

Recreational Property with a Camphouse

64.5± Acres in Simpson County, MS



\$275,000

Welcome to your new recreational property in Simpson County, MS. This 64.5+/- acres with a camp house is located near the Pearl River. The Camp House is 1,632 square feet, features solid hardwood floors, and includes hardwood siding harvested from the property. Some recent renovations have been made, and it is in fair shape considering its age, as it was originally built in 1930. The property is only a few minutes North of Georgetown and the Pearl River public ramp on Hwy 28. The timber is primarily 28-year-old Plantation Pine with scattered Hardwoods. The eastern parcel has had the trees thinned once. A power line traverses the property, making an excellent spot for some food plots, and deer signs were noted upon initial inspection. Southern Pine Electric provides electricity, and Southwest Rankin Water Association provides water. This one won't last long. Call Bill to schedule your private showing today.



Call me today!

BILL PATRICK, REALTOR®
Bill@TomSmithLand.com
601.898.2772 office | 601.573.0749 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



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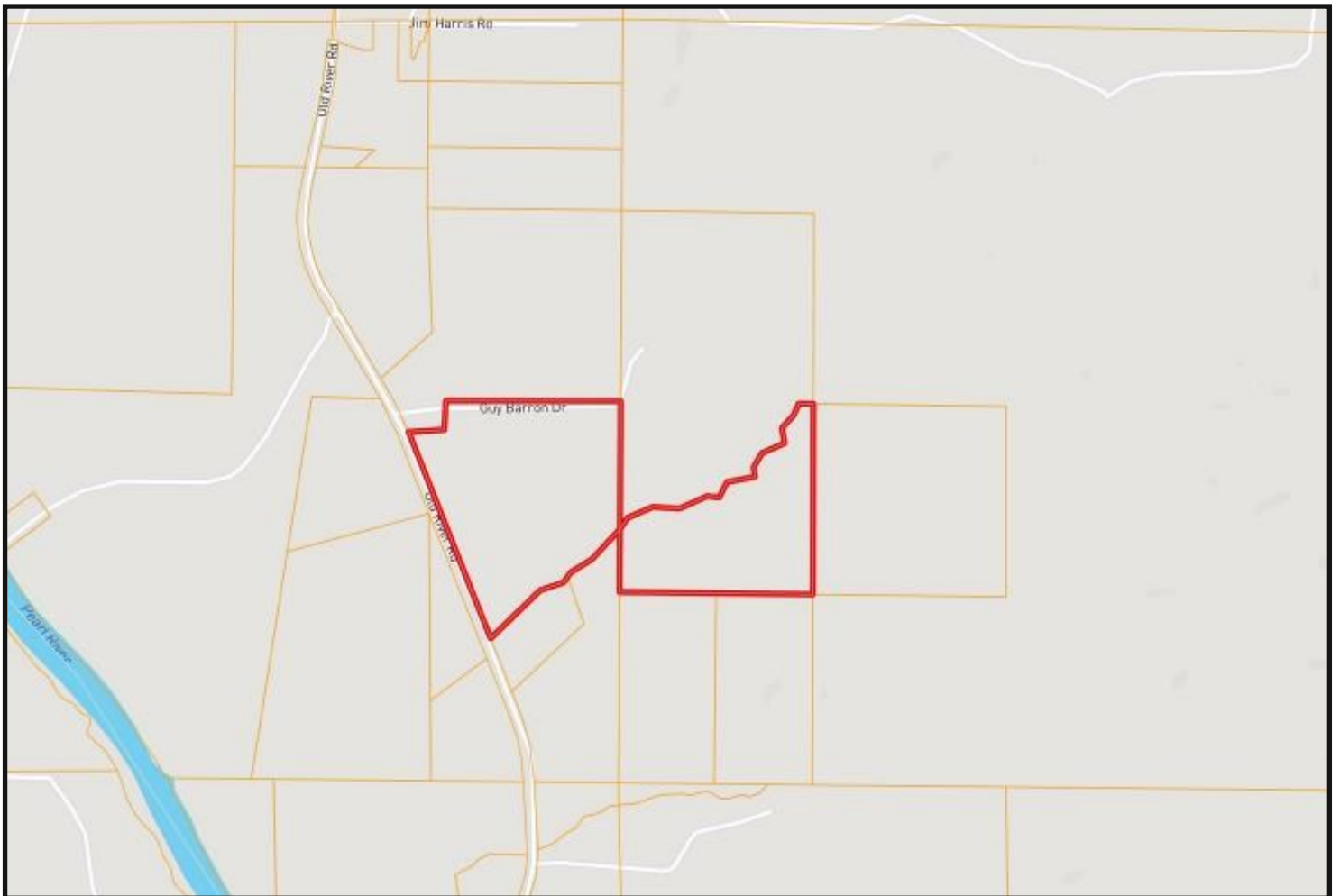
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OWNERSHIP MAP



