

RECREATIONAL HUNTING TRACT

53.2± Acres in Simpson County, MS



\$292,600

Located in the heart of Simpson County, this 53.2± acre spread is ideal for avid hunters or those looking to settle down amid the wilderness. Just a stone's throw from US-49, this property offers both convenience and a gateway to the great outdoors. The property features mature 18-year-old pines and a small pond, setting the scene for both beauty and practicality. Located next to Indian Creek and Strong River, hotspots for trophy deer and turkey hunting make this tract a prime location for those who live for the thrill of the hunt. Notably, about 20 acres of this land is outside the flood zone, providing a solid, high-ground spot perfect for building that sturdy cabin or setting up your permanent homestead. It's a rare setup in these parts, giving you less to worry about and more to enjoy. Whether you're aiming to bag the next big buck, seeking a secluded spot for outdoor adventures, or ready to build a home where the wild calls, this property in Simpson County hits the mark. Call Clay or David to schedule your tour today!



CLAY SIMMONS, REALTOR®
Clay@TomSmithHomes.com
601.898.2772 office | 601.672.6864 cell



Expect More. Get More.

Call us today!



DAVID BELDEN, REALTOR®
DBelden@TomSmithLand.com
601.898.2772 office | 601.415.3884 cell

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





CLAY SIMMONS, REALTOR®
 Clay@TomSmithHomes.com
 601.898.2772 office | 601.672.6864 cell



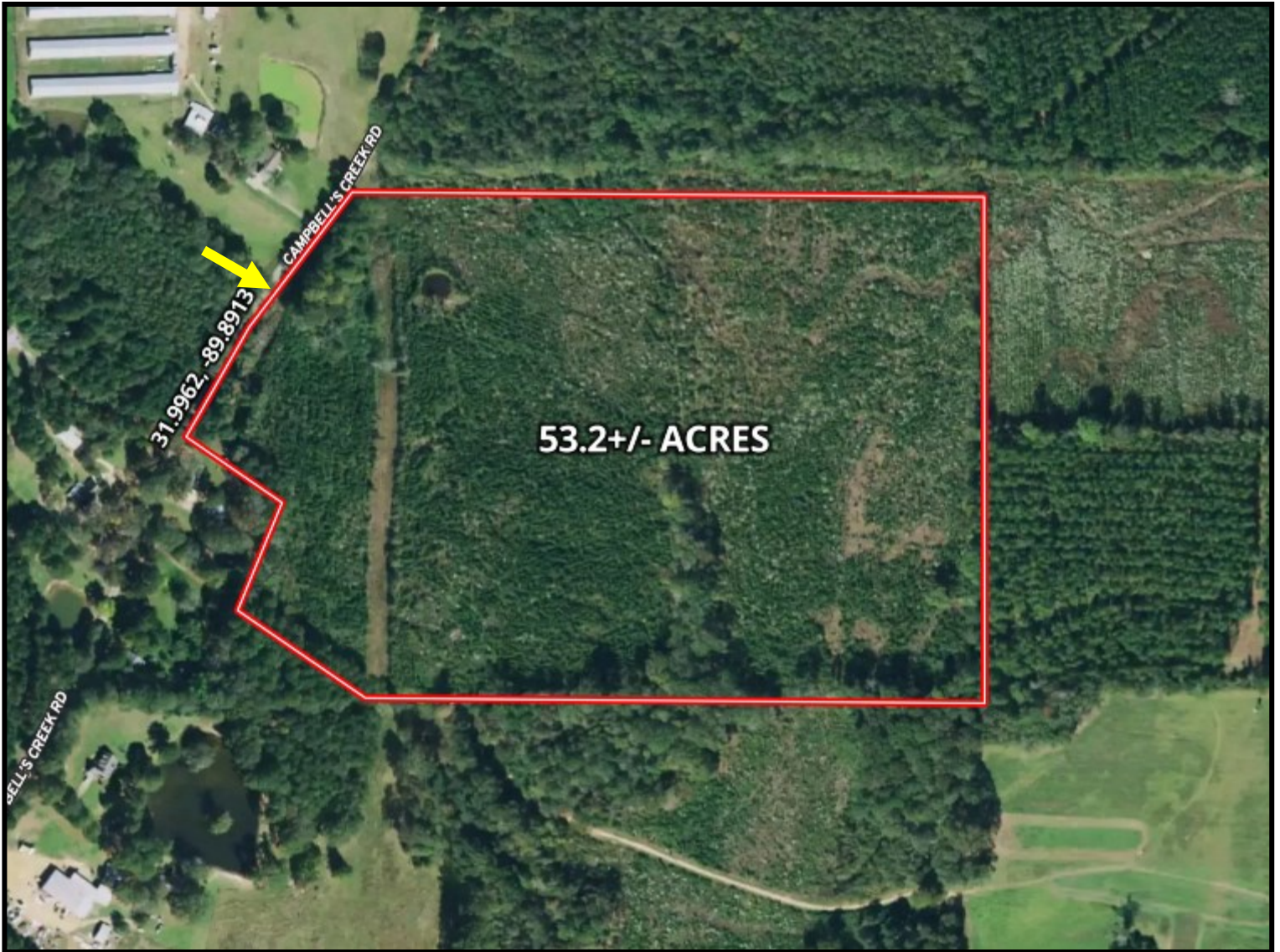
DAVID BELDEN, REALTOR®
 DBelden@TomSmithLand.com
 601.898.2772 office | 601.415.3884 cell

