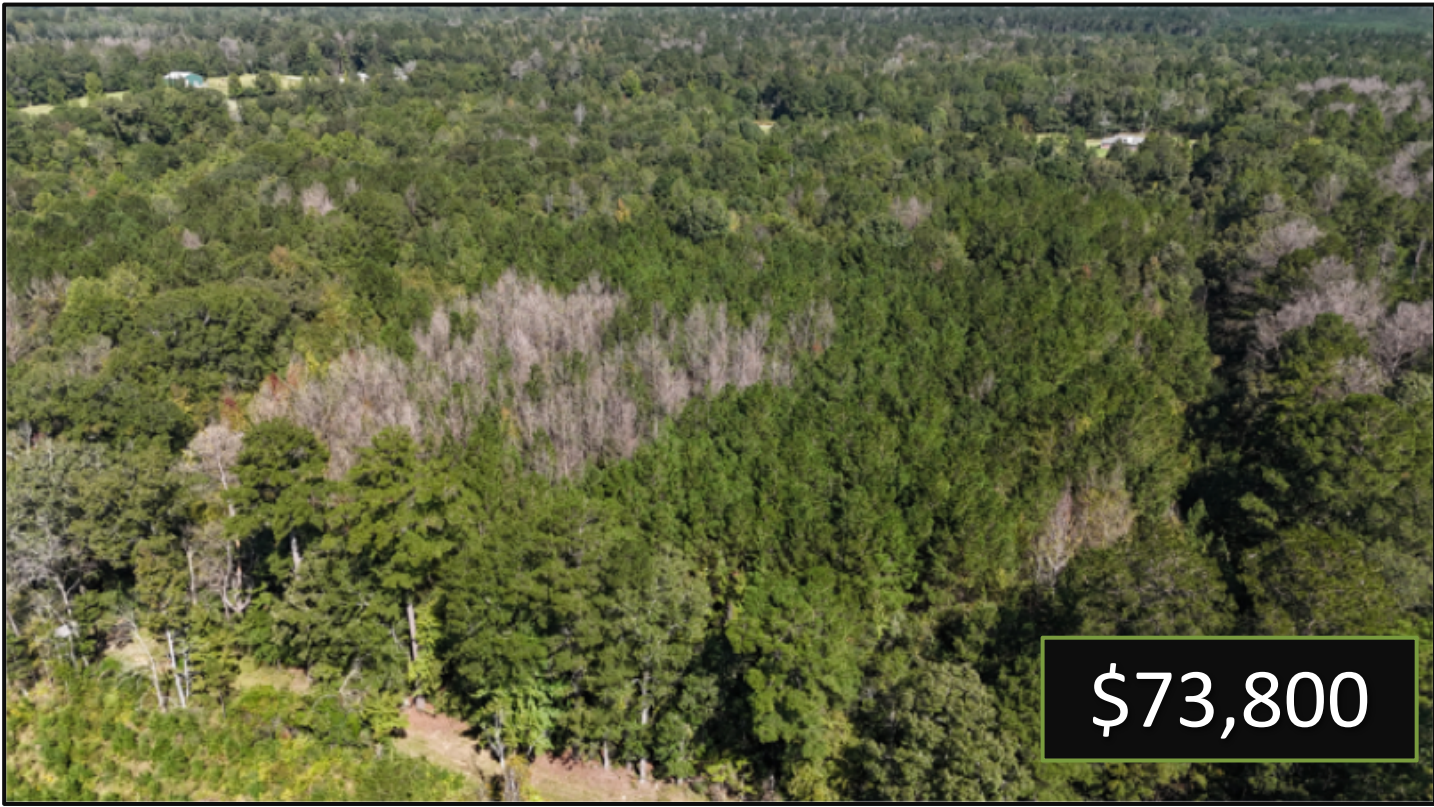


12.3± Acre Recreational Tract in Simpson County, MS



\$73,800

Are you looking for a small recreational tract? This 12.3± acre property in Simpson County, MS, might be just what you need. It features a mix of pines and hardwoods, a winding creek, and direct road access. A potential home or cabin site is also perfect for country living or a base camp for the outdoor enthusiast. With water and utilities readily available, you can easily turn this into your ideal hunting retreat. Don't miss the chance to own a piece of Mississippi's natural beauty. Call Brady Richardson today to schedule a showing!