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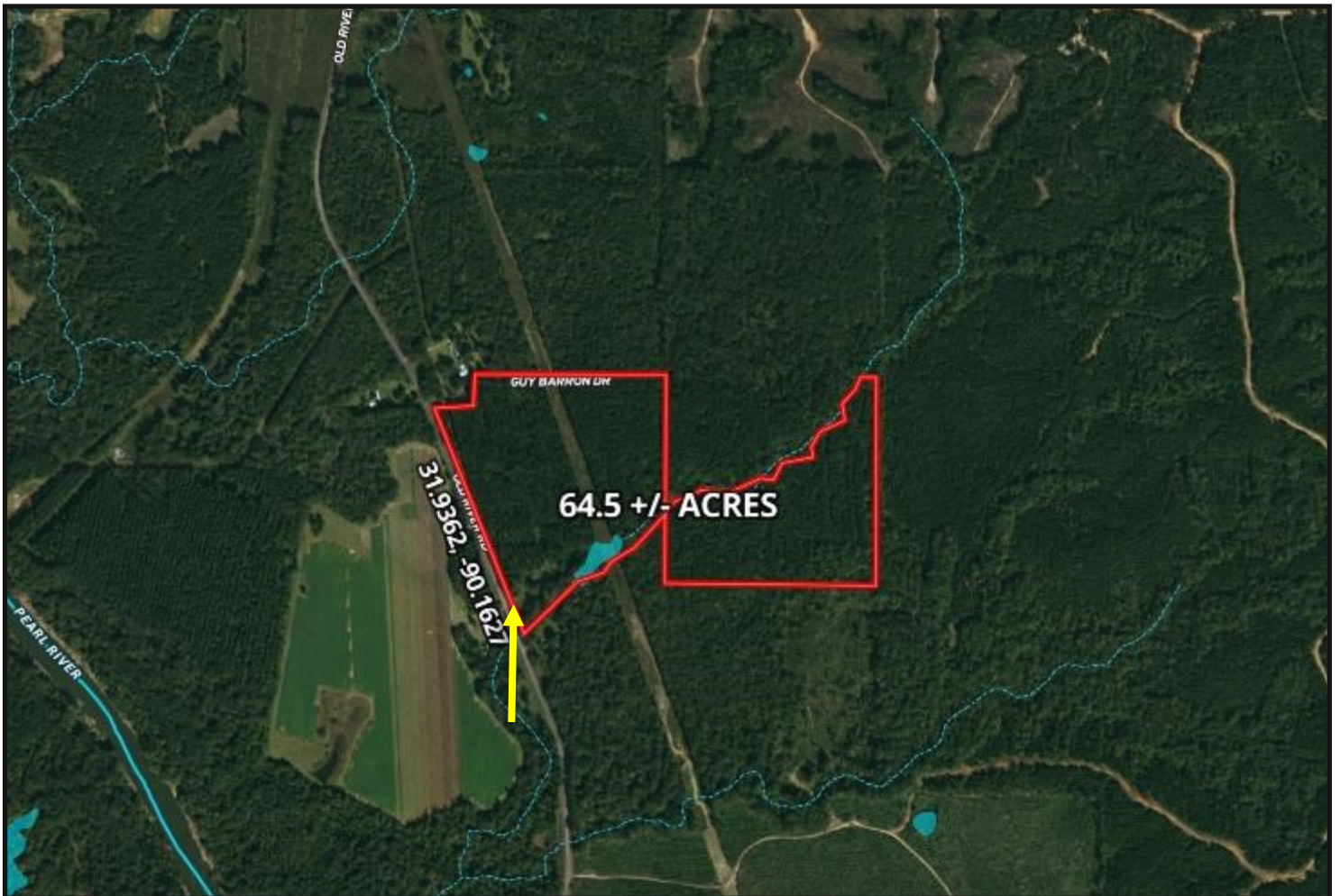
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AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)