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)

CLAY SIMMONS, REALTOR[®]
Clay@TomSmithHomes.com
601.898.2772 office | 601.672.6864 cell



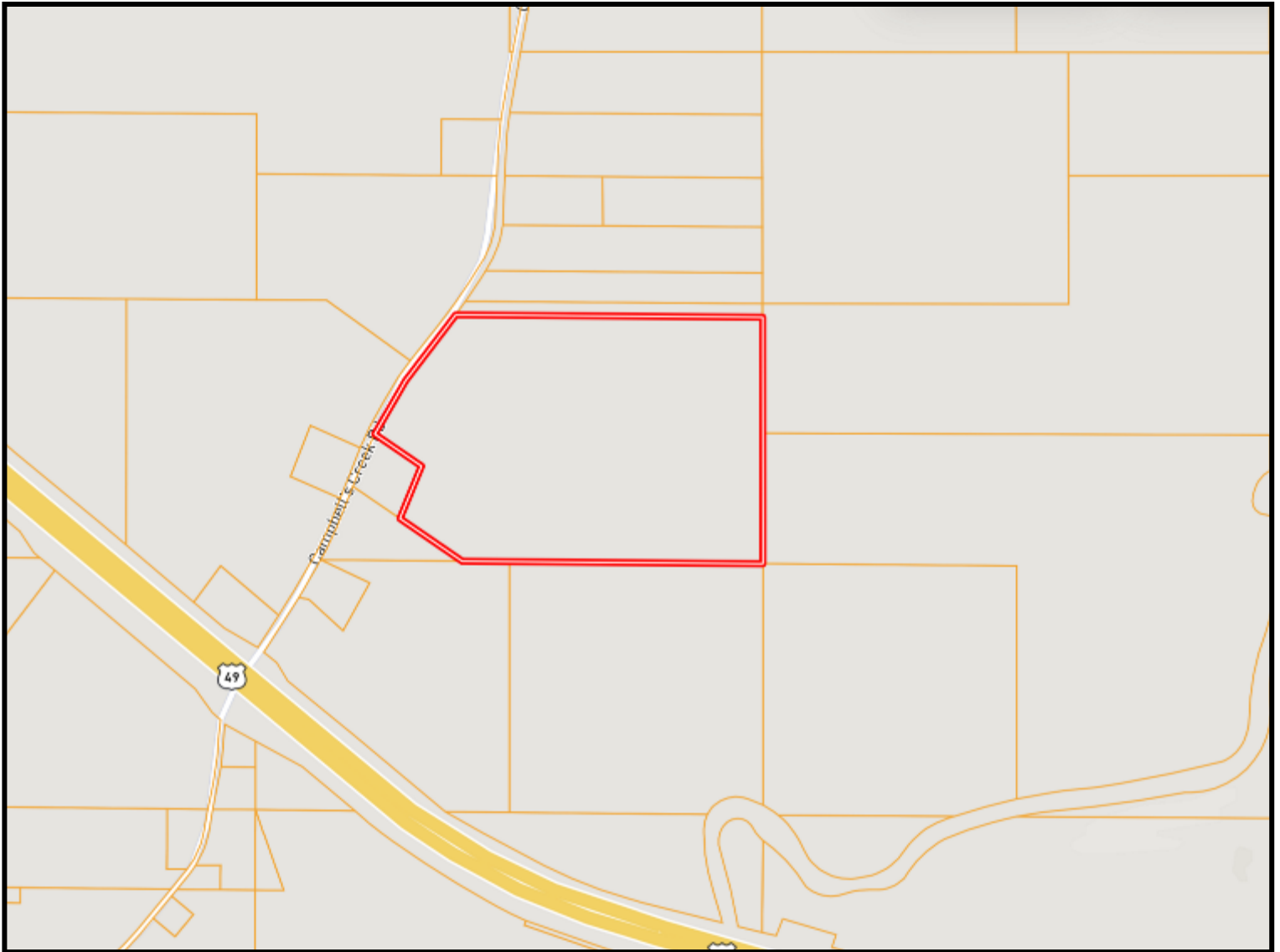
DAVID BELDEN, REALTOR[®]
DBelden@TomSmithLand.com
601.898.2772 office | 601.415.3884 cell

