

Recreational/ Home Site

65 +/- Acres in Neshoba County, MS



\$149,999

This 65 +/- acres in Neshoba County, MS has a little bit of everything. This rolling property has a few nice places to build a home with utilities nearby. There was also a lot of deer and wildlife sign throughout the property. This piece sits back in a quite community and is on the Neshoba County, Kemper County line. There is a good age structure of mixed timber on this property and nice little creek running through it as well. There is also approximately 25 +/- acres of fresh cutover. To schedule a private showing, call or text Walker!

Directions from Walmart Philadelphia, MS: Leave Walmart and head east for 59 feet and turn left towards MS-21/ Main Street. Then in .1 miles turn right onto MS-21/ Main Street. Then in 1.8 miles bear right onto MS-486/ Golf Course Road. Then after 10.8 miles keep straight onto MS-491/ Highway 491 South. Then in 5.1 miles bear left onto County Road 4316. The property will be on your right in 1 mile.



**WALKER
TRANUM**
REALTOR®

Office: 662.268.6333

Cell: 662.769.1442

Walker@TomSmithHomes.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





**WALKER
TRANUM**
REALTOR®

Office: 662.268.6333

Cell: 662.769.1442

Walker@TomSmithHomes.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





**WALKER
TRANUM**
REALTOR®

Office: 662.268.6333

Cell: 662.769.1442

Walker@TomSmithHomes.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Aerial Map



Click [Here](#) for Interactive Link



WALKER
TRANUM
REALTOR®

Office: 662.268.6333

Cell: 662.769.1442

Walker@TomSmithHomes.com



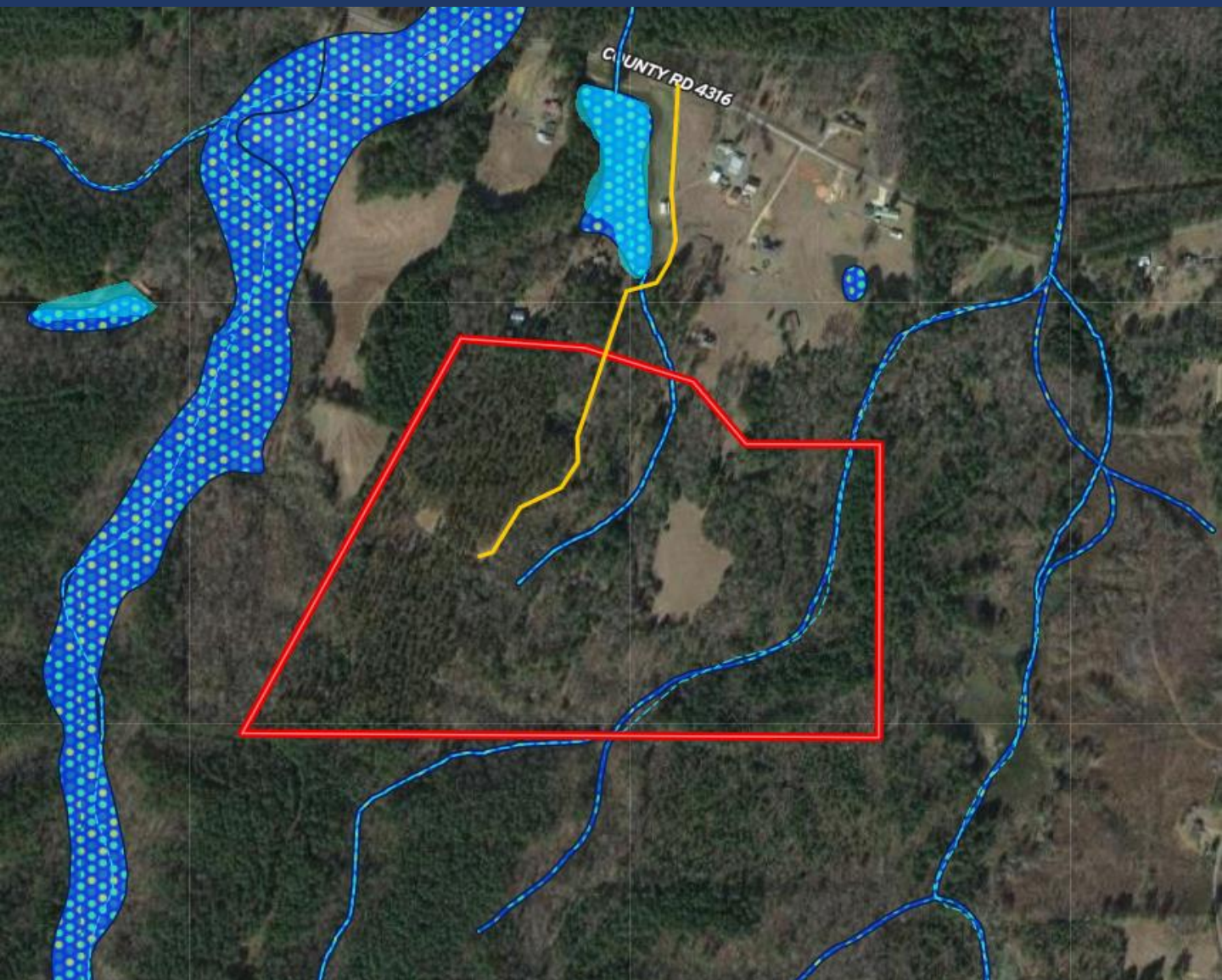
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Flood Map



