

BEAUTIFUL COUNTRY RETREAT

297.8± Acres in Simpson County, MS

DRONE LINK



\$985,500

- 297.8± ACRES IN SIMPSON COUNTY, MS
- SURROUNDED BY 250± ACRES OF YOUNG PINE TIMBER
- HARPER CREEK TRAVERSES PROPERTY
- 2± ACRE POND FOR FISHING
- ABUNDANT DEER AND TURKEY
- 1980 SF 2 BED/4 BATH MAIN HOME
- SCREENED-IN FRONT AND BACK PORCHES
- OUTDOOR KITCHEN WITH PRIVATE BATHROOM
- 60X30 EQUIPMENT STORAGE BUILDING
- DETACHED CARPORT WITH STORAGE
- 80X40 FULLY-ENCLOSED WORKSHOP WITH 3 BAYS AND 16 FT ROLL UP DOORS
- 1,000 SF 2 BED/1 BATH CABIN WITH CARPORT
- BOTH RESIDENCES HAVE PRIVATE GATED ENTRANCES
- NEW WATER HEATERS AND 3 PROPANE TANKS ONSITE
- GARDEN AREA WITH MUSCADINE VINES
- ROAD FRONTAGE ON BOTH SIDES OF PROPERTY



TOM SMITH

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



Call The Land Man Today!

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





Welcome to your slice of Southern paradise in Simpson County, MS! This sprawling 297.8± acre property has everything you need for a relaxed country lifestyle. Surrounded by 250± acres of young pine trees and a lovely creek, this place is a nature lover's dream. There's even a cozy 2± acre pond for fishing or enjoying the peaceful scenery.

If you're into hunting, you're in luck—an abundance of deer and turkey roaming around for you to hunt. And when you're ready to relax, the comfortable main house is ready for new occupants. The home features 1980 sf, two bedrooms, four bathrooms, and all the modern comforts you could want. There are screened-in porches on the front and back of the home for lazy afternoons, and the fantastic outdoor kitchen with a full bathroom and laundry room is ideal for hosting gatherings or enjoying outdoor dining. The property includes a 60x30 equipment storage building, a detached carport with additional storage, and an enclosed workshop. Additionally, a spacious 80x40 fully enclosed insulated workshop with three bay 16-foot roll-up doors provides the perfect space for hobbies.

Also located on the property is a charming 1,000-square-foot, two-bedroom, one-bath cabin. The spacious family room and kitchen are ideal for guests, and the attached carport is perfect for storage for your side-by-side. Both residences feature private entrances, new water heaters, and metal roofs, ensuring durability and longevity. Other amenities include a garden area, muscadine vines, and well water. Both residences have paved road frontage with two gated entrances and an asphalt driveway for easy access.

With its mix of hardwood veins, creek frontage, and abundant wildlife, this property offers a rare opportunity to own a piece of paradise in Simpson County, MS. Whether you're seeking a peaceful retreat or a hunting haven, this property has it all. Take advantage of the chance to make this country retreat yours! Call Tom for your private showing today!

TOM SMITH
ALC®, BROKER
Office: 601.898.2772
Cell: 601.454.9397
Tom@TomSmithLand.com



Call The Land Man Today!
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





TOM SMITH
 ALC®, BROKER
 Office: 601.898.2772
 Cell: 601.454.9397
 Tom@TomSmithLand.com



Call The Land Man Today!
 TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





TOM SMITH

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



Call The Land Man Today!

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





TOM SMITH

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



Call The Land Man Today!

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





TOM SMITH

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



Call The Land Man Today!

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





TOM SMITH

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



Call The Land Man Today!

