



Country Retreat

1.5± Acres with a Cabin in Simpson County, MS



\$125,000

Welcome to this charming weekend retreat on Delancey Road, where comfort and tranquility await. Located on 1.5± acres in Simpson County, with the option to acquire additional land, this cozy 900-square-foot cabin has been thoughtfully updated and remodeled in 2024. The home features two bedrooms, one bath, warm wooden floors, and laminate flooring in the kitchen and primary bathroom. A central heating and cooling system was recently installed, ensuring year-round comfort. Enjoy your mornings in the kitchen's breakfast area or step out onto the spacious 200-square-foot back deck to take in the peaceful surroundings. The full bath includes a shower for convenience, and appliances stay with the home. A covered carport with an attached storage room provides extra space for your outdoor gear. With community water and a serene setting, this property is perfect for a private retreat or a relaxing getaway. Whether you prefer unwinding on the front porch or the back deck, this is a place where you can truly enjoy nature at your own pace. The cabin is being sold as is. Call The Land Man today to schedule your tour!



**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!*

TOM SMITH

ALC®, BROKER

O: 601.898.2772 C: 601.454.9397

Tom@TomSmithLand.com

TomSmithLandandHomes.com

**Tom
Smith**
LAND AND
HOMES

Expect More. Get More.

2011-2024
BEST
BROKERAGES

Information is believed to be accurate but not guaranteed.



The Land & Homes Expert You Can Trust!

TOM SMITH

ALC®, BROKER

O: 601.898.2772 C: 601.454.9397

Tom@TomSmithLand.com

TomSmithLandandHomes.com

**Tom
Smith**
LAND AND
HOMES

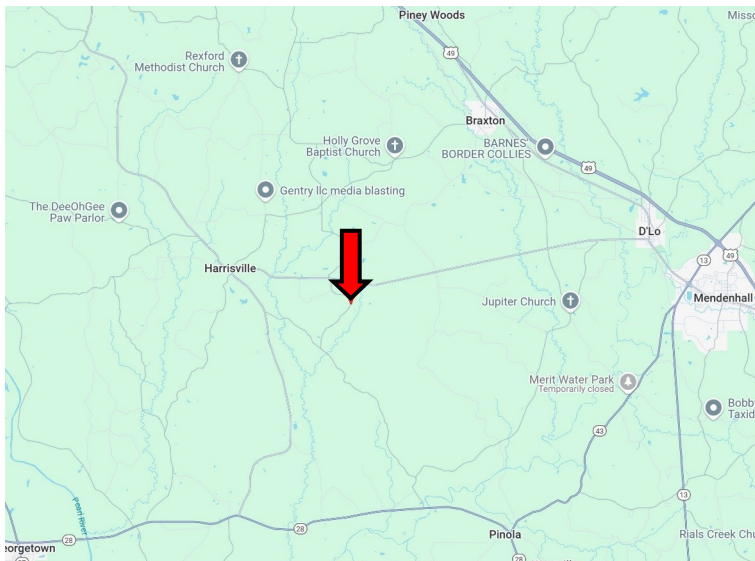
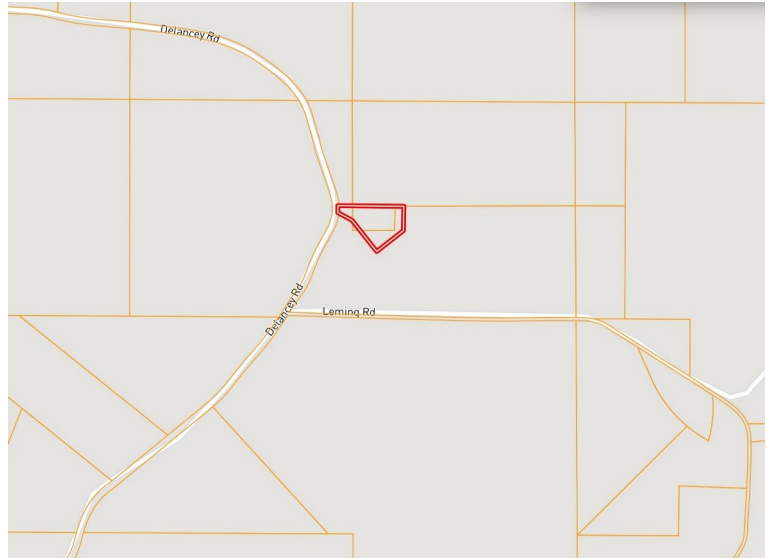
Expect More. Get More.

2011-2024
BEST
BROKERAGES

Information is believed to be accurate but not guaranteed.

MAPS

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



Directions from Hwy 49 in Braxton, MS: Turn onto Hwy 149 S and travel 1.3 miles. Turn right onto Oak Street then take the next turn onto Main Street. Turn right onto Harrisville Braxton Road and travel 4.7 miles. Turn left onto Shorter Road and travel 1.7 miles. Continue onto Harrisville Road for 0.7 miles. Turn left onto Delancey Road. After 1 mile, the property will be on the left.

[Google Map Link](#)



**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.

