

# CHARMING COUNTRY RETREAT

## 3.5± ACRES IN SIMPSON COUNTY, MS



123 Leming Road, Braxton, MS

\$269,000

Welcome to your perfect country escape! Located on 3.5± acres in the heart of Simpson County, MS, this property offers tranquility and convenience, with everything you need to unwind and enjoy rural living. You'll feel right at home when you pull into the private driveway. The cozy 1,969 sq. ft. house features three spacious bedrooms and three full bathrooms, offering plenty of room for family and guests. Relax on the screened-in porches at the front and back, perfect for peaceful afternoons or hosting cookouts. If you're looking for extra space for projects or storage, this property has you covered! It features a 60x30 equipment building, a detached carport, and a massive 80x40 insulated workshop with three 16-foot roll-up doors—ideal for storing equipment or running a business from home. Inside, the inviting family room and updated kitchen are great for gatherings. The recently renovated kitchen features new appliances, cabinets, and sinks, making it stylish and functional. Plus, the new HVAC system ensures comfort year-round. Outside, you'll find a little bit of everything—muscadine vines, a garden area, a large front yard with scenic views, and a fenced-in backyard for added privacy. Whether you're looking for peaceful living or a place with plenty of space to pursue your passions, this property is the perfect mix of both. Call Tom to schedule your tour today! *ADDITIONAL ACREAGE AVAILABLE*



**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.





# The Land & Homes Expert *You Can Trust!*

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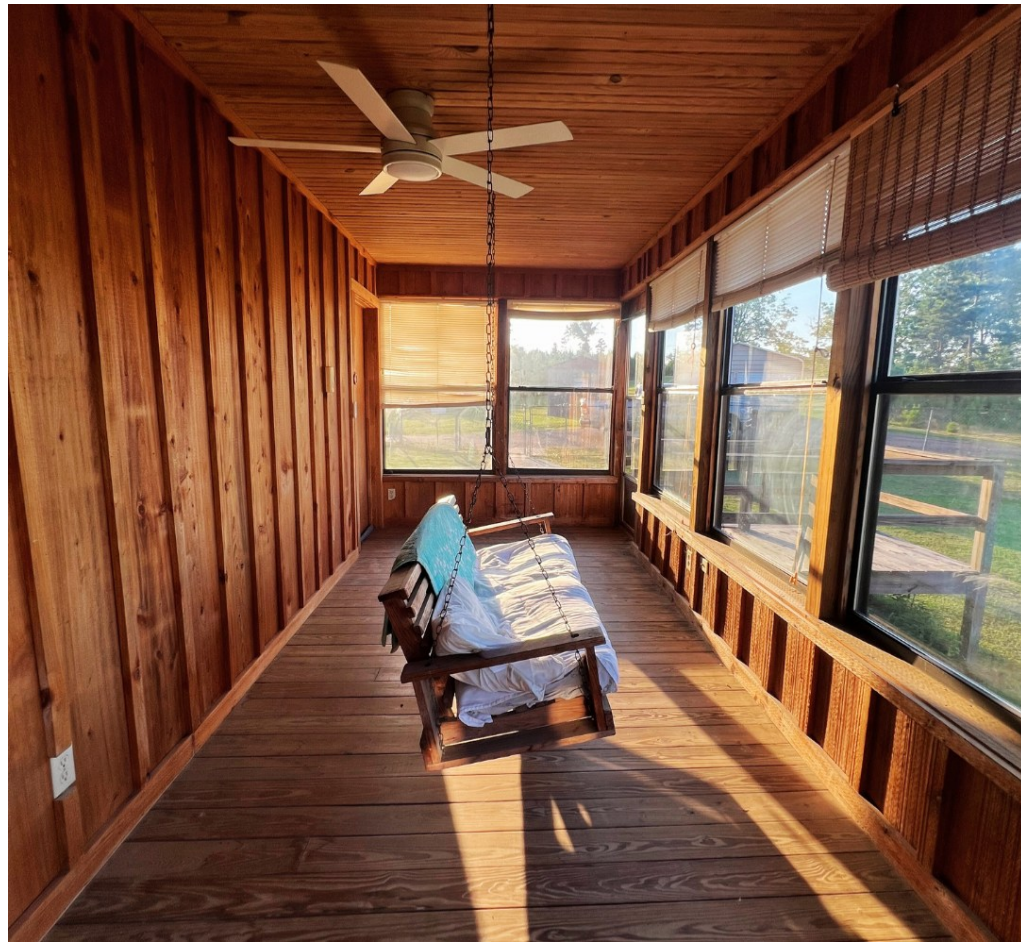
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# AERIAL MAP



