

46 +/- Acre Recreational Tract

Lowndes County, MS



\$159,900

Are you looking for a recreational tract in Lowndes County, MS? This 46+/- acre tract is only 20 minutes from downtown Columbus, MS, and 15 minutes from Pickensville, AL. The property consists of diverse timber types, including 10+/- acres of 13-year-old pine, 27 +/- acres of natural non-merchantable hardwoods overseeded with loblolly pine, and 9 +/- acres of mature hardwoods within a streamside management zone. With 1,900 feet of internal roads, food plots, and a surplus of browse & cover, this property is plenteous with wildlife. Nash Creek divides the property with access on both sides and has over 3,300 feet of road frontage. You have to see it for yourself with too many features to name!

Directions from the intersection of MS-182 & MS-69 in Lowndes County, MS: Travel south on MS-69 for 11 miles. Turn right on Sobley Rd and travel 0.4 miles; the property will be on the right.



Call me today!

JOHN DEL PAPA, REALTOR®
John@TomSmithHomes.com
662.268.6333 office | 662.788.2455 cell



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



LandReport
2010-2021
AMERICA'S
BEST
BROKERAGES

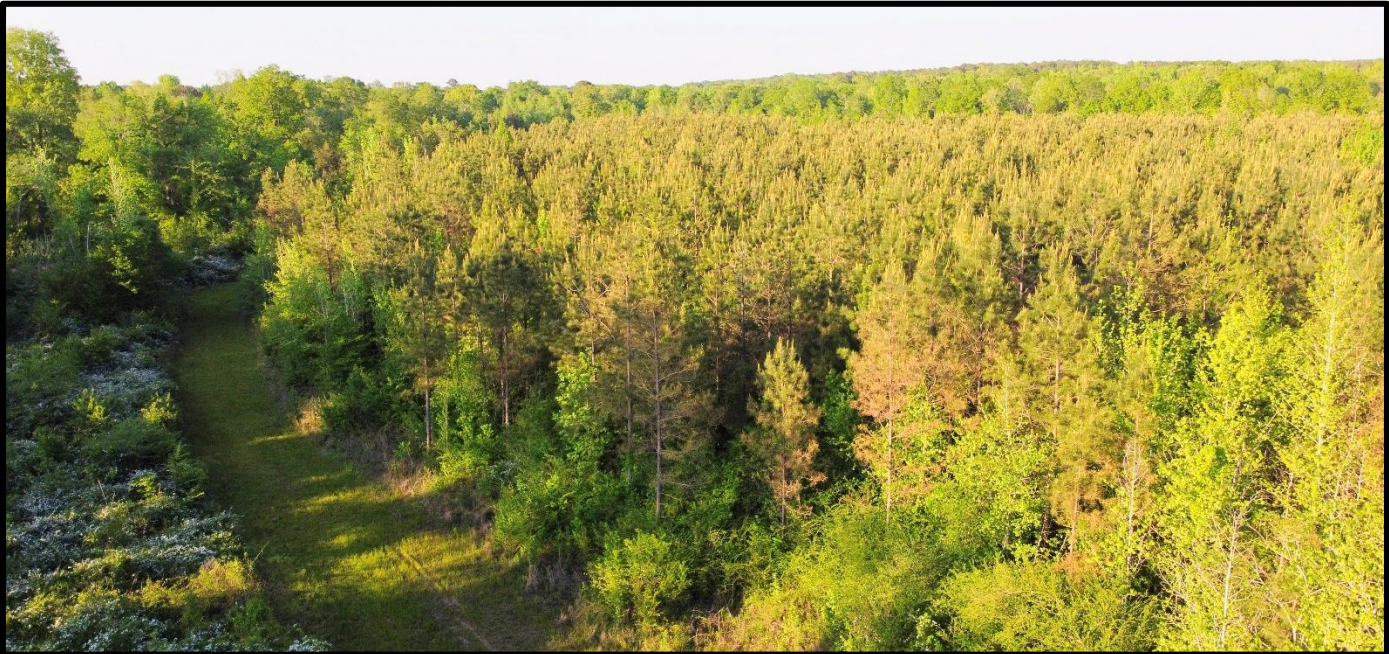
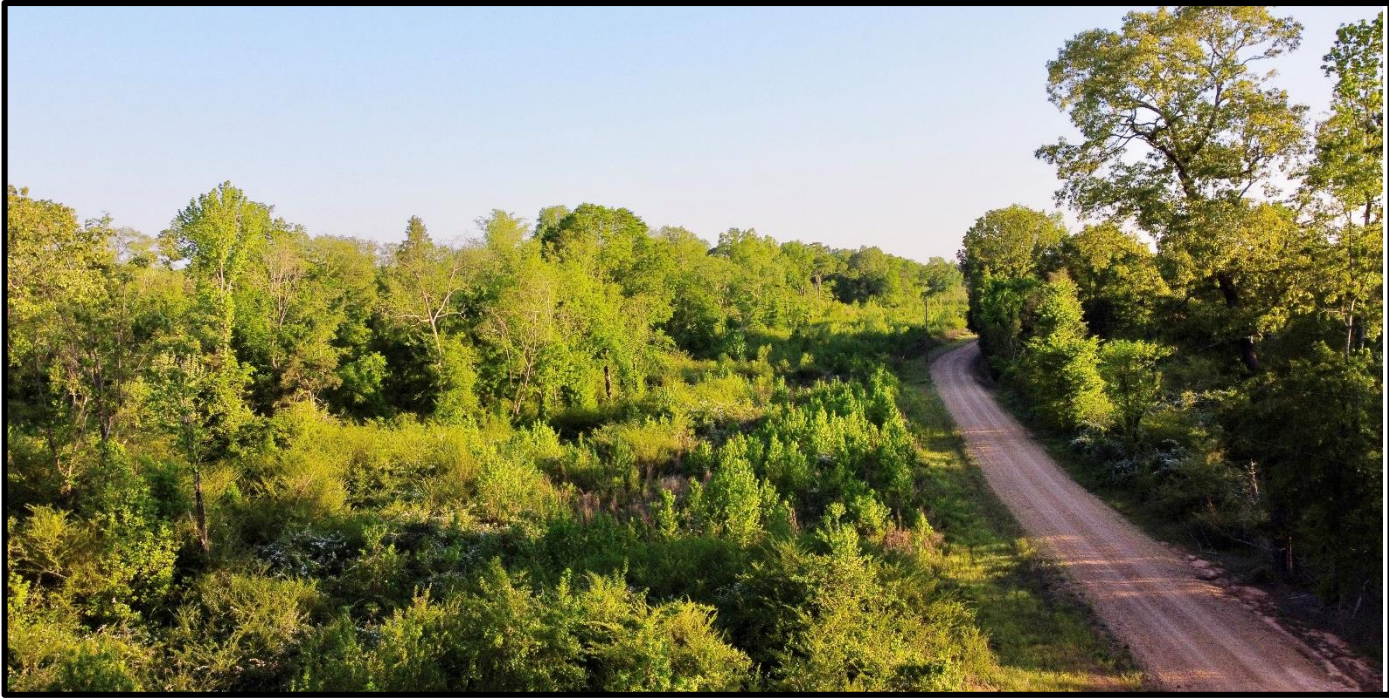
call me today!

JOHN DEL PAPA, REALTOR®
John@TomSmithHomes.com
662.268.6333 office | 662.788.2455 cell

**Tom
Smith
LAND AND
HOMES**
Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



LandReport
2010-2021
AMERICA'S
BEST
BROKERAGES

call me today!

JOHN DEL PAPA, REALTOR®
John@TomSmithHomes.com
662.268.6333 office | 662.788.2455 cell



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



LandReport
2010-2021
AMERICA'S
BEST
BROKERAGES

Call me today!

JOHN DEL PAPA, REALTOR®
John@TomSmithHomes.com
662.268.6333 office | 662.788.2455 cell



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



LandReport
2010-2021
AMERICA'S
BEST
BROKERAGES

Call me today!

JOHN DEL PAPA, REALTOR®
John@TomSmithHomes.com
662.268.6333 office | 662.788.2455 cell



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Ownership Map



call me today!