**WALKER
TRANUM**
REALTOR®

Office: 662.268.6333

Cell: 662.769.1442

Walker@TomSmithHomes.com



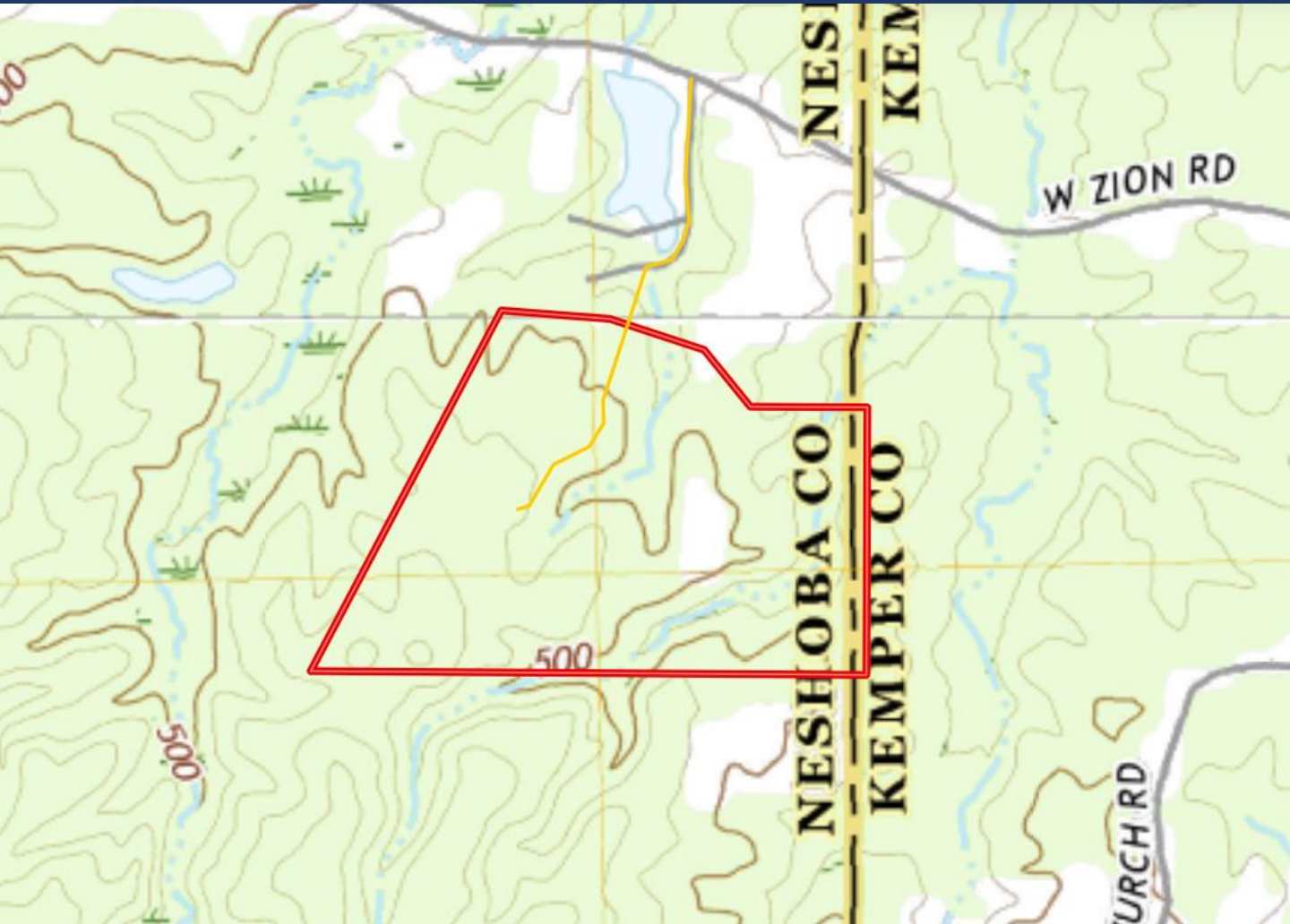
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Topography Map