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





TOM SMITH
 ALC®, BROKER
 Office: 601.898.2772
 Cell: 601.454.9397
 Tom@TomSmithLand.com

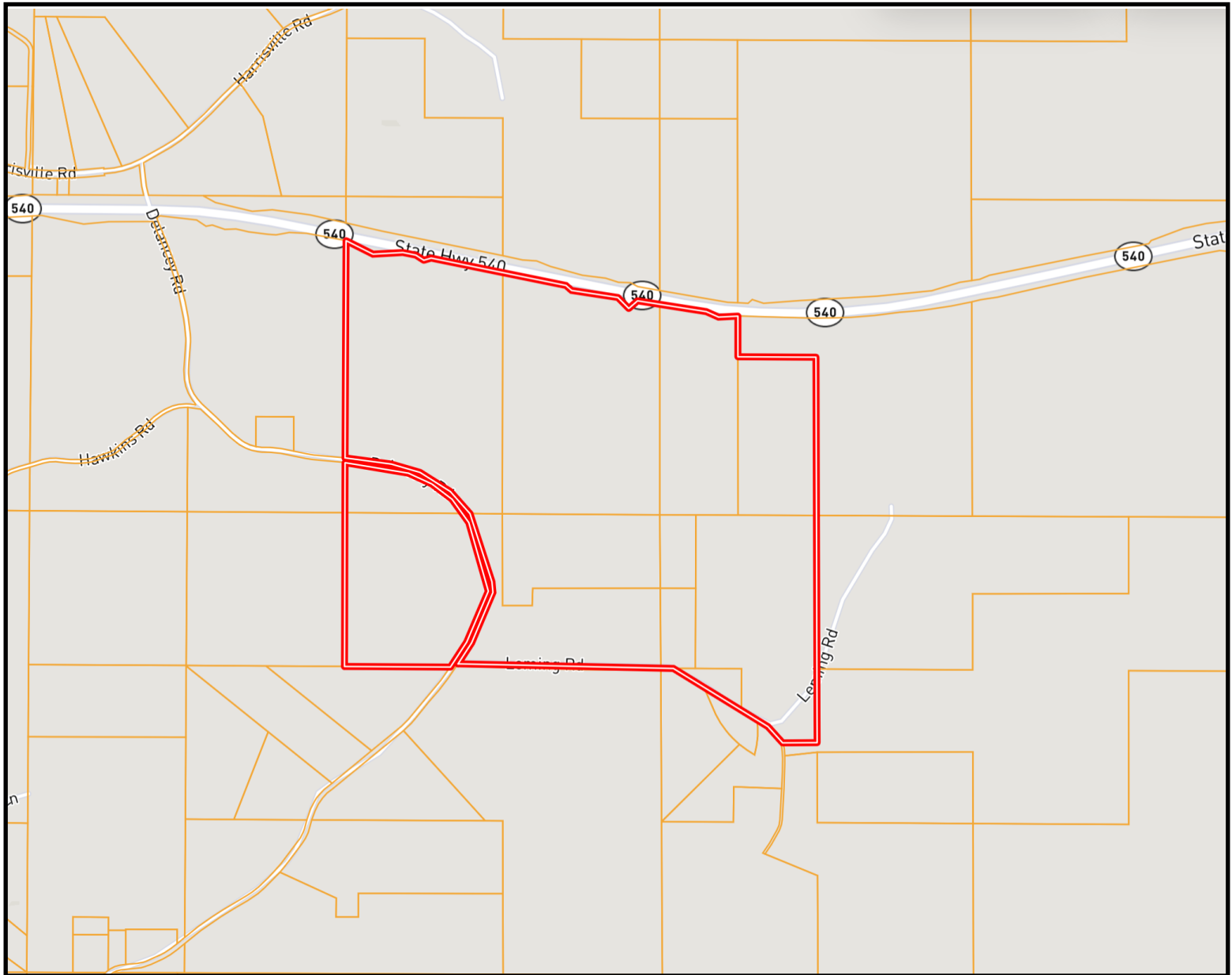


Call The Land Man Today!
 TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



OWNERSHIP MAP



TOM SMITH

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



Call The Land Man Today!

