

# 5+/- Acre Homesite in Walthall County, MS



**\$70,000**

If you are looking for a new home site, this is what you are looking for. Located in the Jayess community of northern Walthall County, MS, this 5+/- acre lot is the perfect place to start a new life. The property features a 20x25 metal building with a roll-up door and a 10ft. lean-to. With no restrictions, a 50x70 gravel pad already in place can be used for a concrete foundation or a mobile home. The power pole with a 200 amp main is already in place, and Magnolia Electric will offer a credit to connect electricity if this will be your permanent residence. Call Clif to schedule your tour today!



**CLIF  
CANNON**  
MANAGING BROKER  
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Clif@TomSmithLand.com



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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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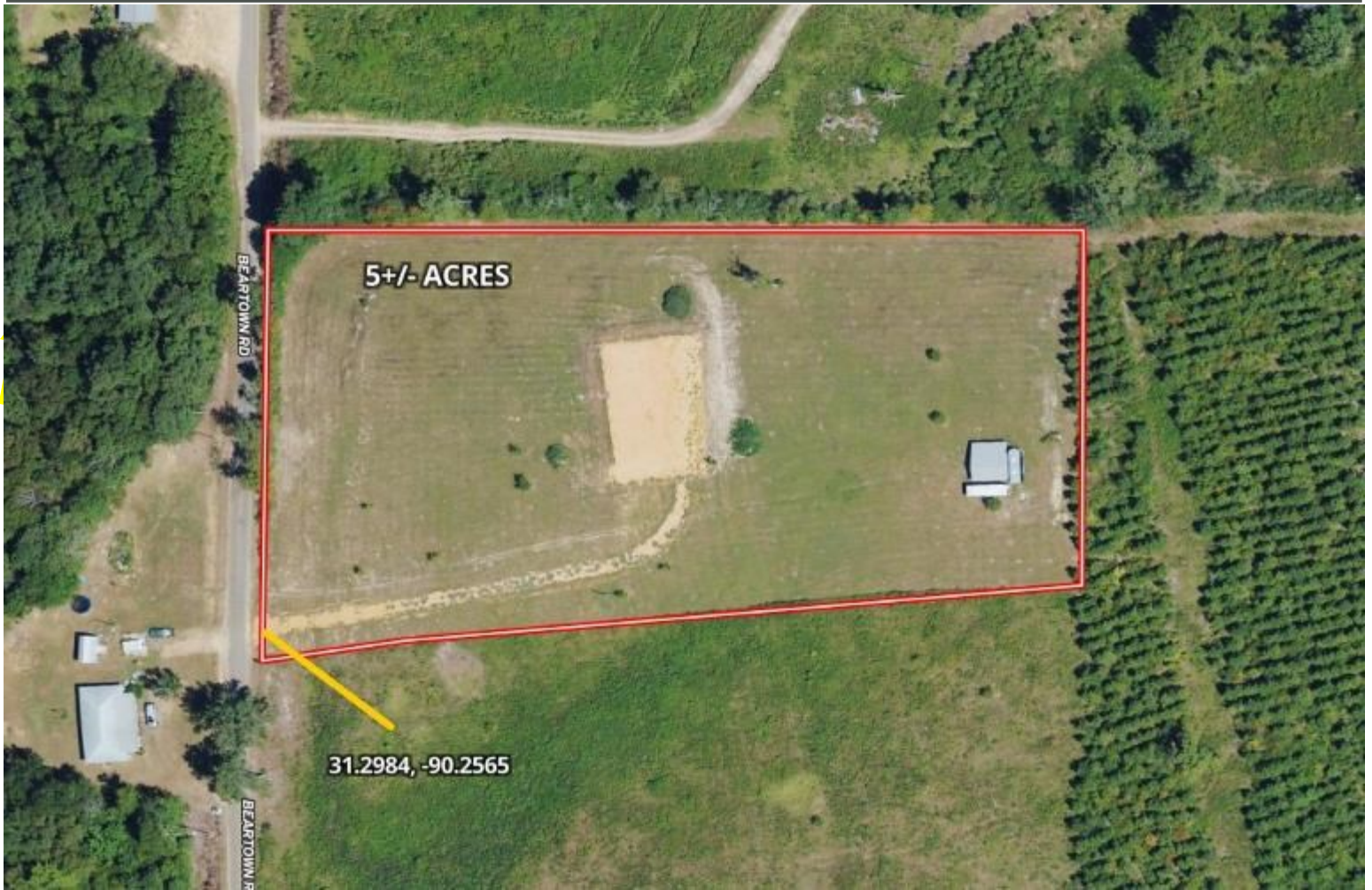


