

Secluded Home Site

10.38± Acres in Marion County, MS



\$2,995/Acre

Directions from Columbia, MS: Travel north on MS-13/Main St toward Church Street for 8.7 miles. Turn left onto MS-44 and travel for 2.7 miles. Turn left on River Bend Road and travel for .2 miles. Turn left on Tolar Road and the property is located on the left.

Click [HERE](#) for Google Maps



Call me today!

MICHAEL OSWALT, ASSOCIATE BROKER®

Michael@TomSmithLand.com

601.898.2772 **office** | 662.719.3967 **cell**

Licensed in MS, AR & MO



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Welcome to your 10.38± acre home site in Marion County, MS! Currently, the property is heavily wooded 2008/2009 natural regeneration. This tract offers 650 feet of paved road frontage along the east side of Tolar road; pick your entrance and get to clearing! The topography is relatively flat so picking a home site should be a breeze. The electrical service is provided by Pearl River Valley EPA and water will be accessed via a well. The location is convenient being just under 10 miles northwest of Columbia, MS. If you have been looking for that raw country setting to call your own, call Michael Oswalt today. 2019 Taxes \$120.18



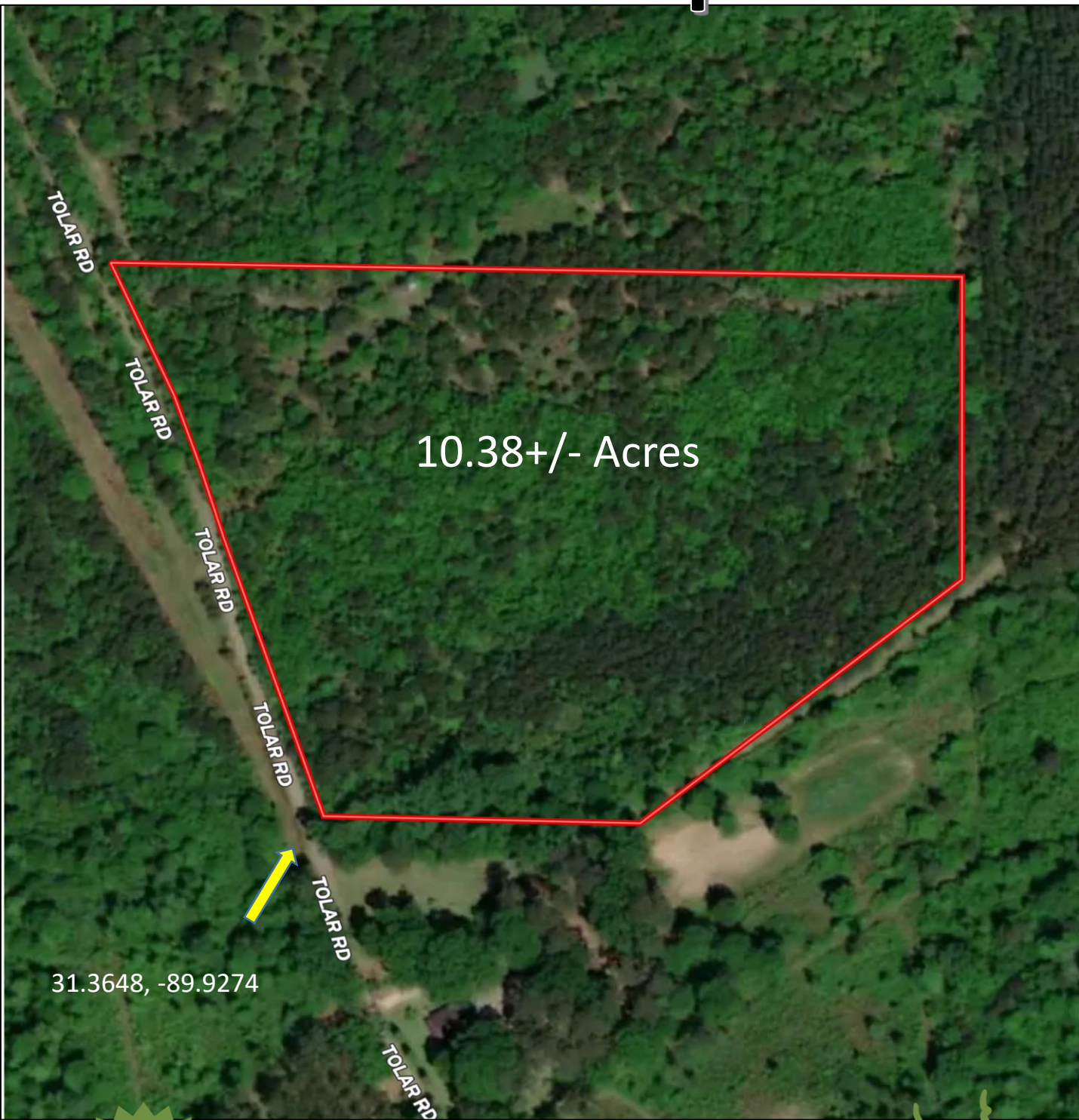
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Aerial Map



