

# 46 +/- Acre Recreational Tract

## Lowndes County, MS



**\$145,000**

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 DELPAPA**, REALTOR®  
John@TomSmithLand.com  
662.268.6333 **office** | 662.788.2455 **cell**  
Licensed in MS & AL | MS Registered Forestor



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



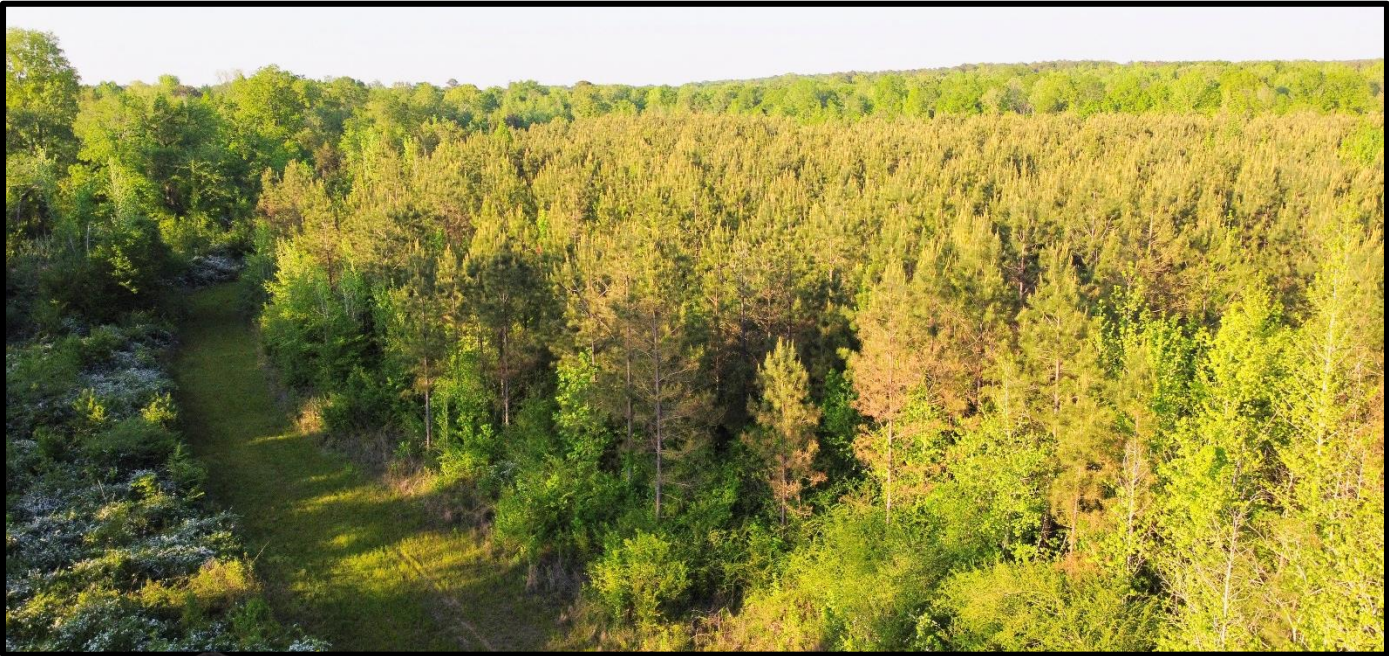
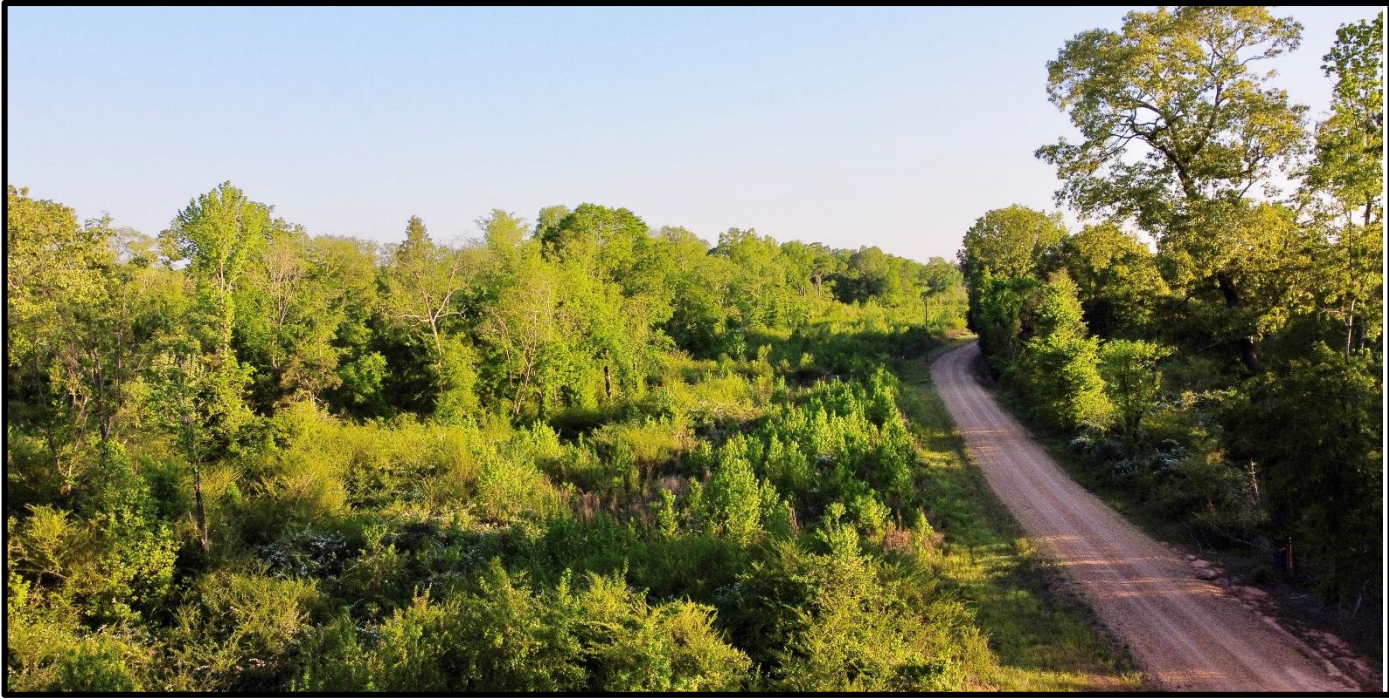
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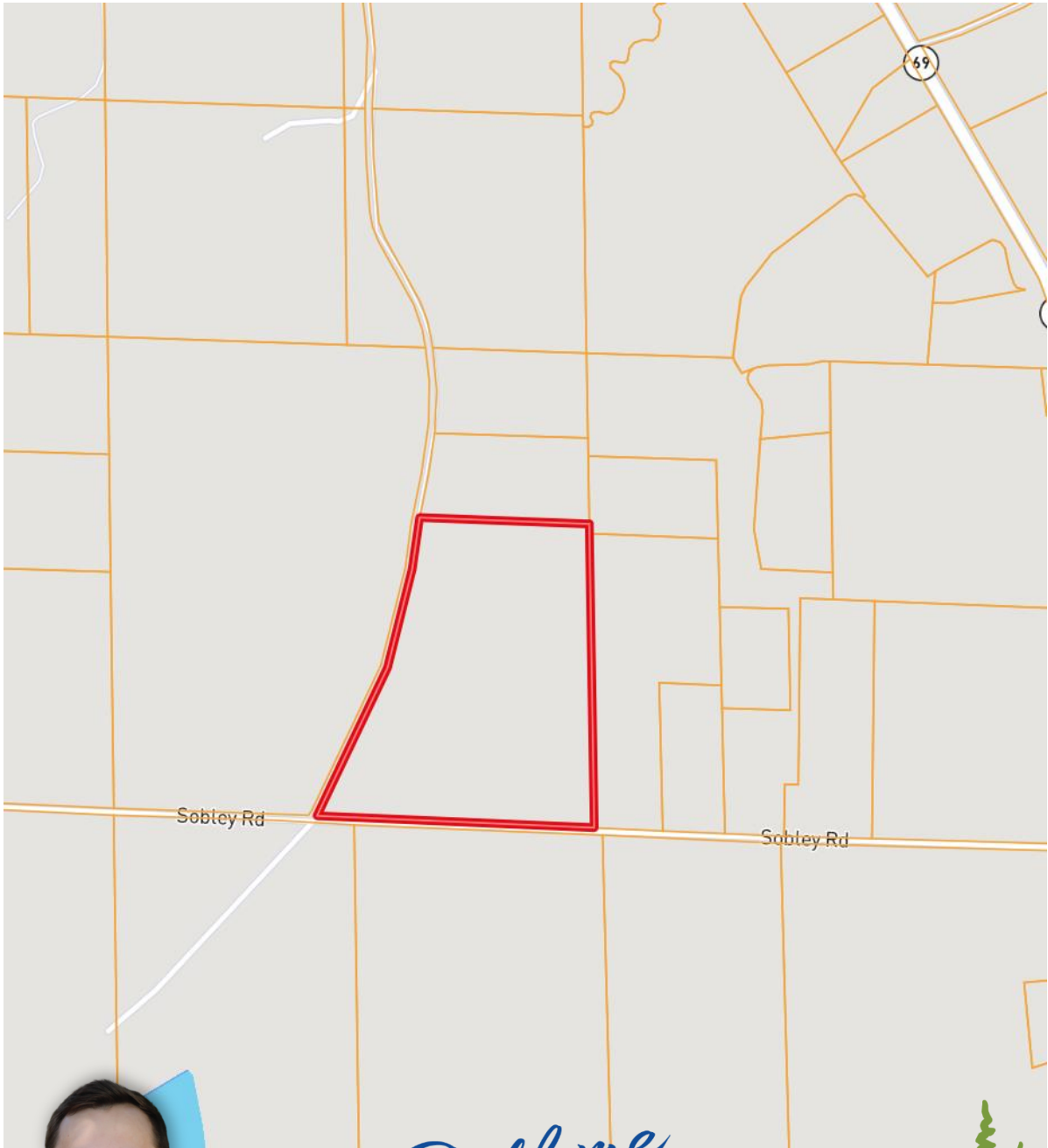
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# Ownership Map



