

# SIMPSON COUNTY HUNTING HIDEAWAY

\$297,000



- 55.3± Acres in Simpson County Retreat
- 1,980 SF Two Bedroom/ Four Bath Main House
- 1,000 SF, Two Bedroom/One Bath Cabin
- 50± Acres of Young Pine Trees
- Harper Creek Flows Traverses Property
- Abundant Wildlife (Deer and Turkey)
- 60x30 Equipment Storage Building
- Detached Carport with Additional Storage
- 80x40 Fully-Enclosed Insulated Workshop with Three 16-Foot Roll-Up Doors
- Garden Area and Muscadine Vines
- Private Entrances with Paved Road Frontage and Gated Entrances for Each Residence
- Metal Roofs for Durability
- Ideal for Nature Lovers, Hunting Enthusiasts, or as a Peaceful Retreat



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



Expect More. Get More.

## Call The Land Man Today!

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.







Welcome to your Southern hideaway in Simpson County, MS! This 55.3± acre property is a true gem, offering the perfect blend of nature, comfort, and space. The property features two residences and is surrounded by 50± acres of young pine trees and Harper Creek, making it a dream come true for nature lovers. For hunting enthusiasts, you'll find an abundance of deer and turkey on your doorstep. After a day outdoors, the main house awaits, featuring 1,980 sq. ft., two bedrooms, four bathrooms, and all the modern comforts you need. The screened-in porches on both the front and back are perfect for relaxing afternoons, while the fantastic outdoor kitchen, complete with a full bathroom and laundry room, is ideal for entertaining or enjoying outdoor meals. Additional features include a 60x30 equipment storage building, a detached carport with extra storage, and an enclosed workshop. A highlight is the expansive 80x40 fully enclosed insulated workshop with three 16-foot roll-up doors, providing plenty of space for any hobby or project. The second residence on the property is a charming 1,000 sq. ft. cabin with two bedrooms and one bath. Its spacious family room and kitchen make it perfect for guests, and the attached carport offers convenient storage for your side-by-side. Both residences have private entrances, new water heaters, and metal roofs, ensuring durability and peace of mind. Other amenities include a garden area and muscadine vines, with city and well water available. The property also features 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 slice of paradise in Simpson County, MS. Whether you're looking for a peaceful retreat or a hunting haven, this property has it all. Take your chance to make this country hideaway your own! Call Tom today for your private showing! Additional Acreage Available.

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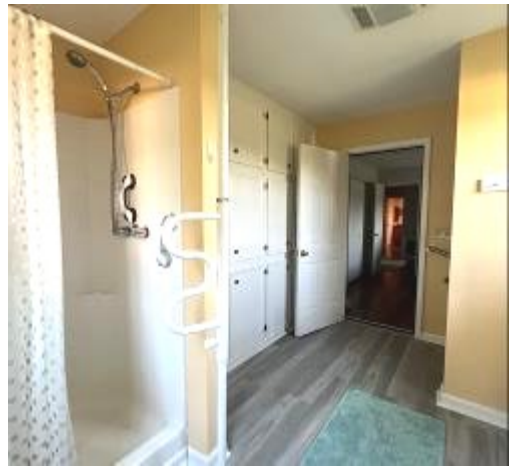
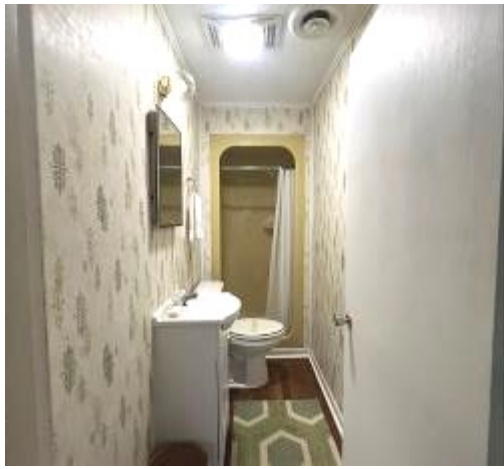