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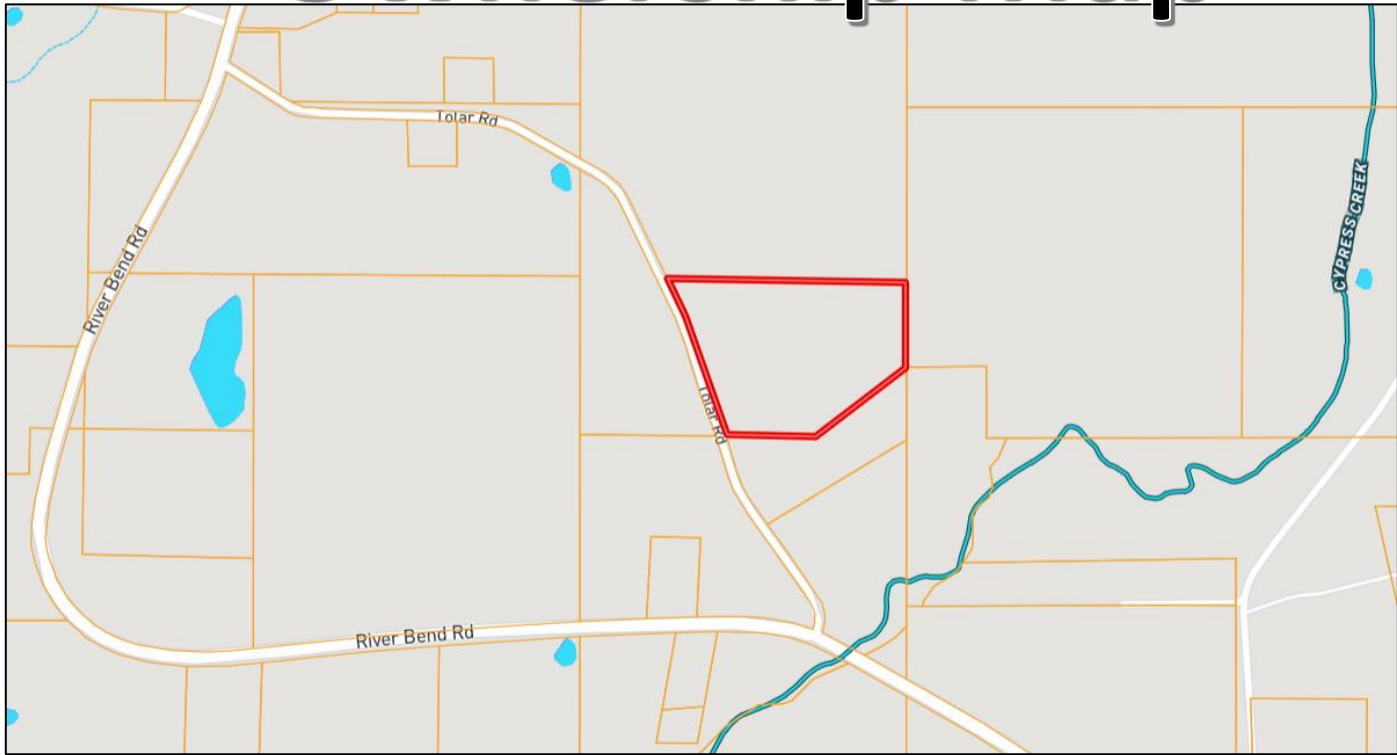
Expect More. Get More.