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# Aerial Map



[Click Here for the LandId Interactive Map Link](#)

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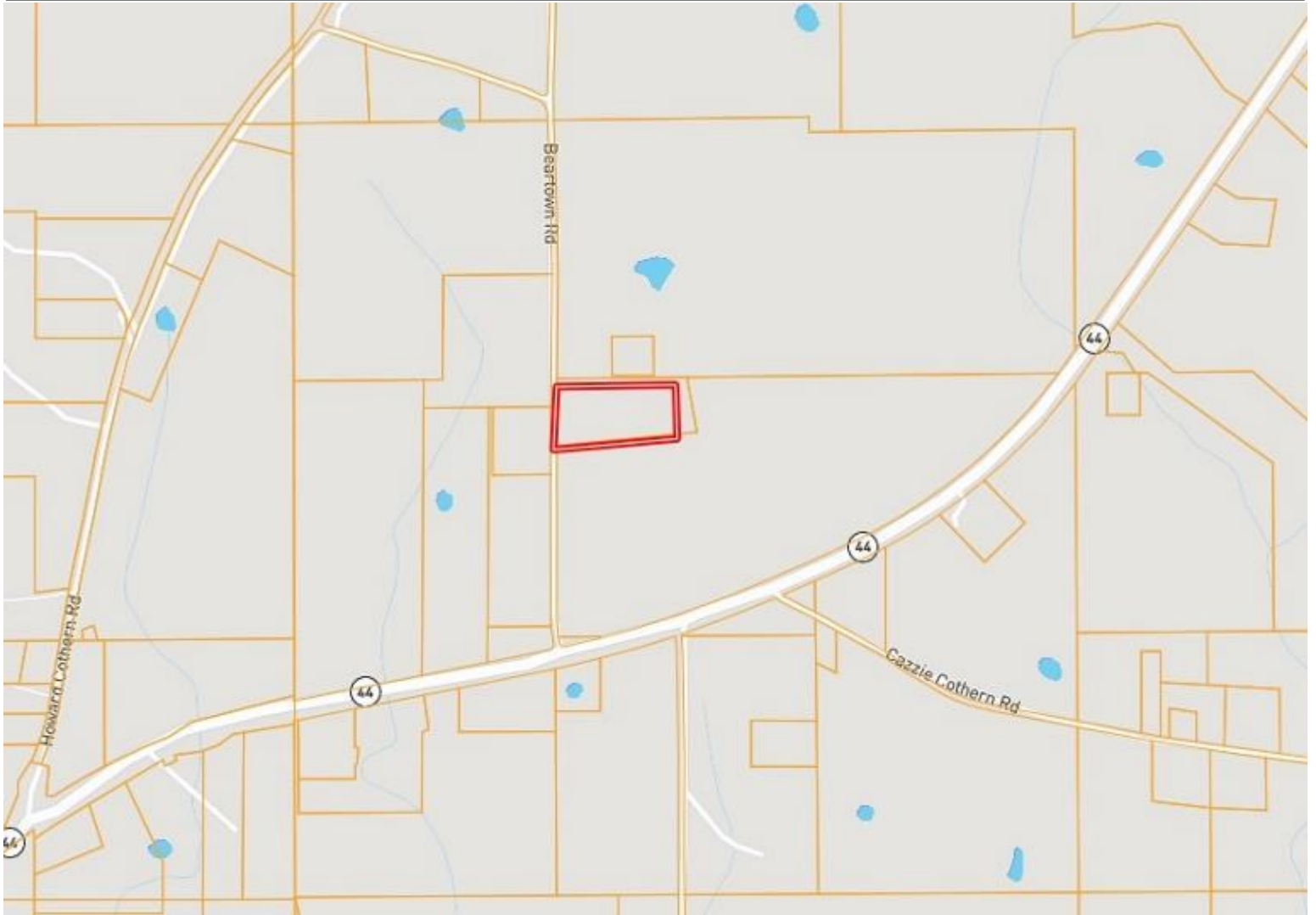


