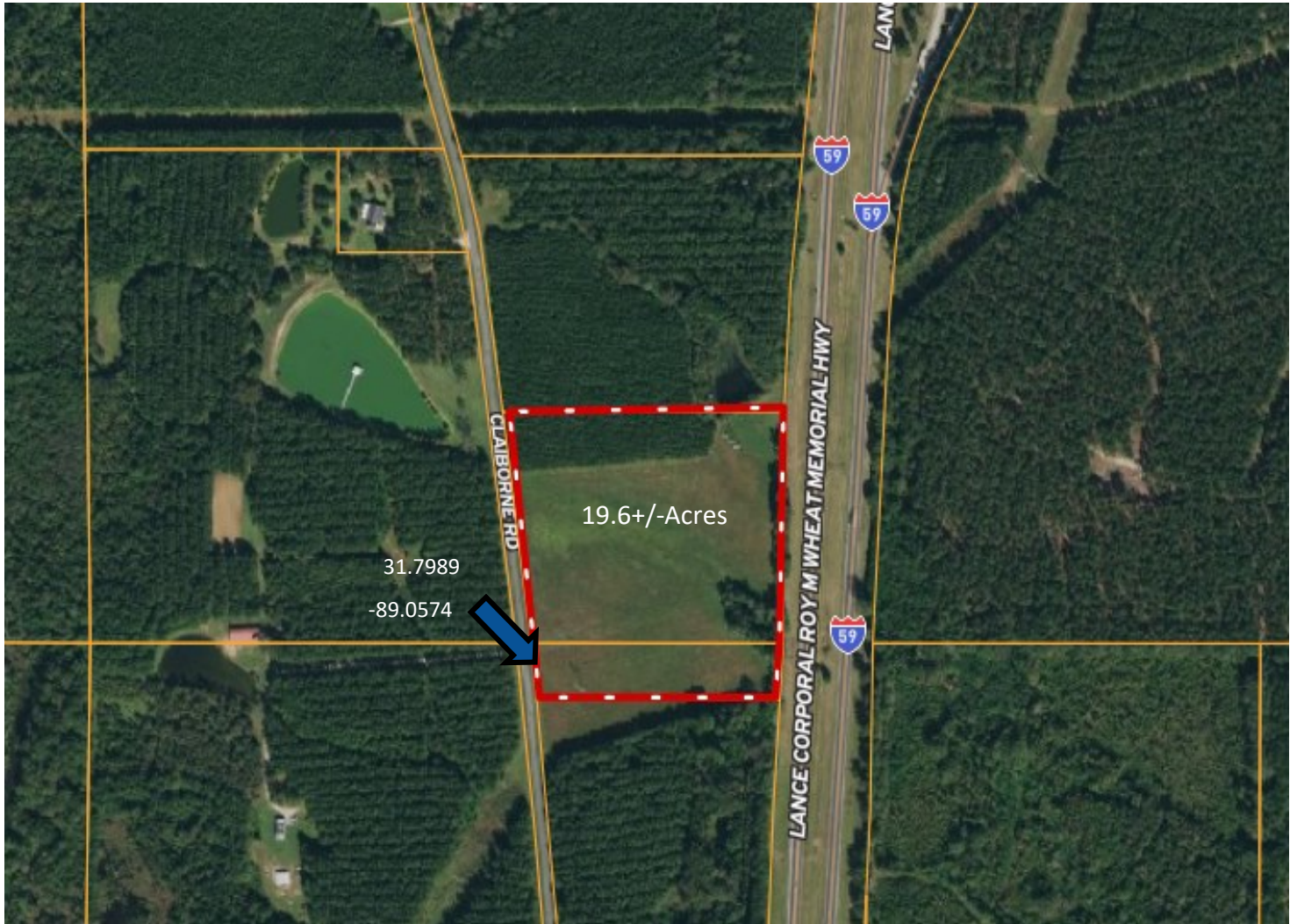


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# AERIAL MAP



