

# 84+/- Diverse Acres in Jefferson Davis County, MS



**\$163,800**

If you are looking for a recreational property with large investment potential, this may be it! This 84+/- acre property offers road frontage on US-84 and MS-42 and is an excellent opportunity for future development in Jefferson Davis County, MS. Hwy-84 is a major thoroughfare and provides an established truck route for southwest MS. The property is located just outside the city limits of Prentis and has a residential and high voltage powerline running through it so it is ready for your dream home or business development. If you are looking for a timber investment, the property was planted in southern yellow pine in 2020, so the young pines are just getting established. Wildlife is abundant and the internal road system gives access to the entire tract from multiple locations. For more information, call Clif Cannon today!

Directions from the Intersection of MS-Hwy 13 and US-Hwy 84: Travel west on Hwy 84 for .8 miles. Turn right onto MS-42 and travel for .5 miles. Turn left onto Herrington Lane. The property entrance will be on the left.



*call me today!*

**CLIF CANNON, REALTOR®**  
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601.990.5070 office | 601.565.1070 cell



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





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Expect More. Get More.



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Aerial Map



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## Flood Map



## Topographic Map



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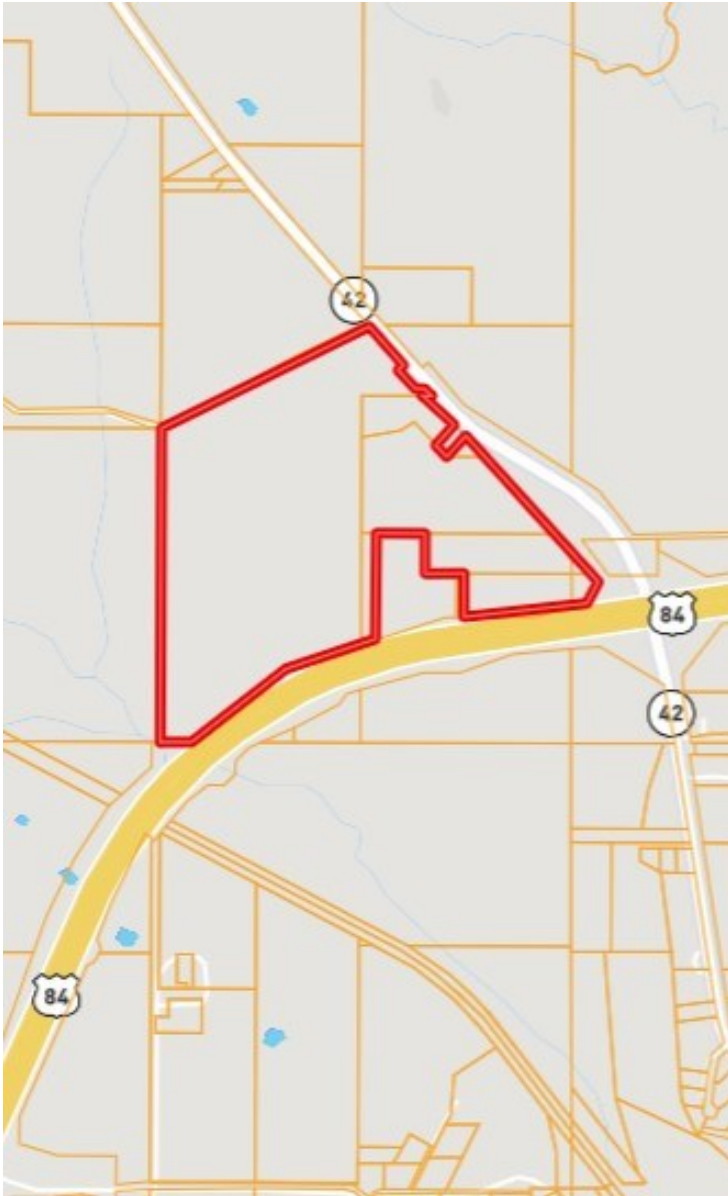


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# Directional Map

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# Ownership Map



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