JOHN DEL PAPA, REALTOR®

John@TomSmithHomes.com

662.268.6333 office | 662.788.2455 cell

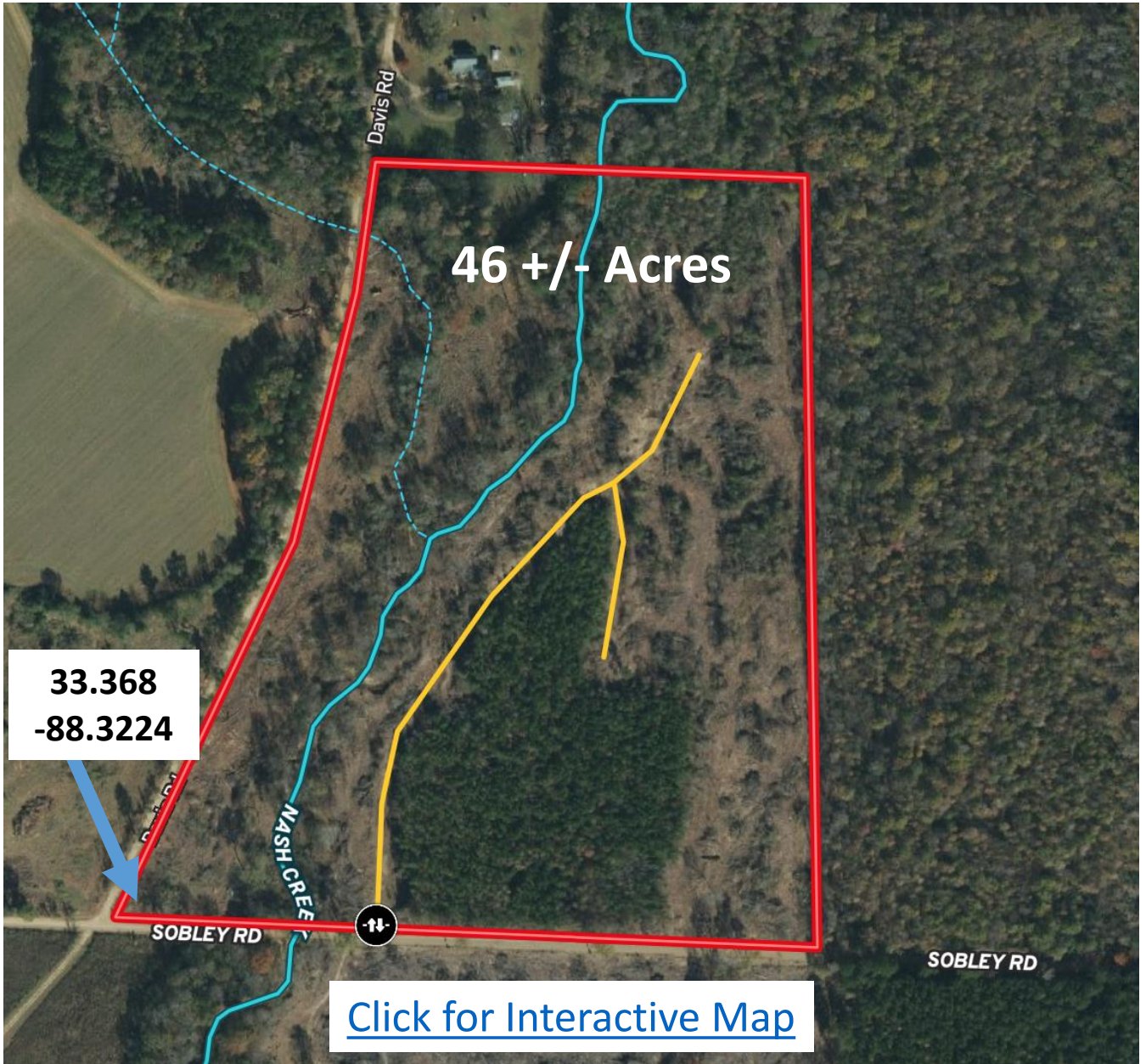


Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Aerial Map



call me today!

JOHN DEL PAPA, REALTOR®

John@TomSmithHomes.com

662.268.6333 office | 662.788.2455 cell



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Topographic Map



call me today!