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# Ownership Map



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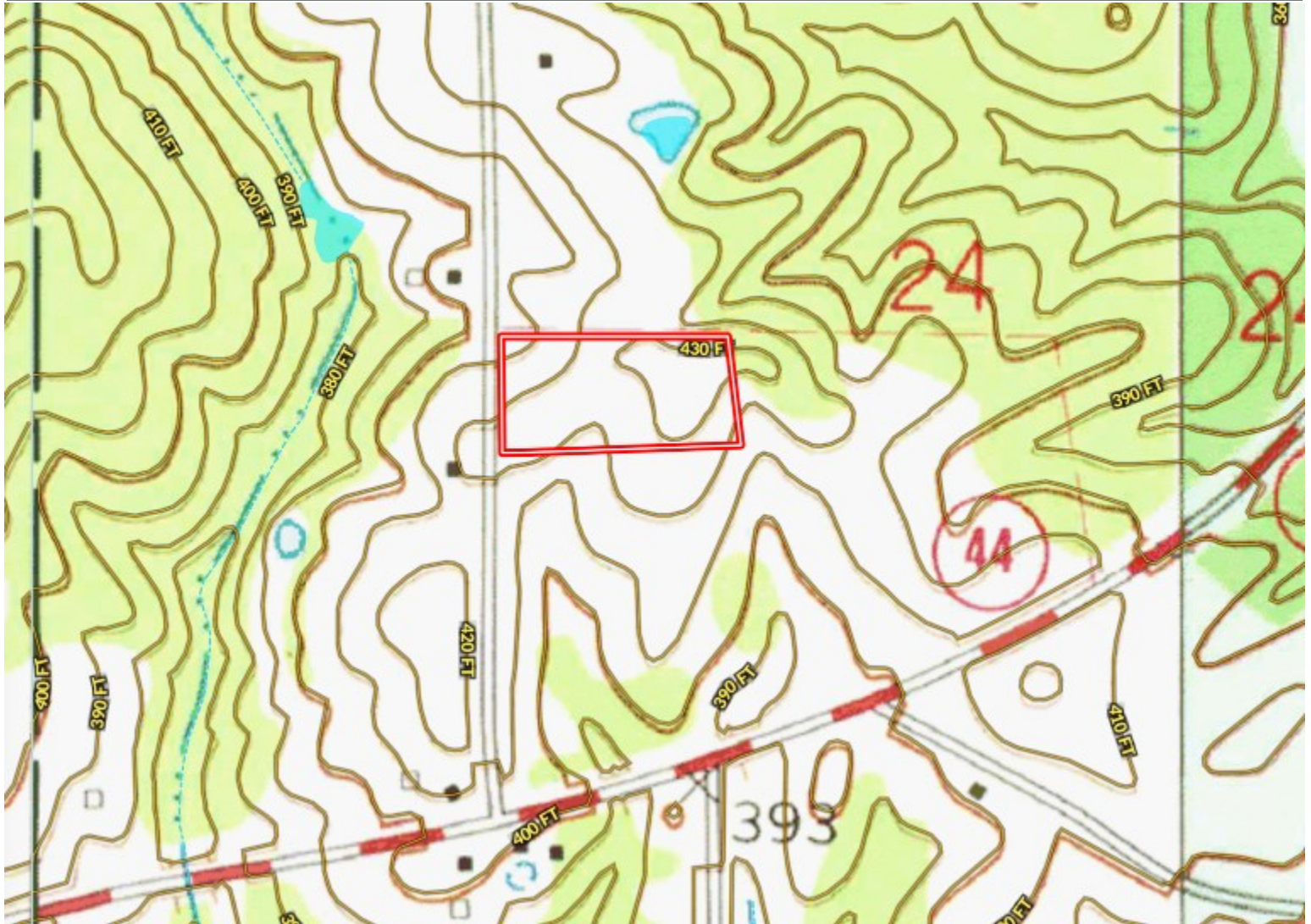