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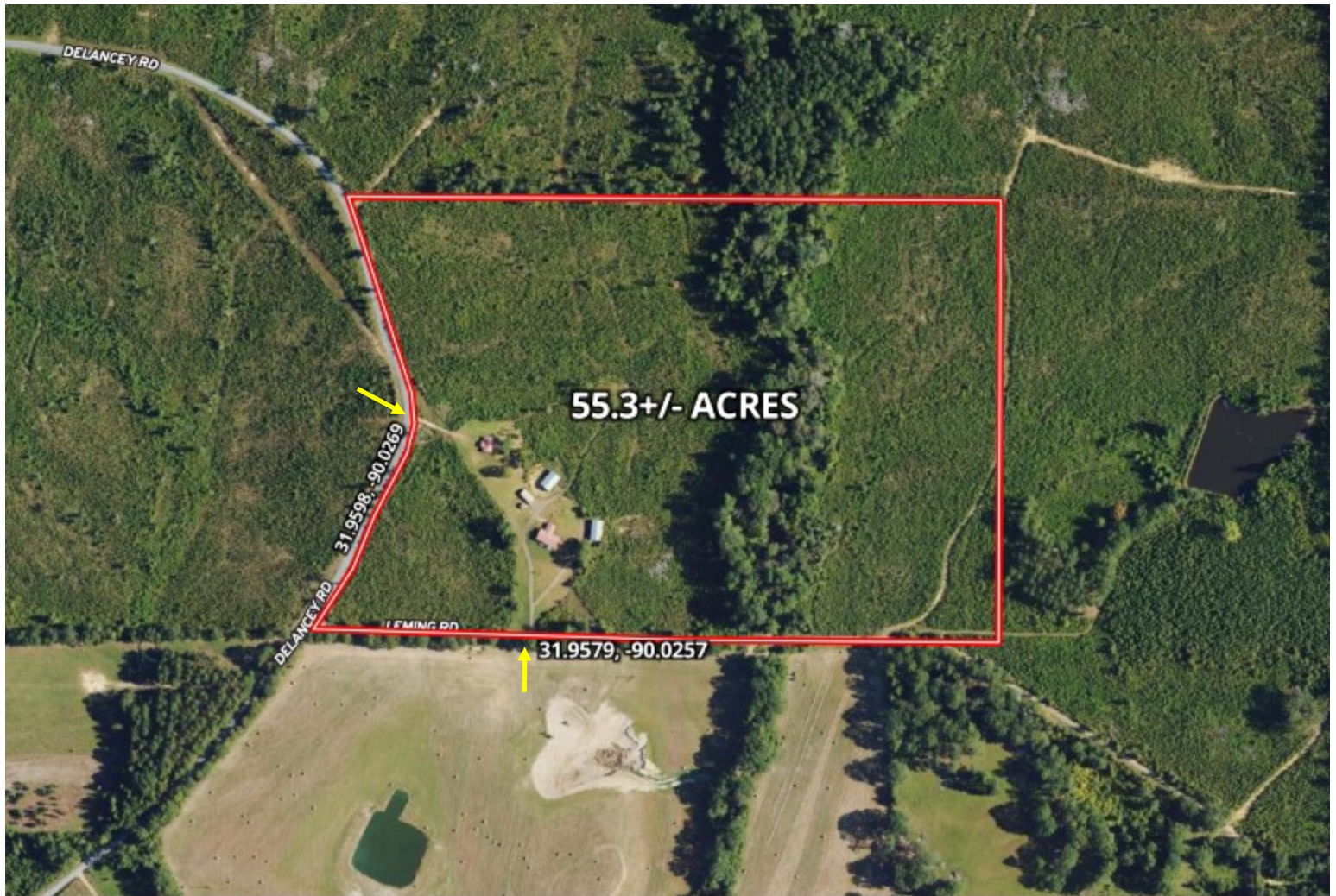
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# AERIAL MAP