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



AERIAL MAP



TOM SMITH
ALC®, BROKER
Office: 601.898.2772
Cell: 601.454.9397
Tom@TomSmithLand.com

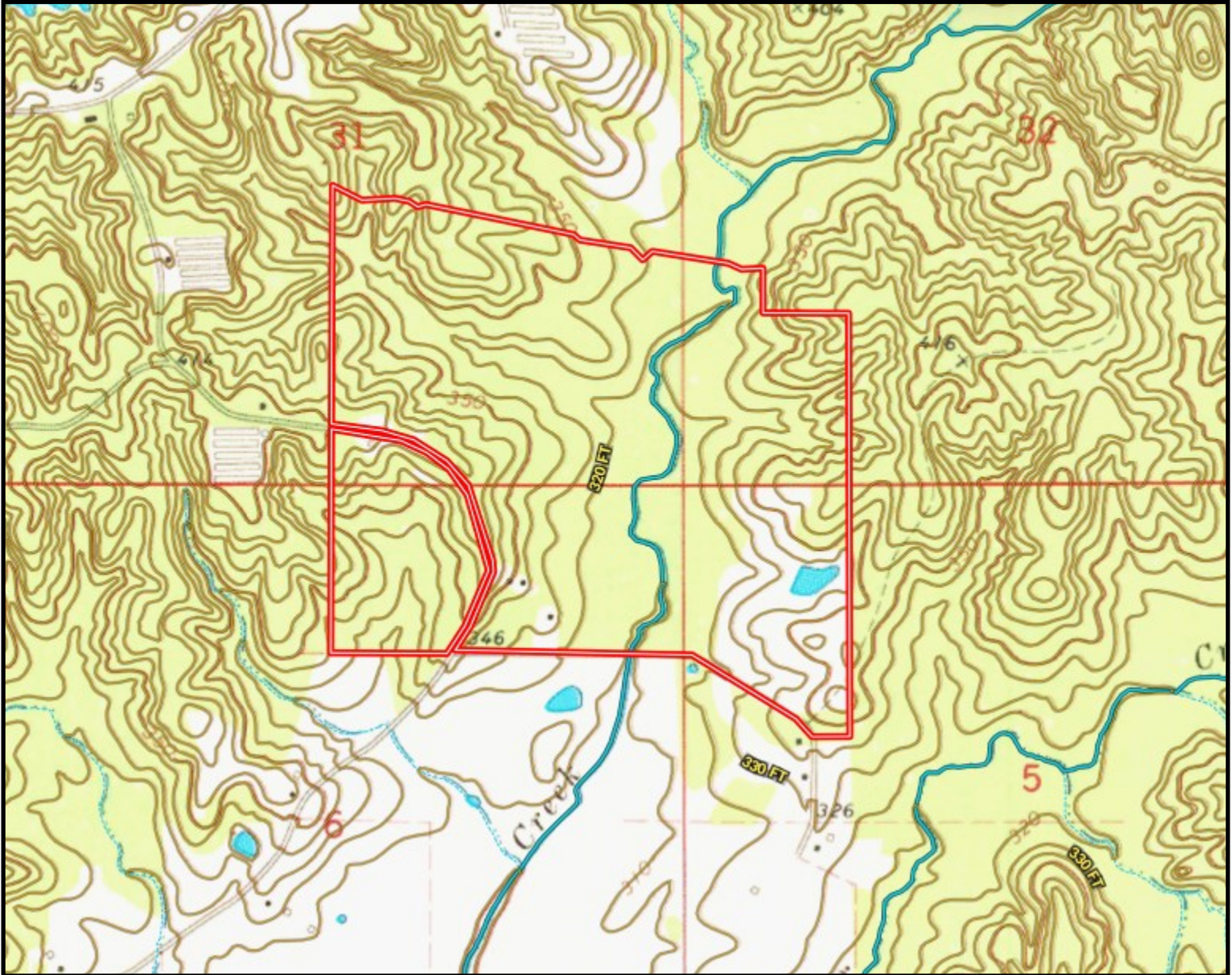


Call The Land Man Today!
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



TOPOGRAPHY MAP



TOM SMITH

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



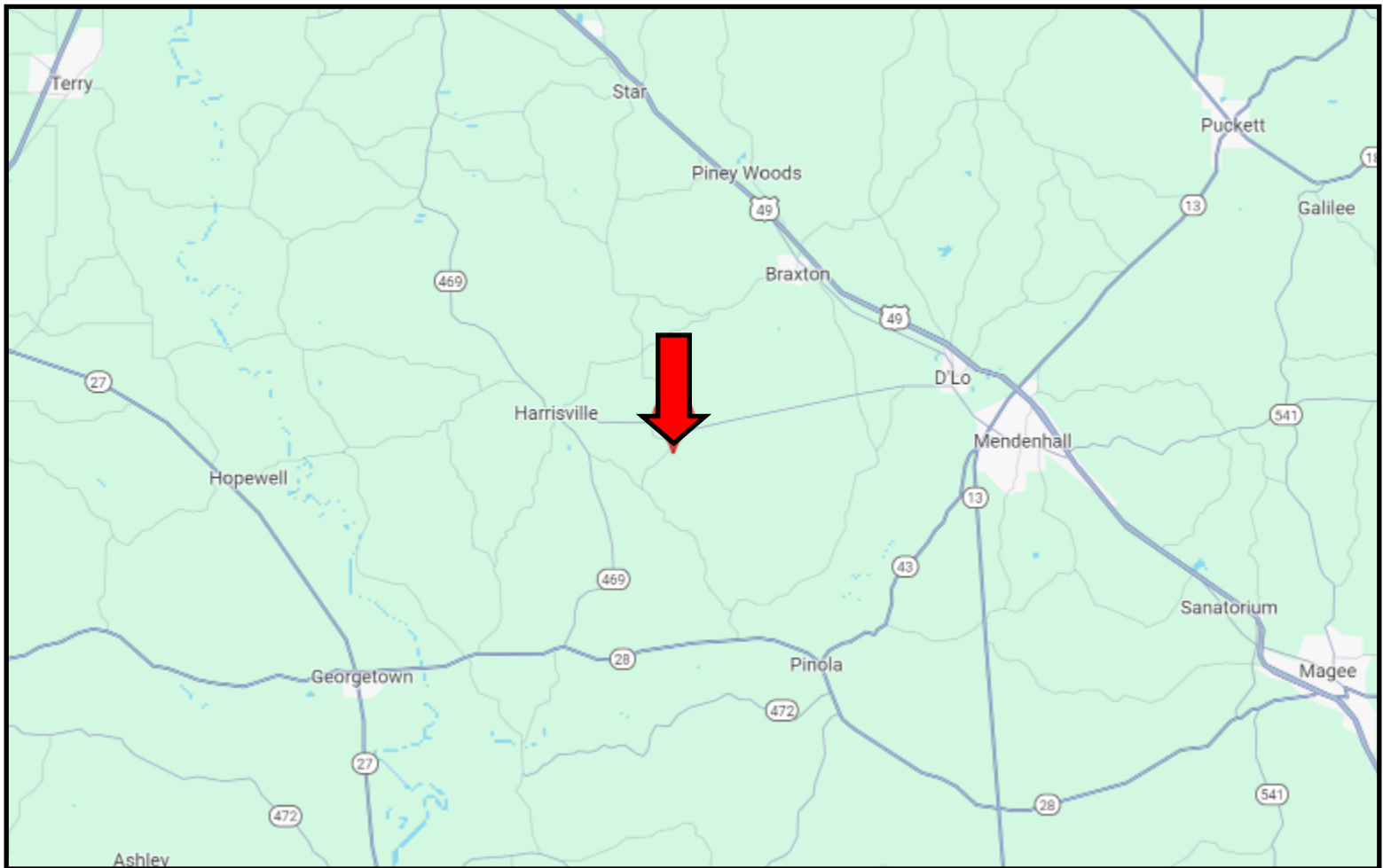
Call The Land Man Today!

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



DIRECTIONAL MAP



Directions from Hwy 149 and Hwy 540 in D'Lo, MS: Travel Hwy 540 for 8 miles. Turn left onto Delancey Road. After 1 mile the cabin entrance will be on the left. Travel an additional .2 miles then turn onto Leming Road. The main home entrance will be on the left.

GPS Link to Cabin: $31^{\circ}57'35.3''N$ $90^{\circ}01'36.8''W$ GPS Link to Main Home: $31^{\circ}57'28.4''N$ $90^{\circ}01'32.5''W$



**TOM
SMITH**

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



Call The Land Man Today!

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