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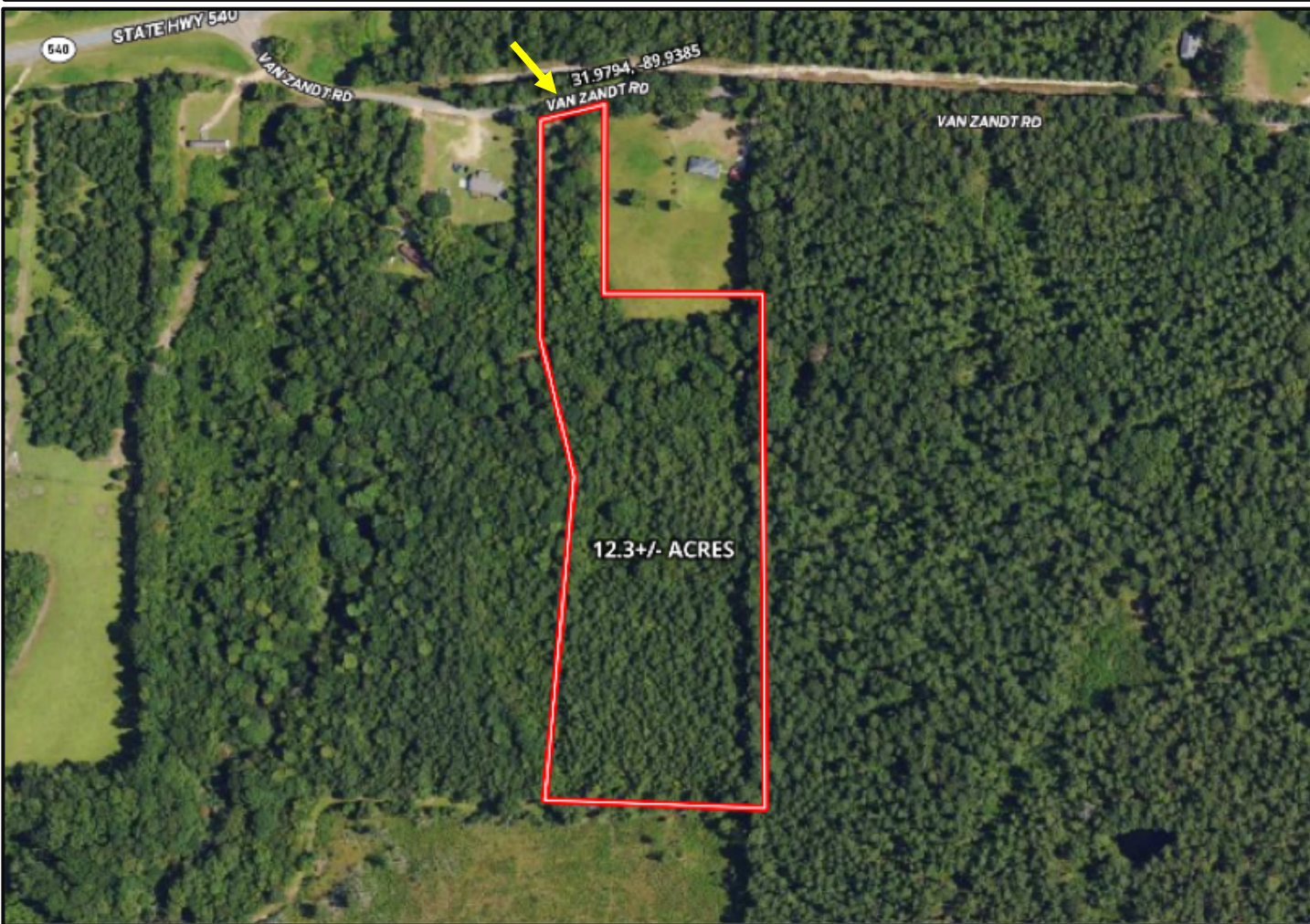