**land id.** [Click Here for Interactive Map Link](#)

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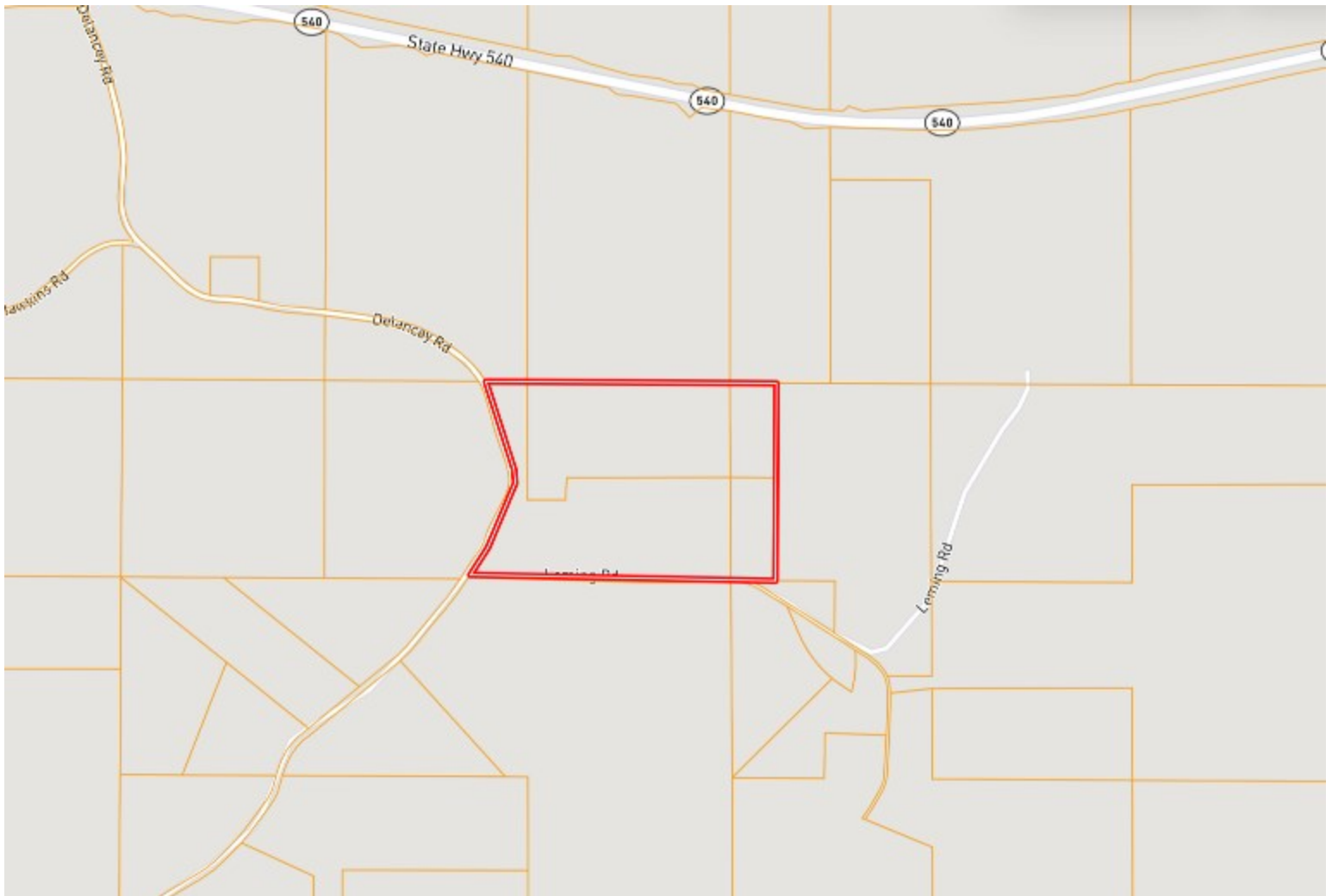
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# OWNERSHIP MAP