**WALKER
TRANUM**
REALTOR®

Office: 662.268.6333
Cell: 662.769.1442

Walker@TomSmithHomes.com



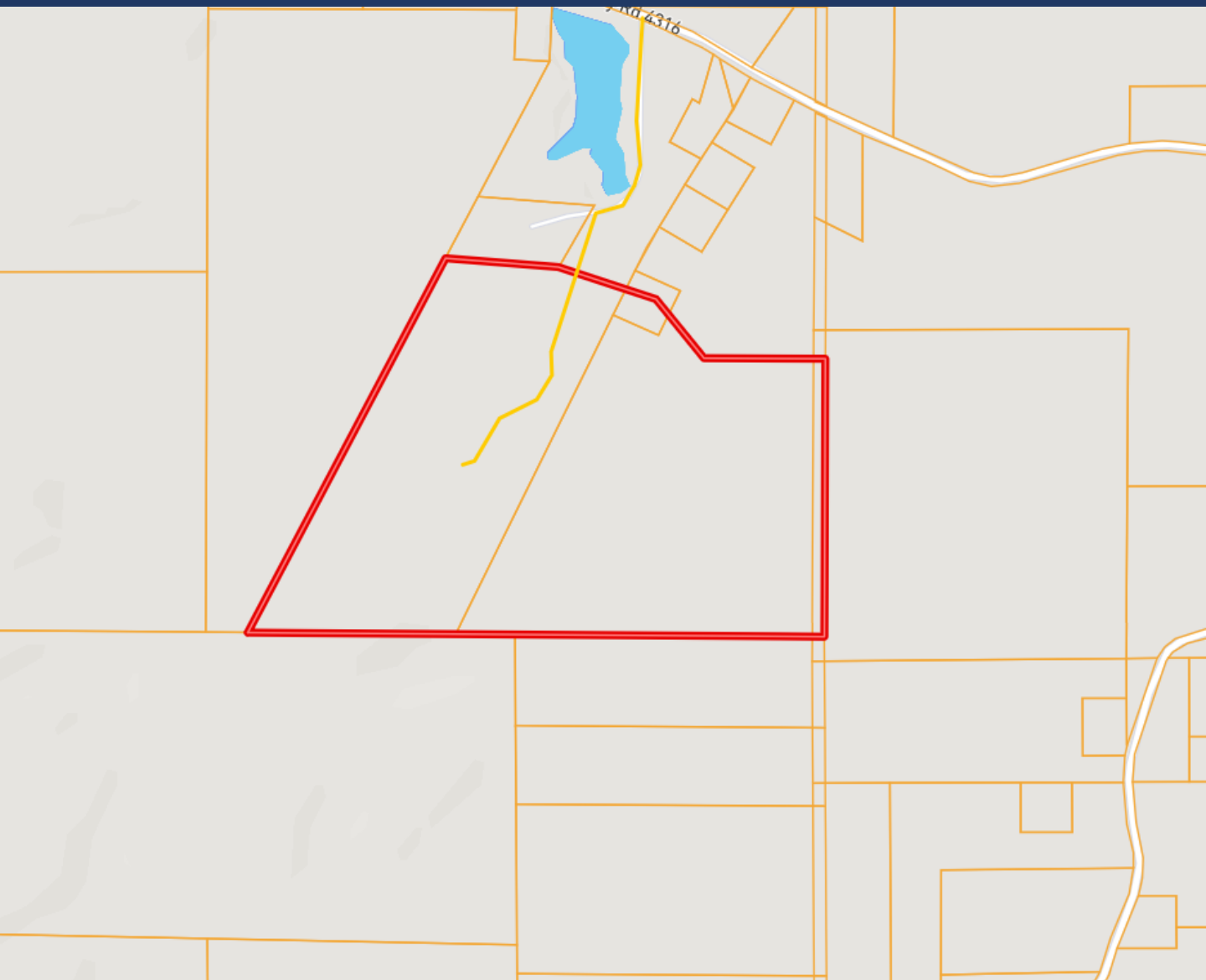
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Ownership Map