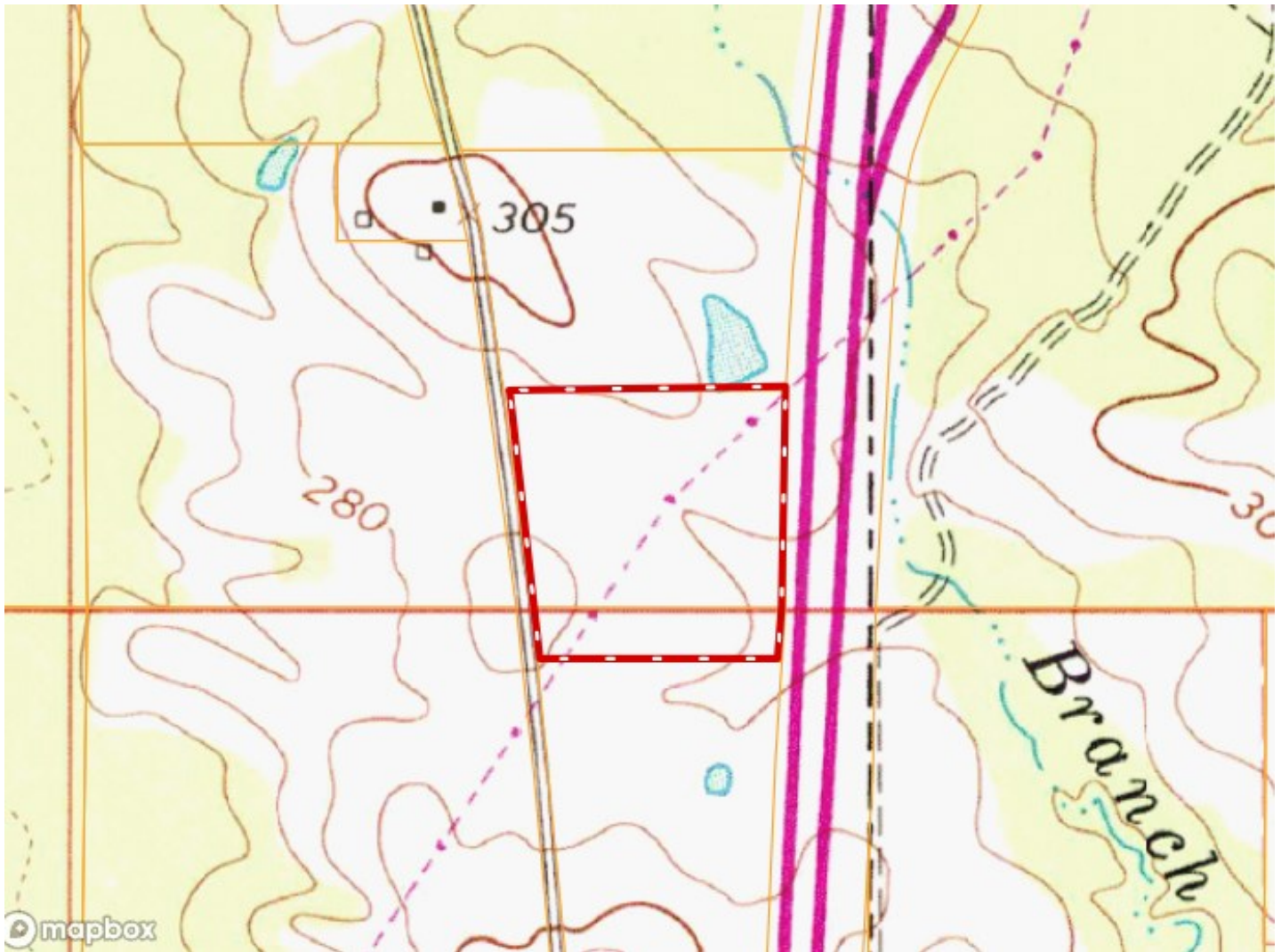
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# TOPO MAP