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



OWNERSHIP MAP



CLAY SIMMONS, REALTOR®
Clay@TomSmithHomes.com
601.898.2772 office | 601.672.6864 cell



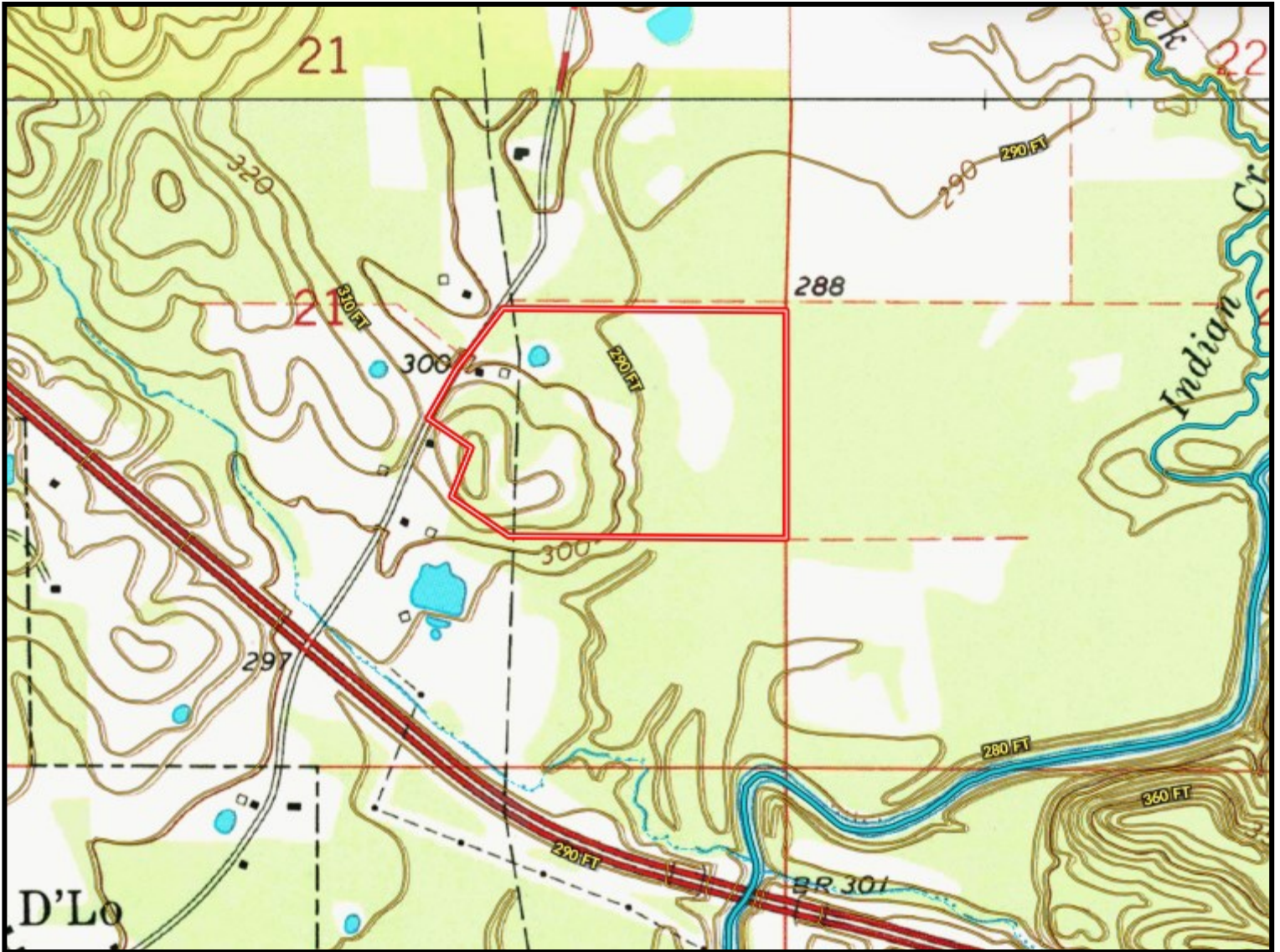
DAVID BELDEN, REALTOR®
DBelden@TomSmithLand.com
601.898.2772 office | 601.415.3884 cell

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



TOPOGRAPHY MAP



CLAY SIMMONS, REALTOR®
Clay@TomSmithHomes.com
601.898.2772 office | 601.672.6864 cell