JOHN DEL PAPA, REALTOR®

John@TomSmithHomes.com

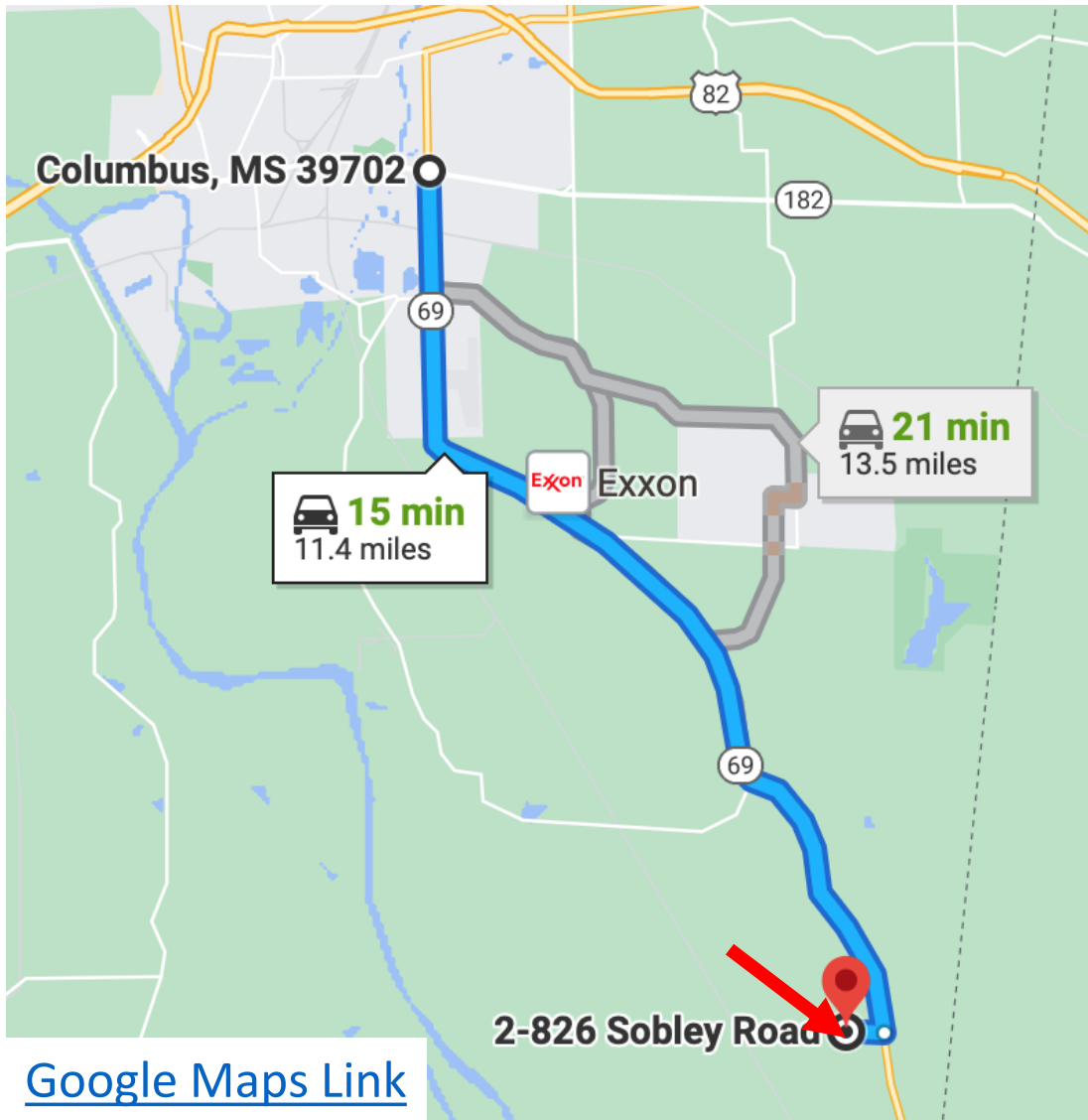
662.268.6333 office | 662.788.2455 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Directional Map



Directions from the intersection of MS-182 & MS-69 in Lowndes County, MS: Travel south on MS-69 for 11 miles. Turn right on Sobley Rd and travel 0.4 miles; the property will be on the right.



call me today!

JOHN DEL PAPA, REALTOR®

John@TomSmithHomes.com

662.268.6333 office | 662.788.2455 cell



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.