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

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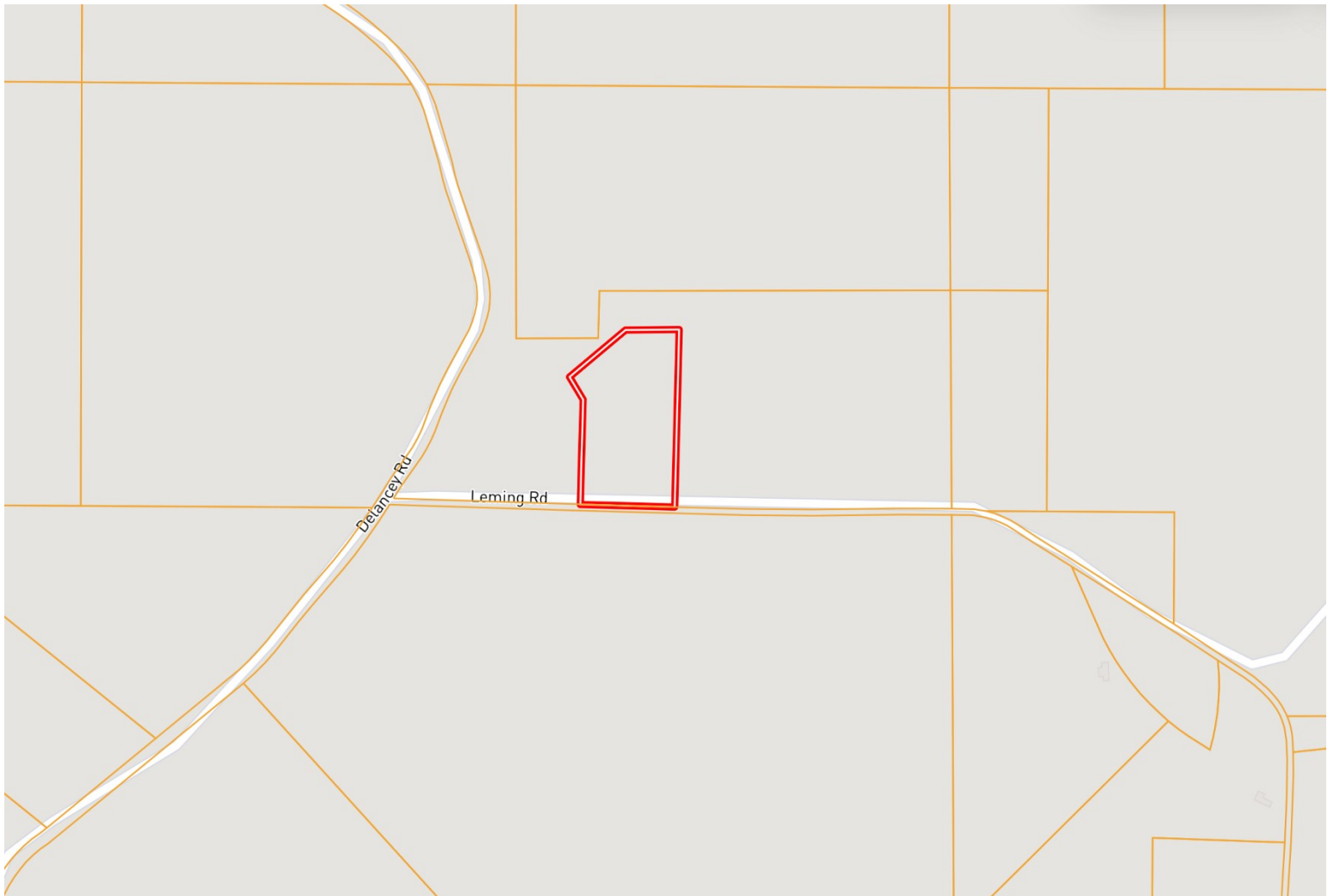
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# OWNERSHIP MAP