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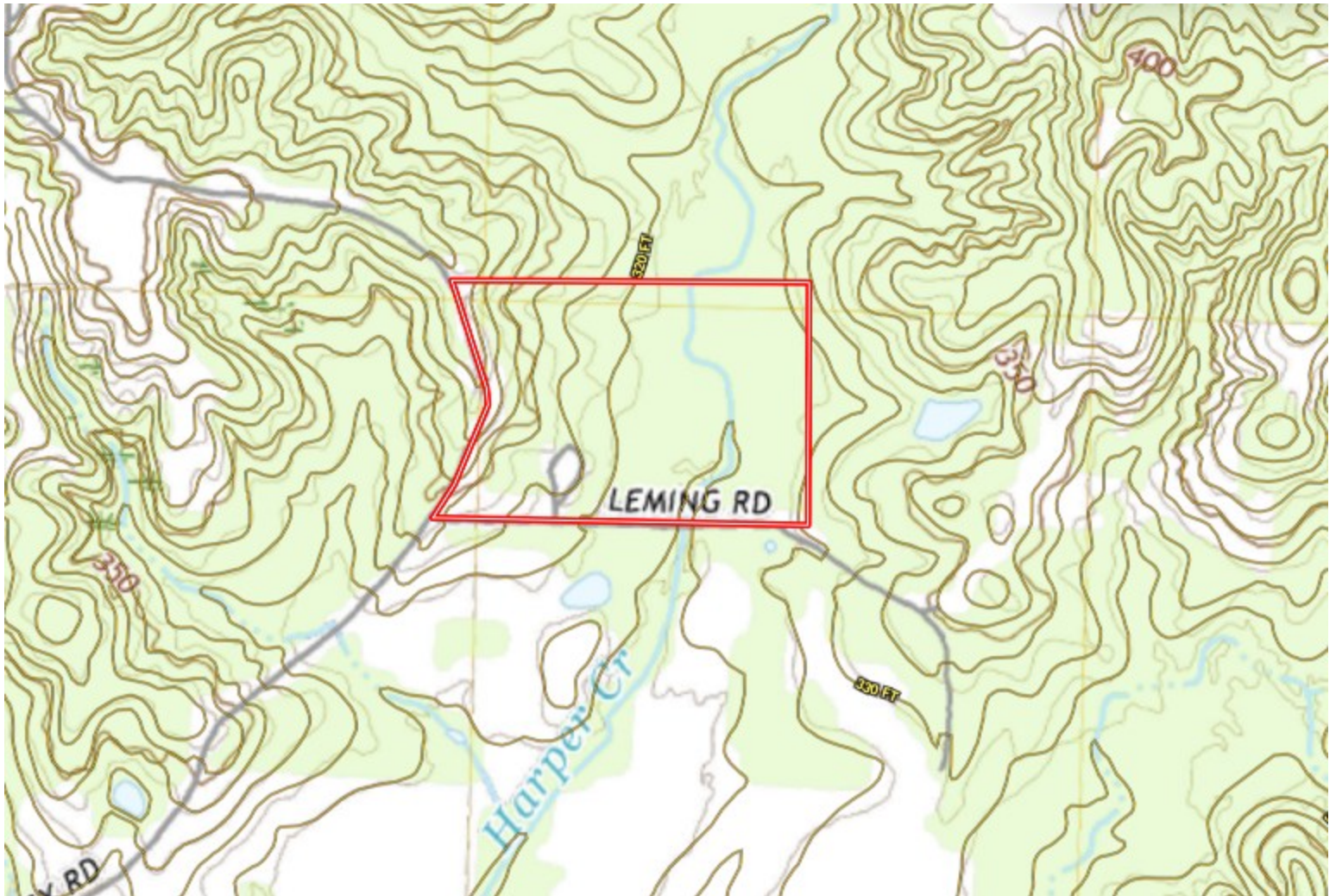
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# TOPO MAP



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# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PE	Petal and Smithdale soils, 15 to 35 percent slopes	10.77	19.9	0	17	6e
FrC2	Freest loam, 5-8 percent slopes, eroded	10.03	18.53	0	71	3e
Kr	Kirkville fine sandy loam, 0 to 2 percent slopes, occasionally flooded	9.02	16.67	0	76	2w
QaA	Quitman loam, 0 to 2 percent slopes	7.26	13.41	0	70	2w
SaB2	Savannah loam, 2 to 5 percent slopes, eroded	6.42	11.86	0	41	2e
SaC2	Savannah loam, 5 to 8 percent slopes, moderately eroded	6.26	11.57	0	47	3e
Je	Jena fine sandy loam, 0 to 2 percent slopes, occasionally flooded	4.37	8.07	0	68	3w