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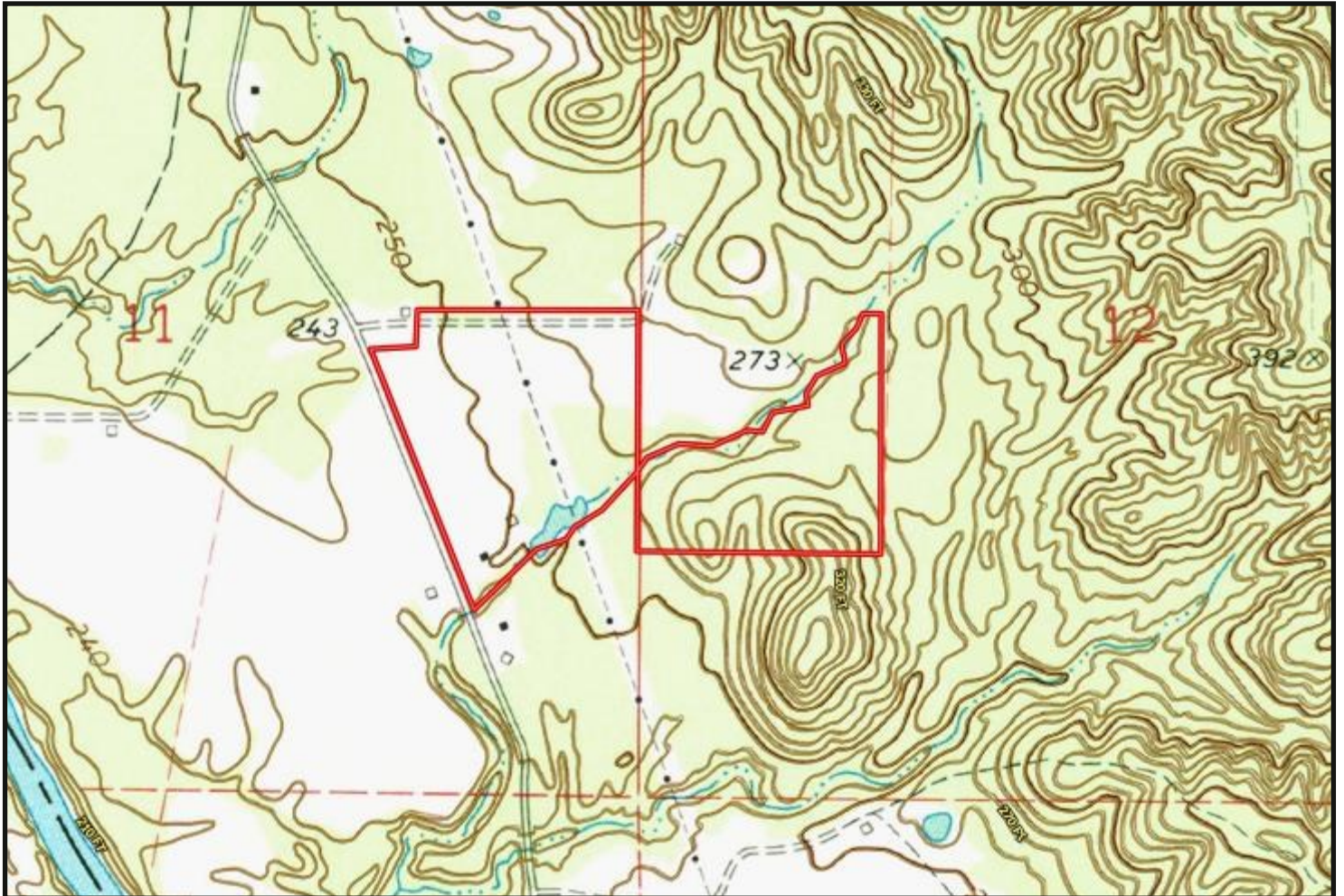