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# Topographic Map



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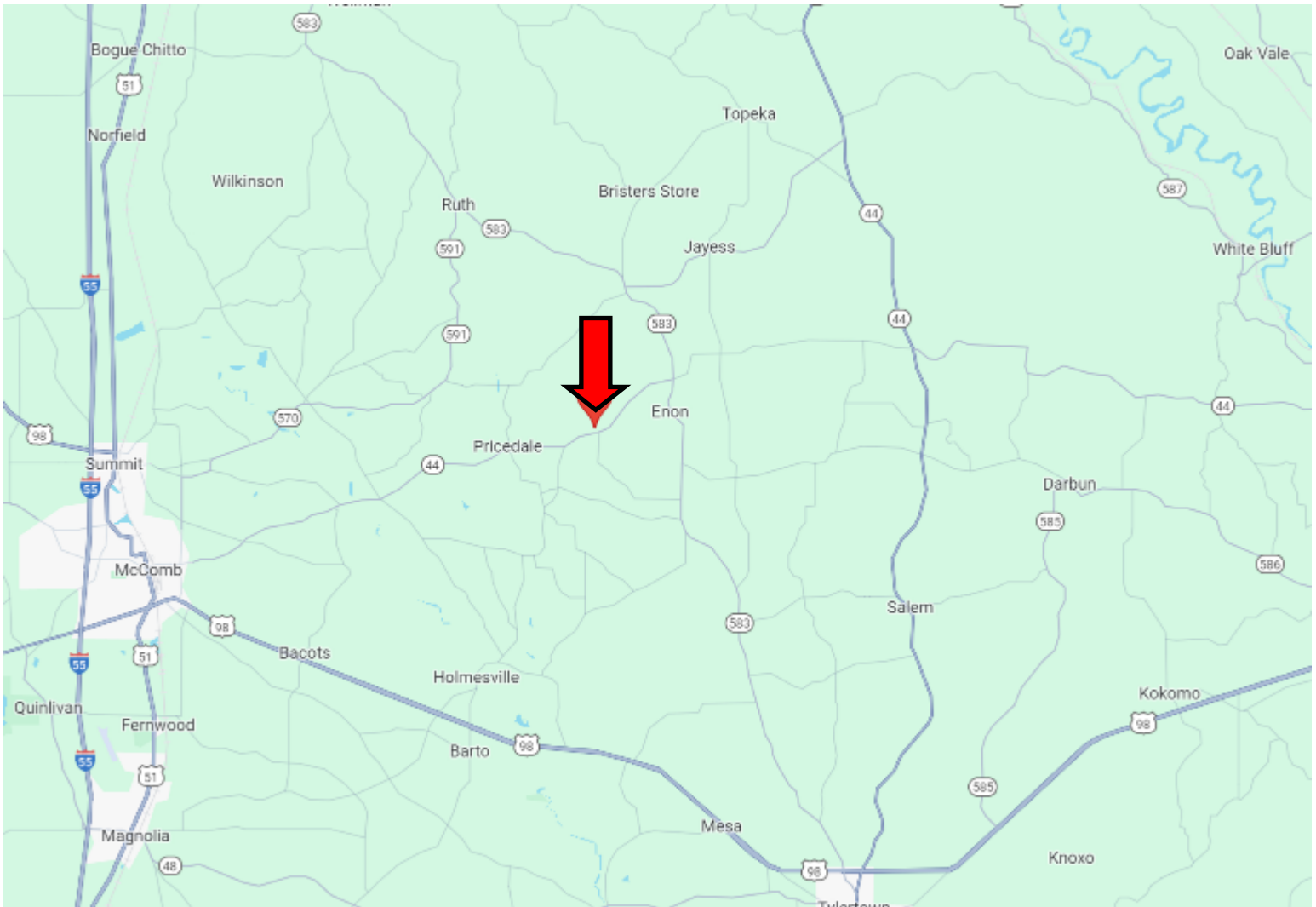


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# Directional Map



Directions from the intersection of I-55 and US-98 in McComb, MS: Travel east on US-98 for 2.6 miles. Turn left onto South Locust Street and travel for .9 miles. Turn right onto MS-44/Pearl River Ave and travel for 11.7 miles. Turn left onto Beartown Road and travel for .3 miles. The property will be on the right. [GOOGLE MAP LINK](#)



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