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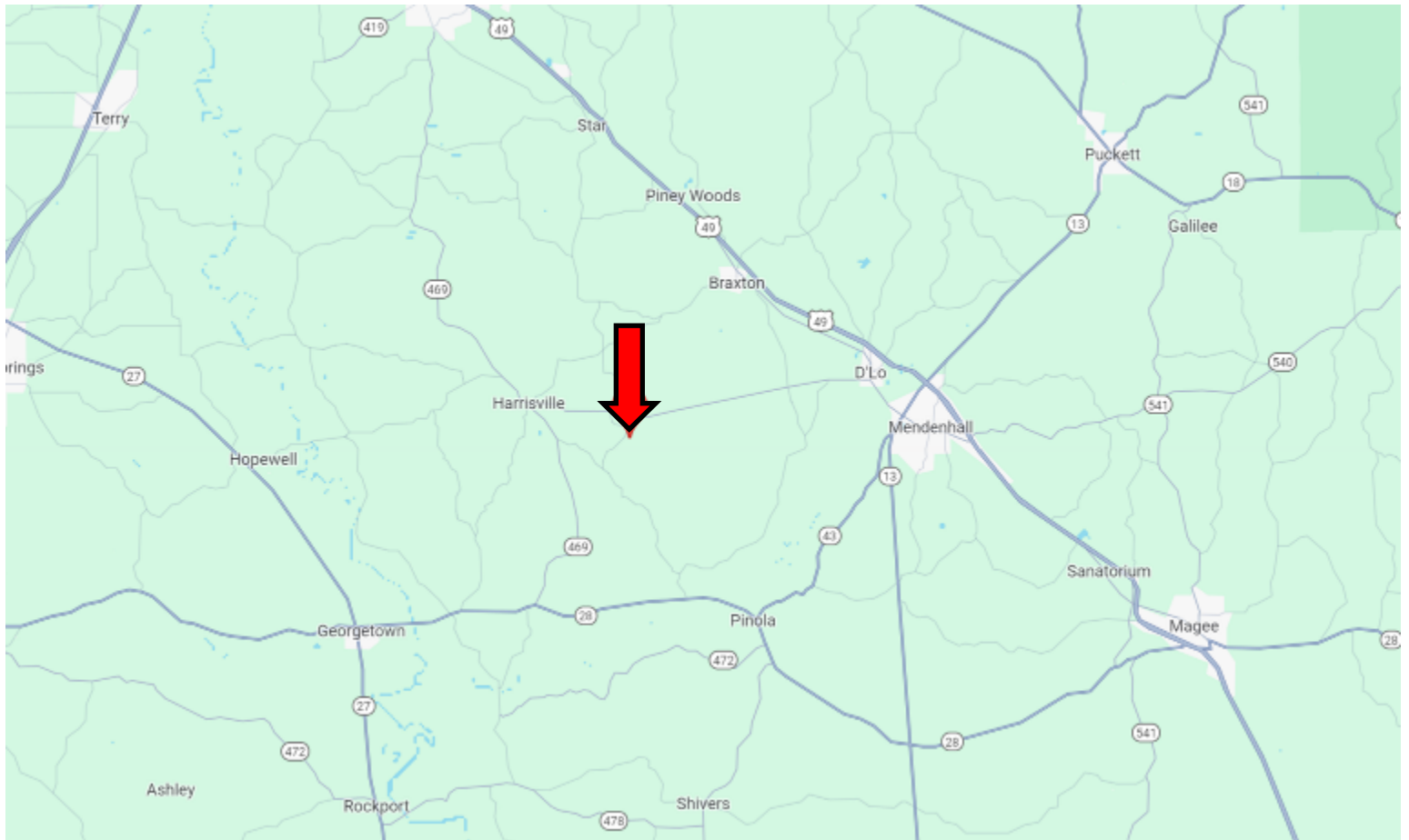
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# DIRECTIONAL MAP



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°57'35.3"N 90°01'36.8"W](#) GPS Link to Main Home: [31°57'28.4"N 90°01'32.5"W](#)  
123 Leming Road, Braxton, MS, 39044 [GOOGLE MAP LINK](#)



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