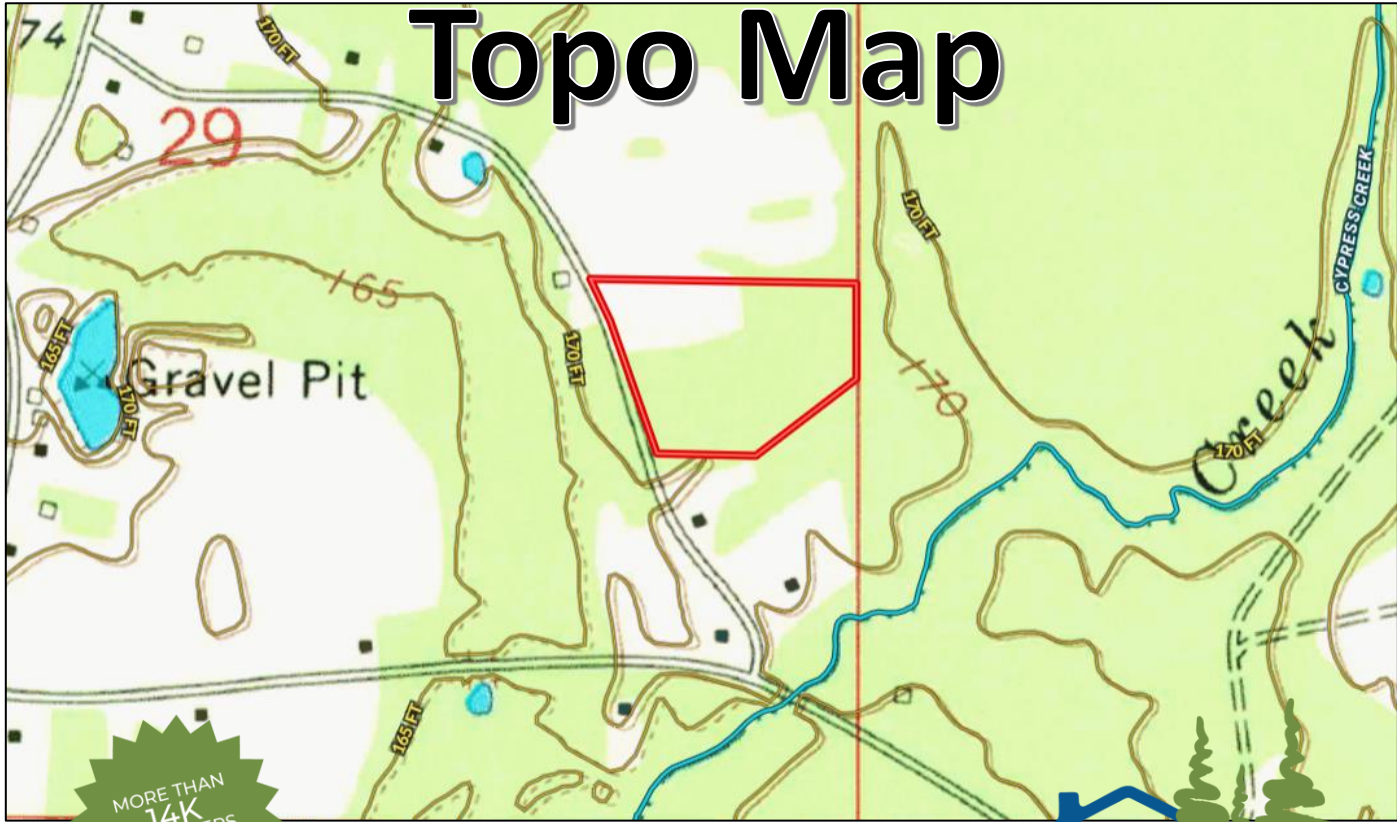
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Ownership Map