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Aerial Map



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

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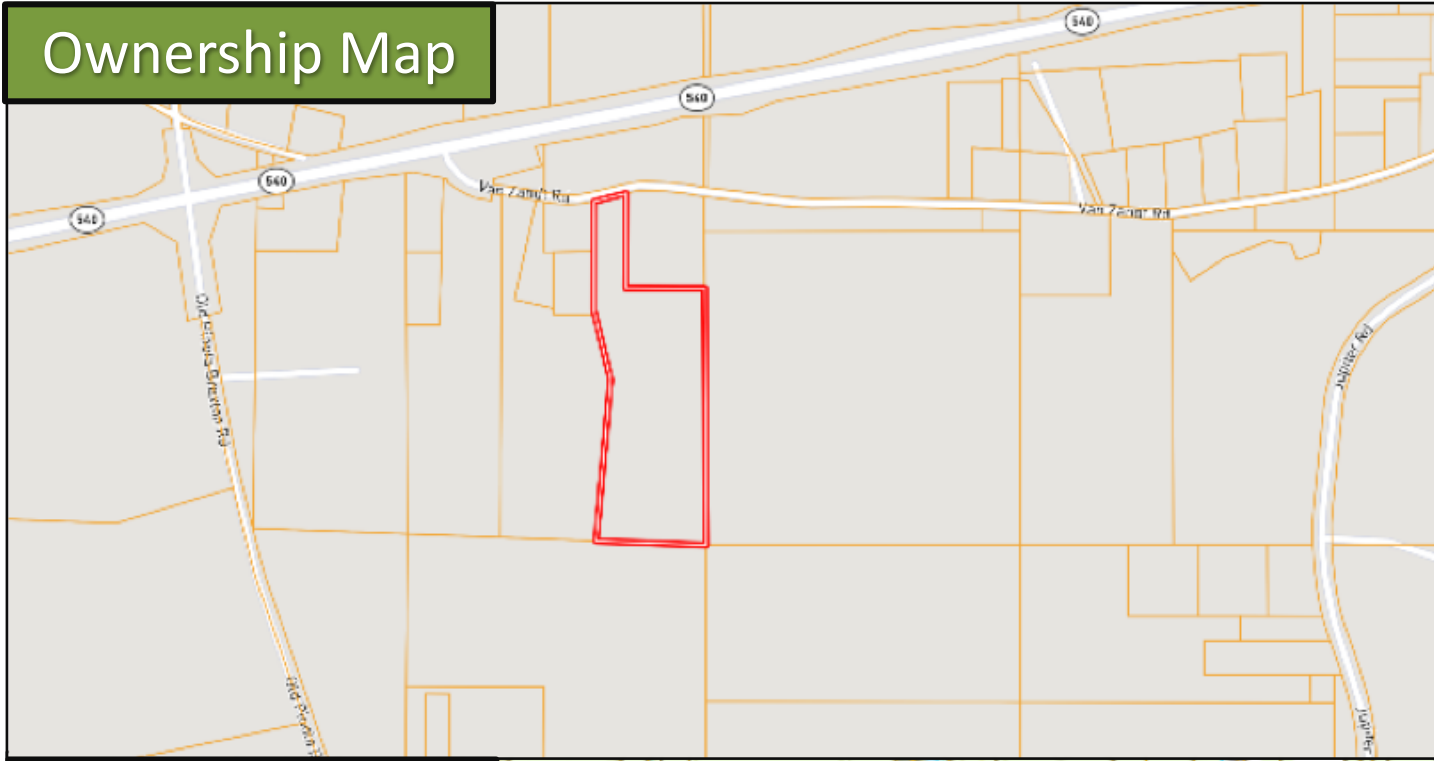
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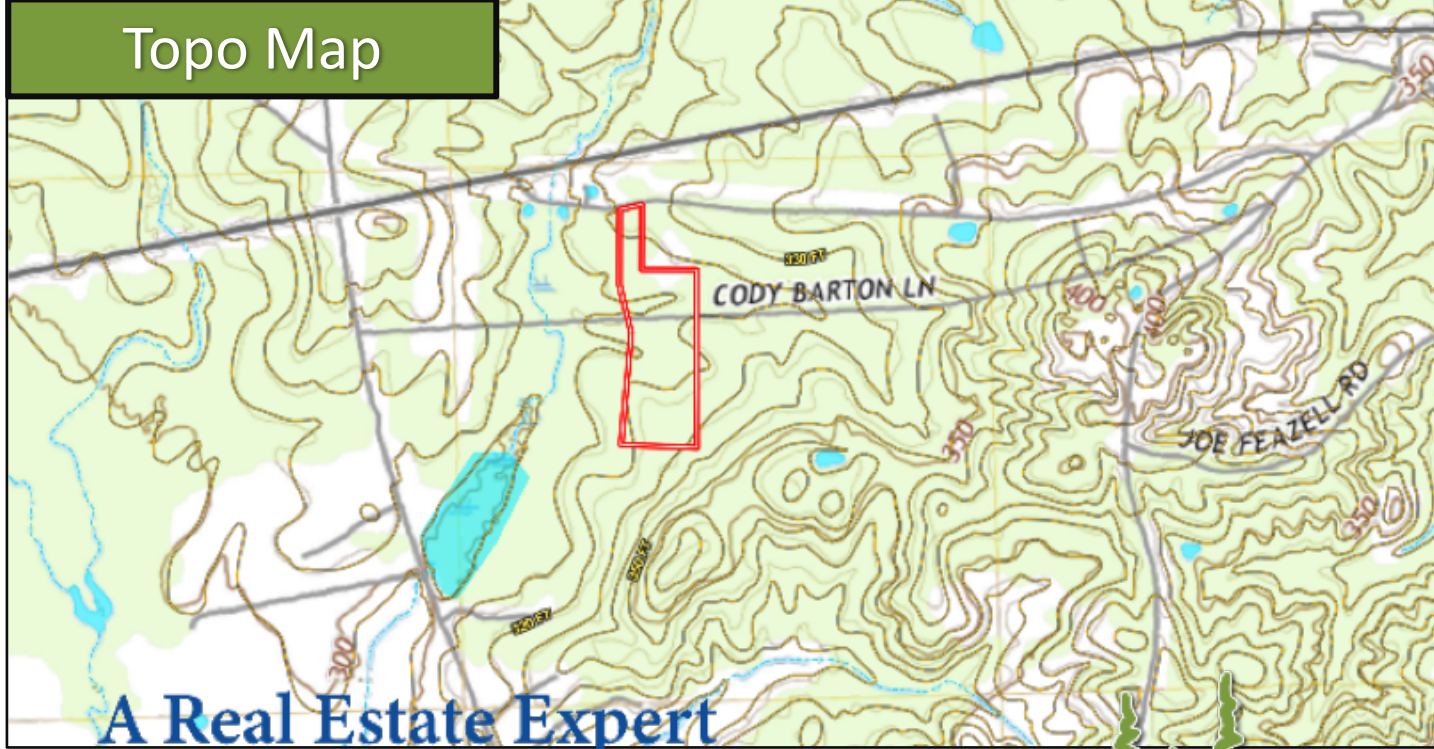