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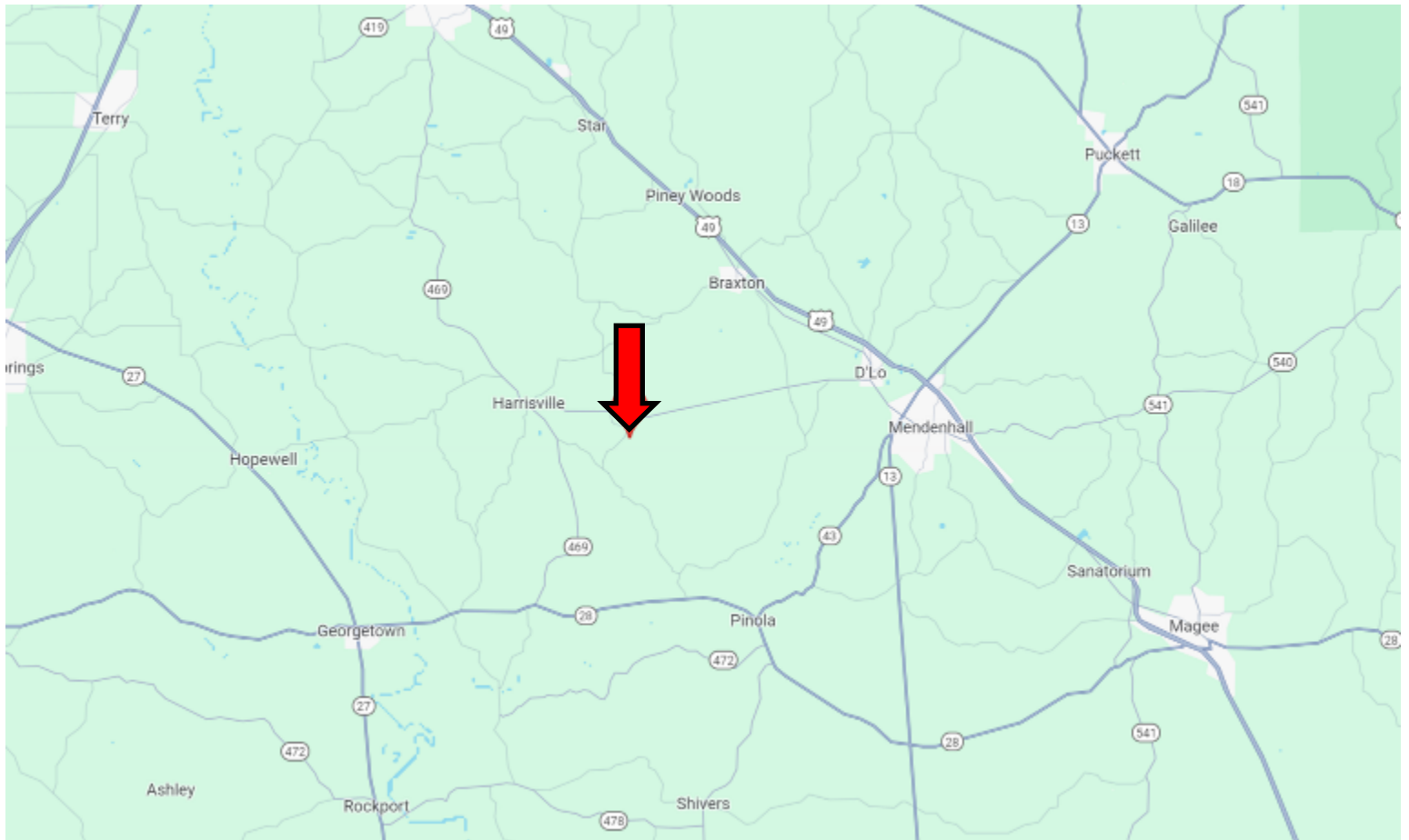


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# DIRECTIONAL MAP



Directions from Hwy 149 and Hwy 540 in D'Lo, MS: Travel Hwy 540 for 8 miles. Turn left onto Delancey Road and travel .2 miles. Turn left onto Leming Road. The entrance will be on the left.

123 Leming Road, Braxton, MS, 39044 [GOOGLE MAP LINK](#)



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