Sobley Rd

Sobley Rd

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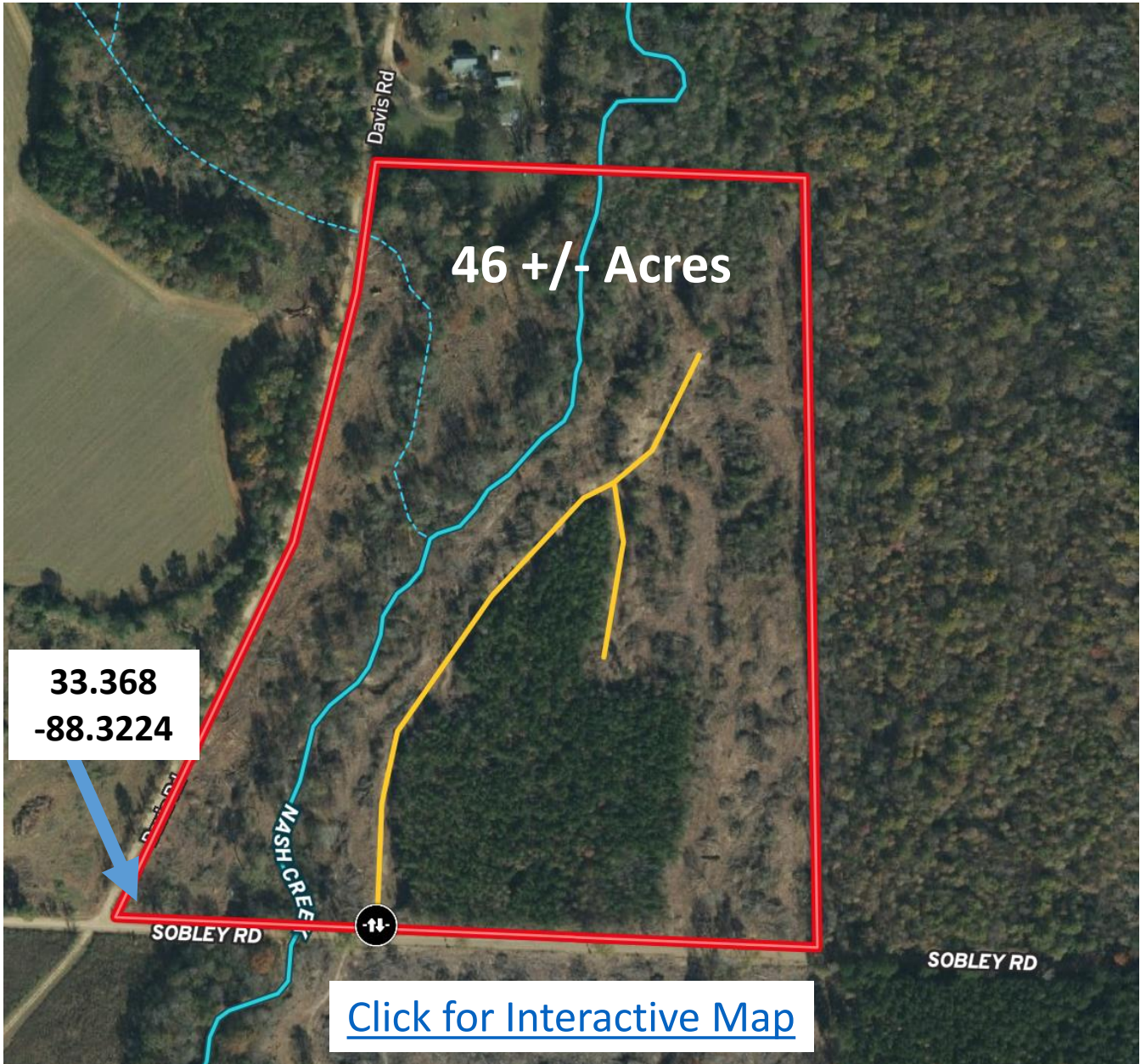
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## Aerial Map