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Ownership Map



Topo Map



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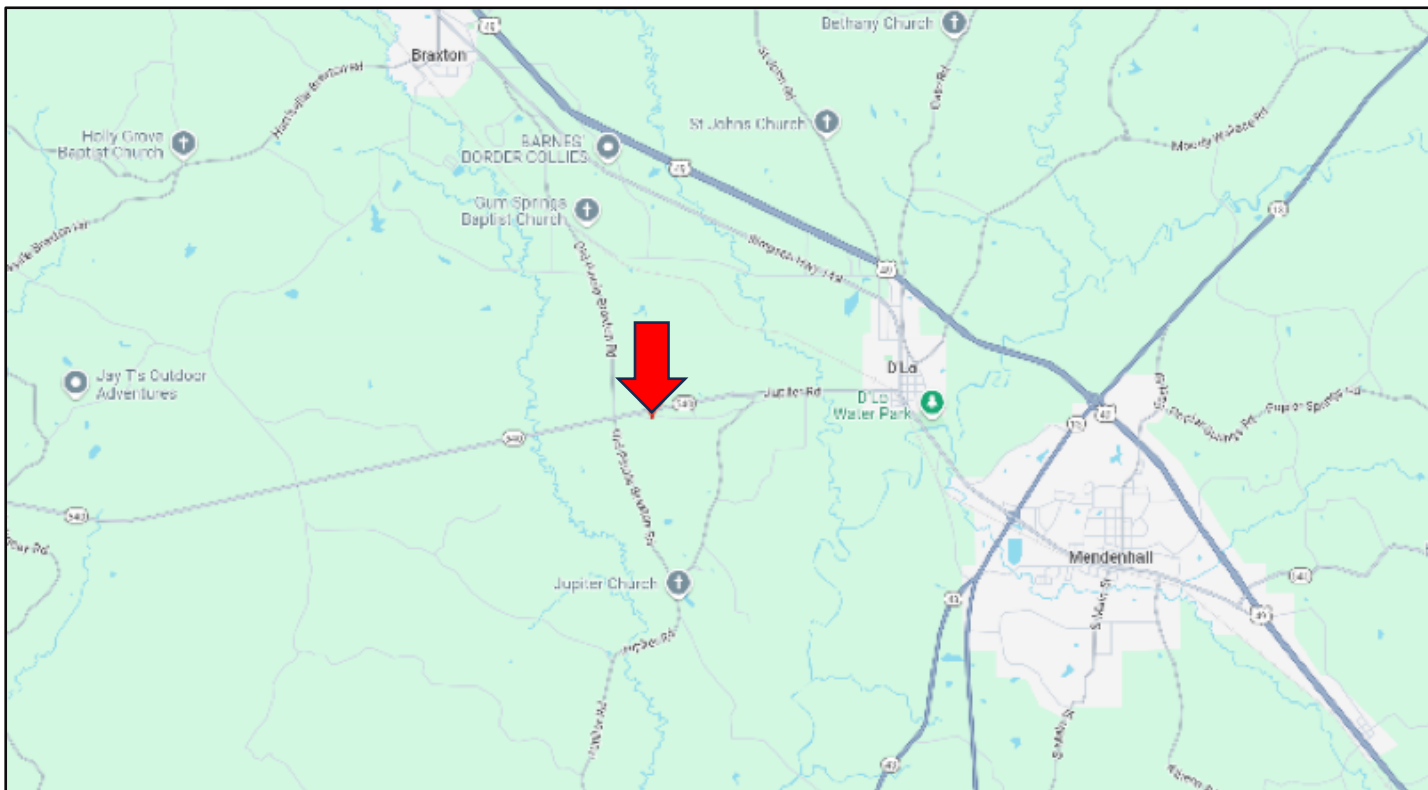
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Directional Map



Directions from the Intersection of Hwy 49 and Hwy 13 in Mendenhall, MS: Travel Hwy 49 N for 1.5 miles. Turn left onto N Pine Street and travel 0.8 miles. Turn right onto E 4th Street, then continue onto to Hwy 540 W for 2.3 miles. Turn left onto Van Zandt Rd. After 0.1 miles, the property will be on your right. [Google Map Link](#)



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REALTOR[®]

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