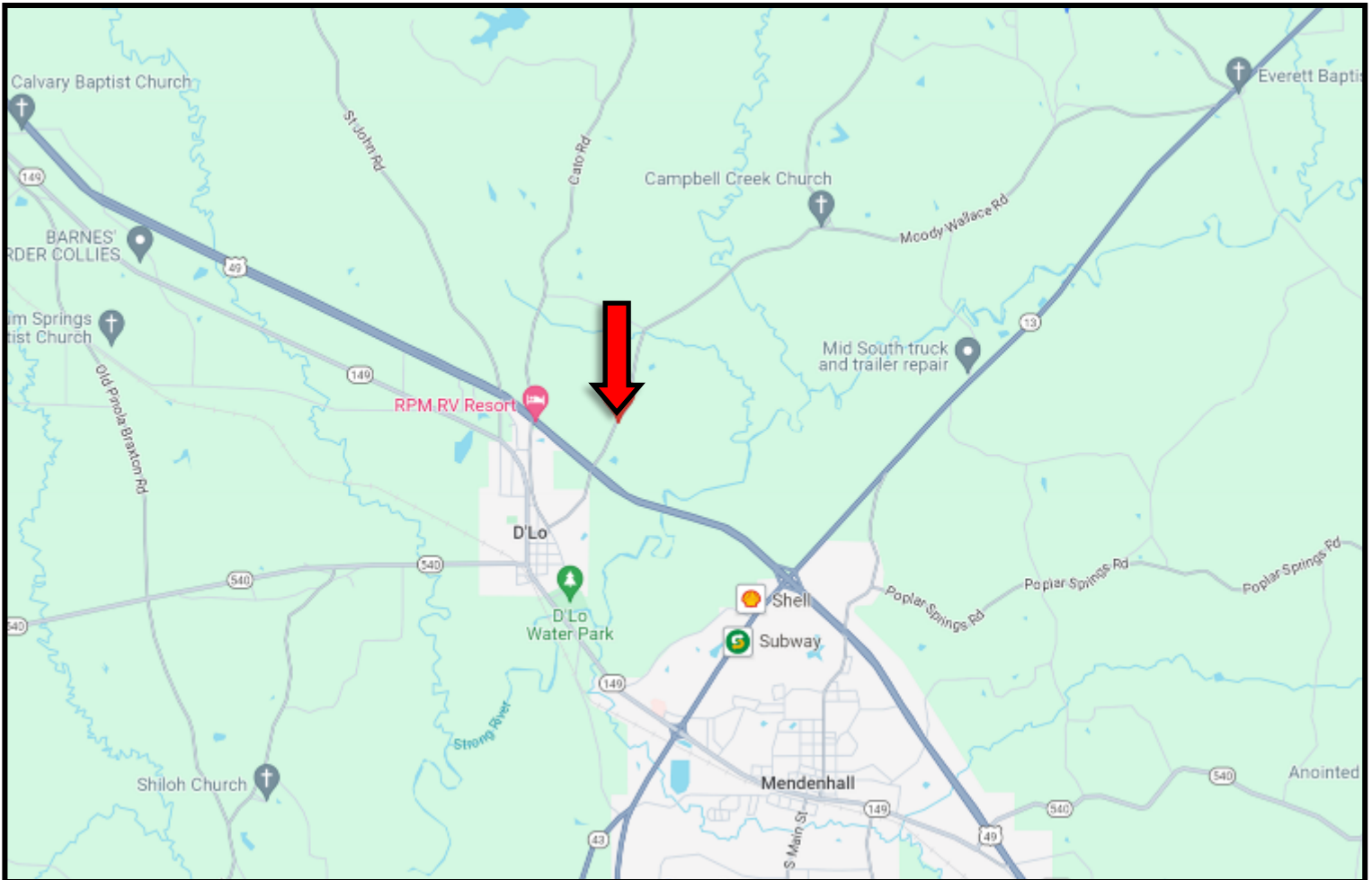
DAVID BELDEN, REALTOR®
DBelden@TomSmithLand.com
601.898.2772 office | 601.415.3884 cell

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



DIRECTIONAL MAP



Directions from Hwy 49 and Hwy 13 in Mendenhall, MS: Travel Hwy 49 N for 1.5 miles. Turn right onto Campbell Creek Road. After .4 miles the property entrance will be on the right. [GOOGLE MAP LINK](#)



CLAY SIMMONS, REALTOR®
Clay@TomSmithHomes.com
601.898.2772 office | 601.672.6864 cell



Expect More. Get More.

Call us today!



DAVID BELDEN, REALTOR®
DBelden@TomSmithLand.com
601.898.2772 office | 601.415.3884 cell

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