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# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
41B	Savannah loam, 2 to 5 percent slopes	18.1	100.0	0	49	2e
TOTALS		18.1(*)	100%	-	49.0	2.0

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



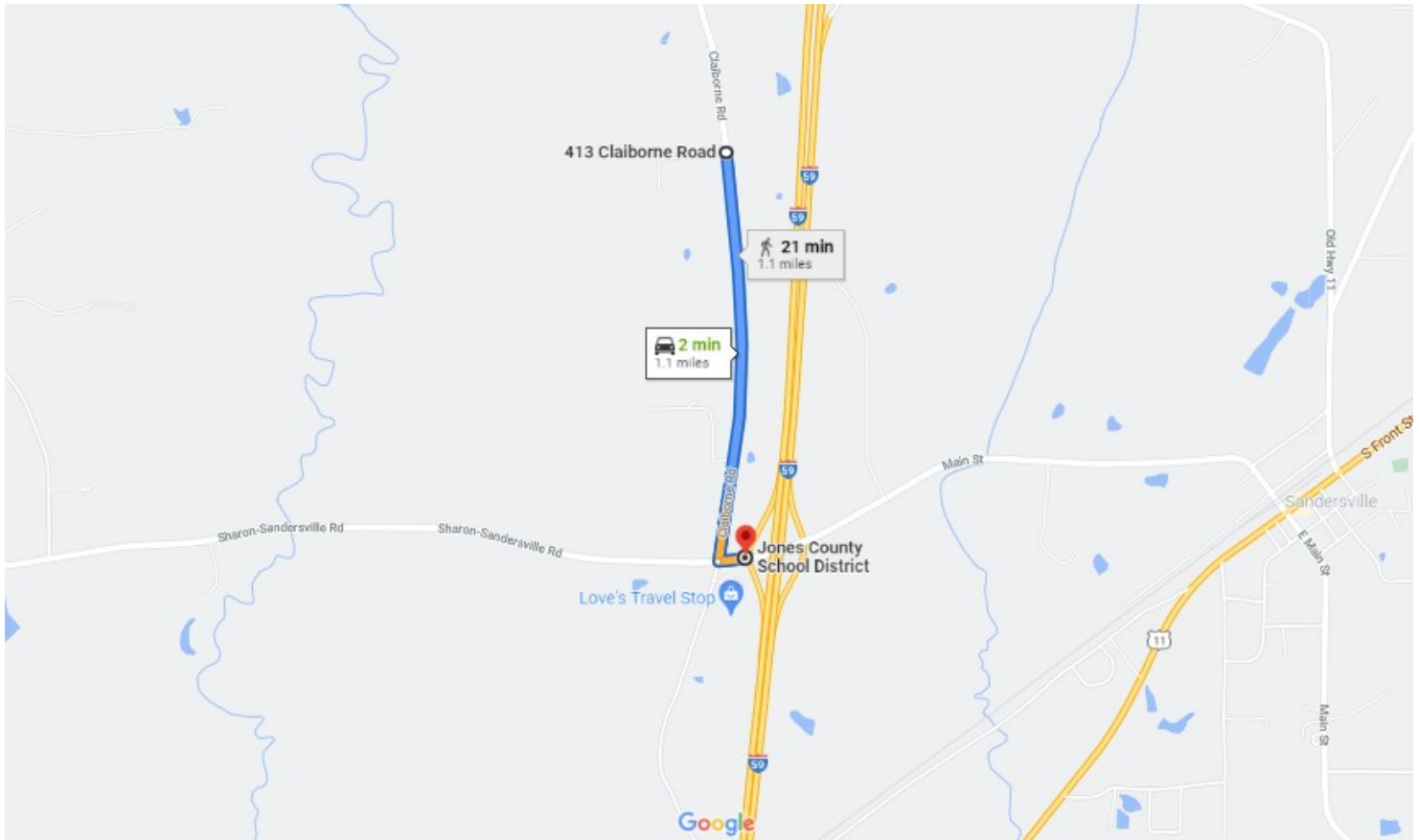
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# DIRECTIONAL MAP



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