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TOPO MAP



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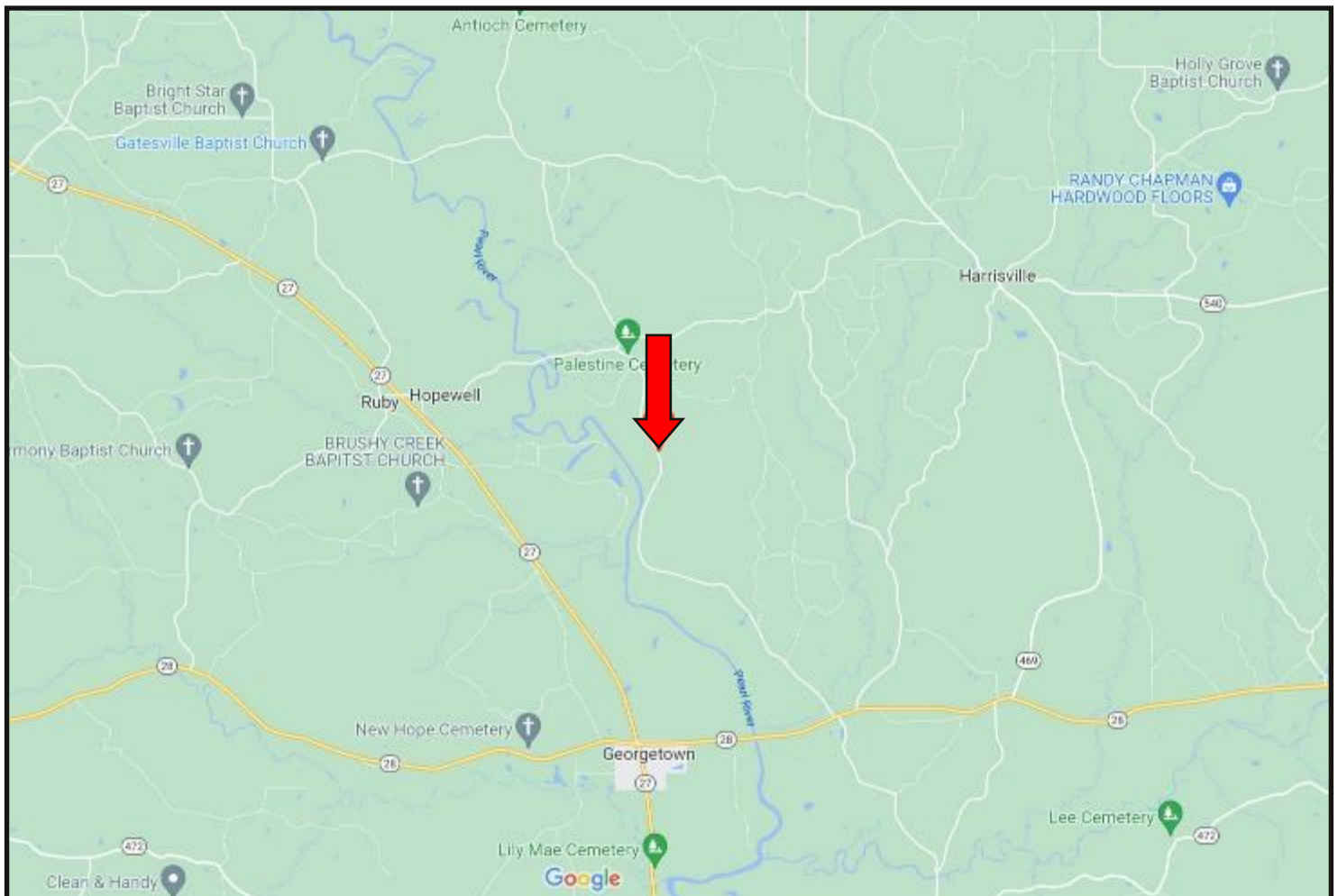


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DIRECTIONAL MAP



DIRECTIONS FROM THE INTERSECTION OF HWY 27 AND HWY 28 IN GEORGETOWN, MS: Travel Hwy 28 for 1.9 miles. Turn left onto Old River Road and travel 8.4 miles. The property will be on your right. [GOOGLE MAP LINK](#)



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