**WALKER
TRANUM**
REALTOR®

Office: 662.268.6333

Cell: 662.769.1442

Walker@TomSmithHomes.com



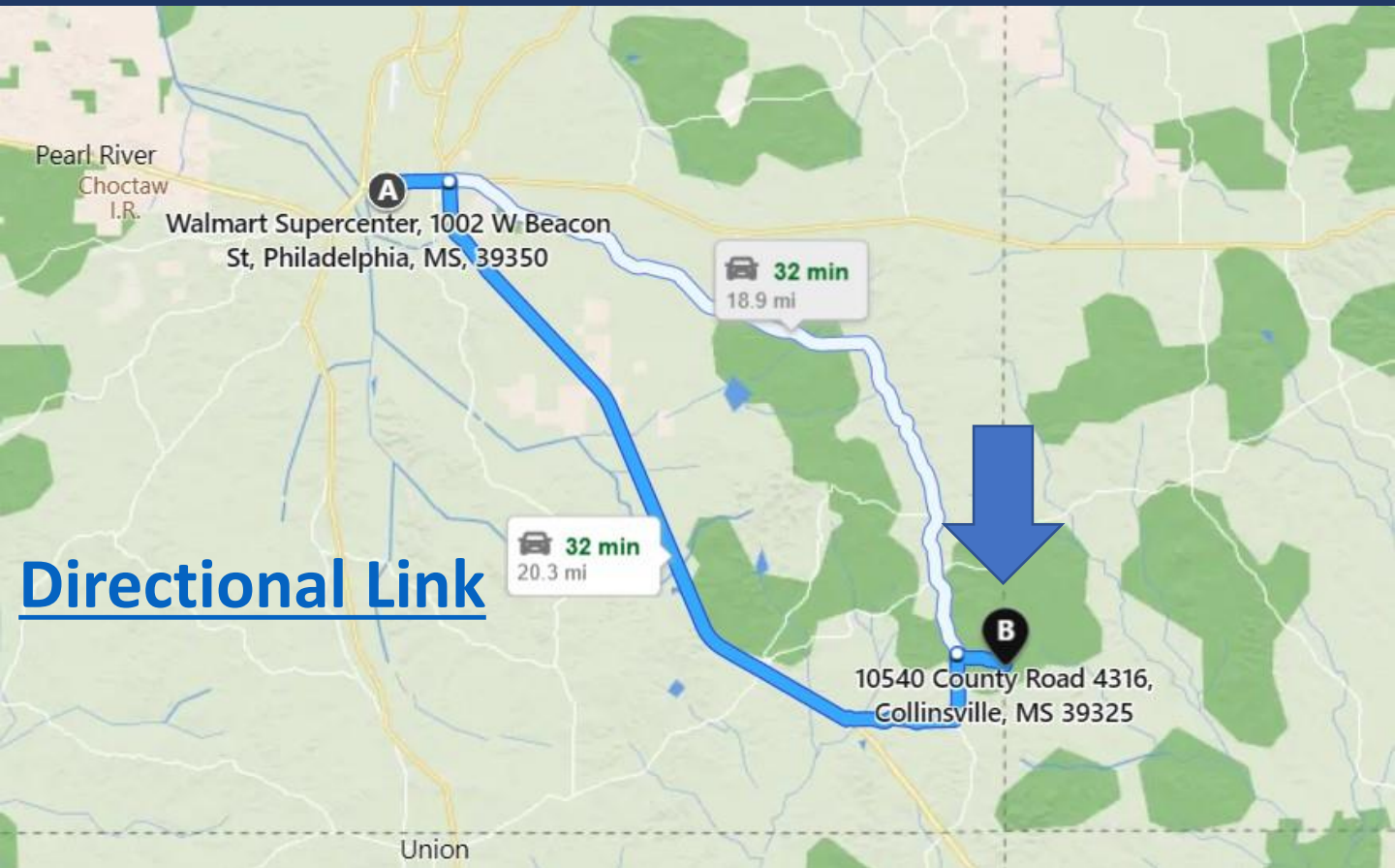
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Directional Map



Directions from Walmart Philadelphia, MS: Leave Walmart and head east for 59 feet and turn left towards MS-21/ Main Street. Then in .1 miles turn right onto MS-21/ Main Street. Then in 1.8 miles bear right onto MS-486/ Golf Course Road. Then after 10.8 miles keep straight onto MS-491/ Highway 491 South. Then in 5.1 miles bear left onto County Road 4316. The property will be on your right in 1 mile.



**WALKER
TRANUM**
REALTOR®

Office: 662.268.6333

Cell: 662.769.1442

Walker@TomSmithHomes.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