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**Topographic Map**



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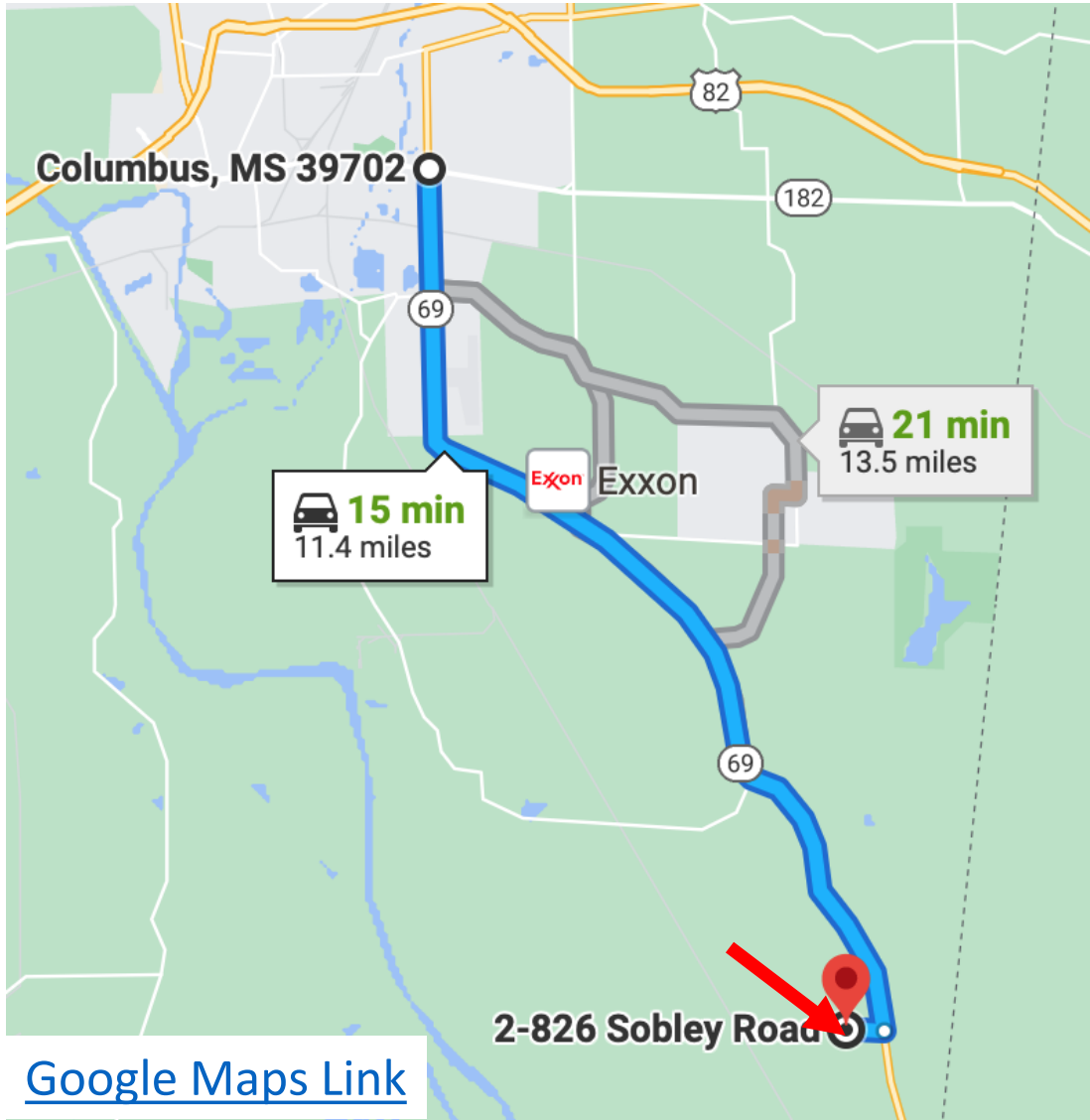


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## Directional Map



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