Topo Map



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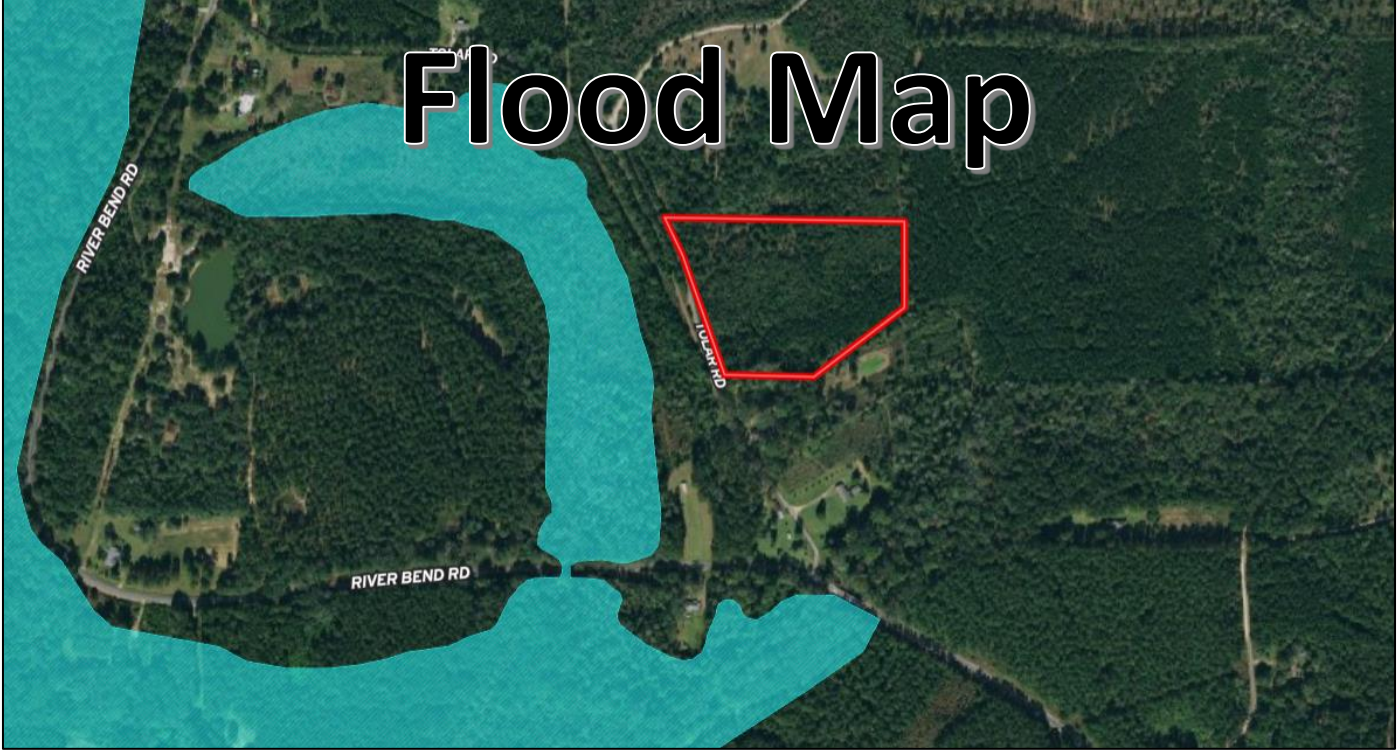
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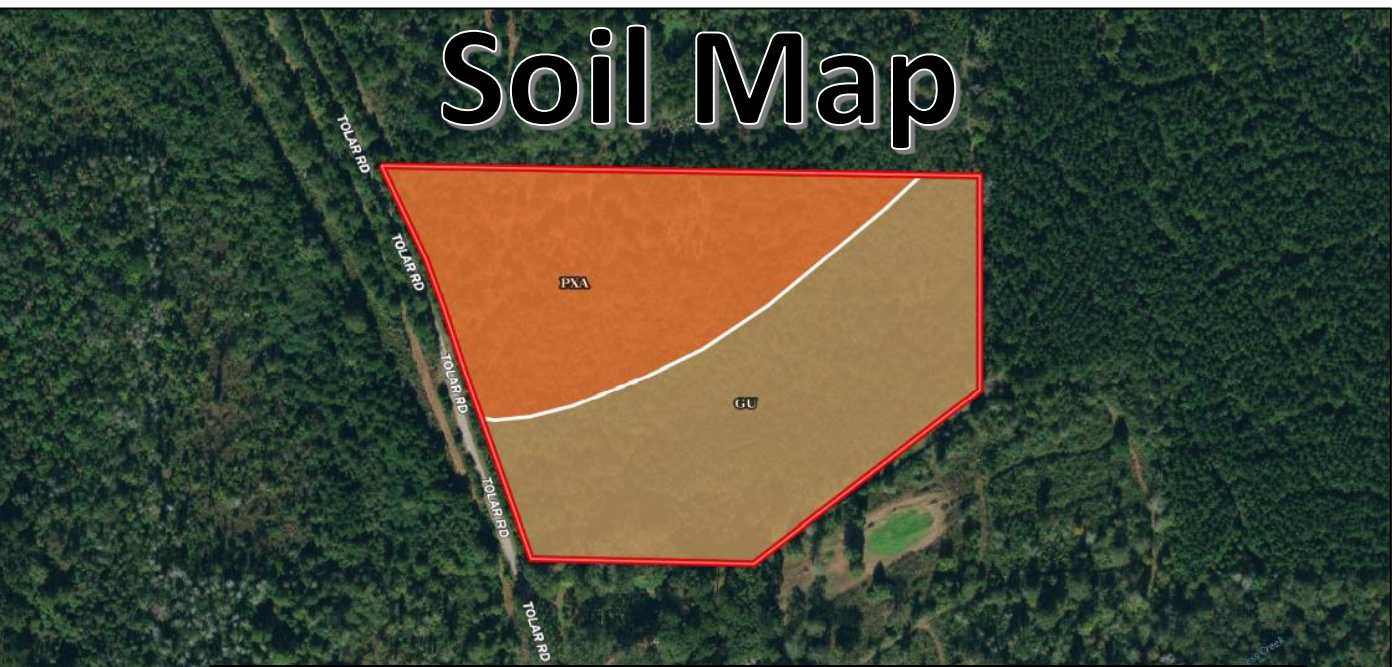
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Flood Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Gu	Guyton silt loam, 0 to 1 percent slopes, frequently flooded	5.97	55.18	0	60	5w
PxA	Prentiss fine sandy loam, 0 to 2 percent slopes	4.85	44.82	0	44	2w
TOTALS		10.82(*)	100%	-	52.83	3.66

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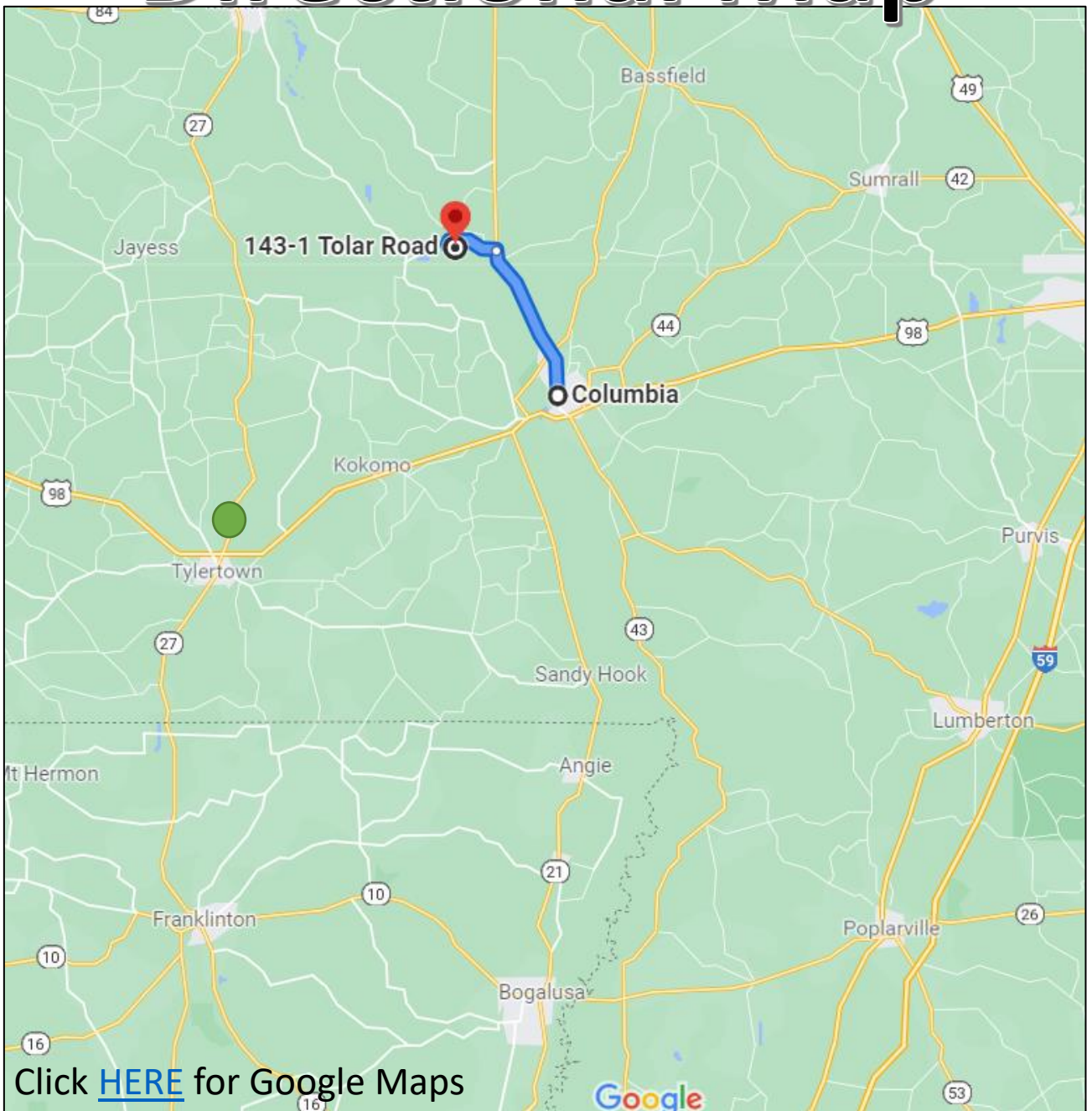
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Directional Map



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