



## 130+/- Acres of Pasture Land with Quaint Farm House Simpson County, MS



**\$375,000**

120 Eula Grayson Road Mendenhall, MS 39114

Have you been searching for pasture land in Simpson County, MS? You won't want to miss the opportunity to view this 130+/- acres in Mendenhall, MS. The property consists of 90+/- acres open pasture land, 20+/- acres of clean cutover, and the remaining 20+/- acres is a great mixed timber stand. When you cross into the gated entrance, the first thing to catch your eye will be a 3 bedroom, 1.5 bath quaint farmhouse with new AC as well as a new metal roof. As you take in the surrounding view, you will be enamored with all of the recently converted pasture that looks to stretch for miles. No pasture is complete without a pond, and this tract happens to have a freshly built one with room for expansion. South of the pond you will see a fresh clear cut well suited for converting to additional pasture. Joining the clear cut is 20+/- acres of mixed timber with ample deer sign. A small gravel pit on the property is perfect for projects or potential income. There is an old home site nestled in a grove of pine that would be great for a build. Call Blake today to schedule a viewing!

Directions from the intersection of Hwy 43 and Hwy 13 in Mendenhall, MS: Travel South on Highway 13 for 4.5 miles. Turn left onto Boggan Ridge Road, traveling for 1.0 mile. Turn right to stay on Boggan Ridge Road and travel 0.5 miles. Turn left onto Lee Boggan Road traveling for 0.7 miles Turn right onto Lula Grayson Road traveling for 0.5 miles. The property will be straight ahead.



*call me today!*

**BLAKE SASSER**, REALTOR®  
Blake@TomSmithLand.com  
601.990.5070 office | 601-757-5027 cell



Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





**BLAKE SASSER**, REALTOR®  
 Blake@TomSmithLand.com  
 601.990.5070 office | 601-757-5027 cell

Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





**BLAKE SASSER**, REALTOR®  
 Blake@TomSmithLand.com  
 601.990.5070 office | 601-757-5027 cell

Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





**BLAKE SASSER**, REALTOR®  
Blake@TomSmithLand.com  
601.990.5070 office | 601-757-5027 cell

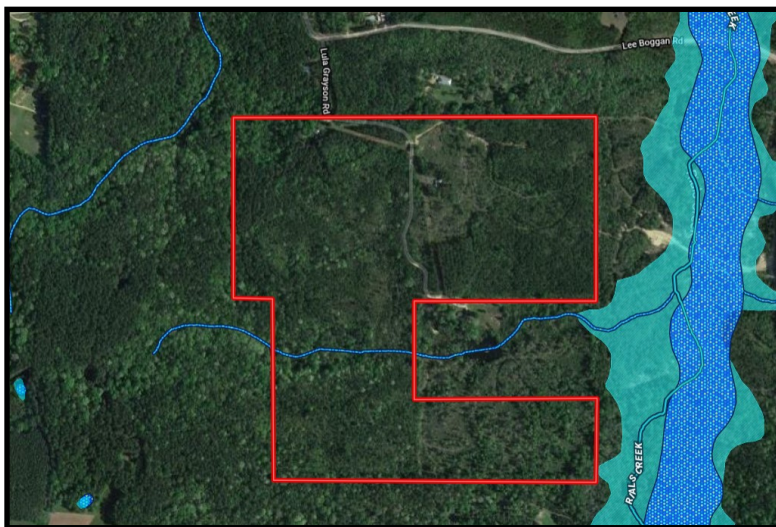
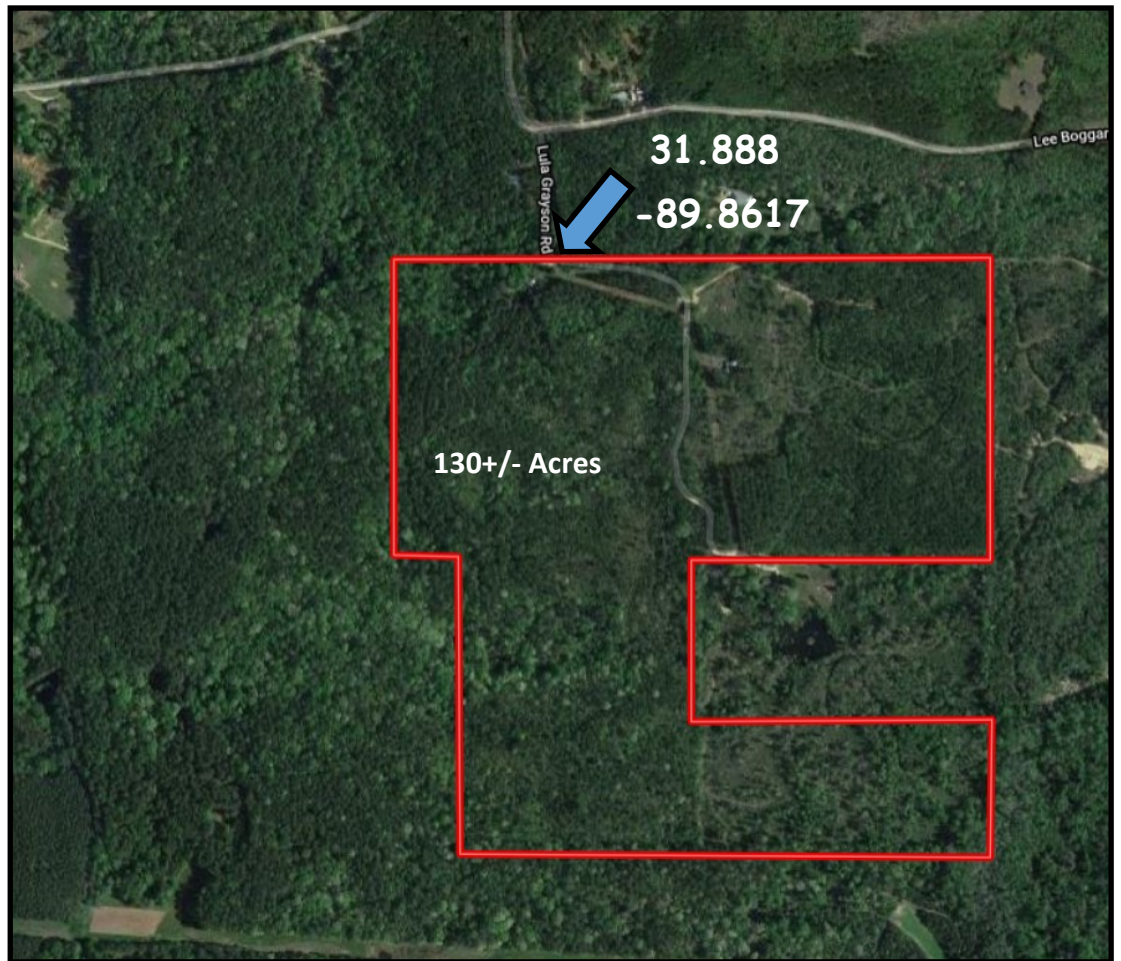


**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



## Aerial Map



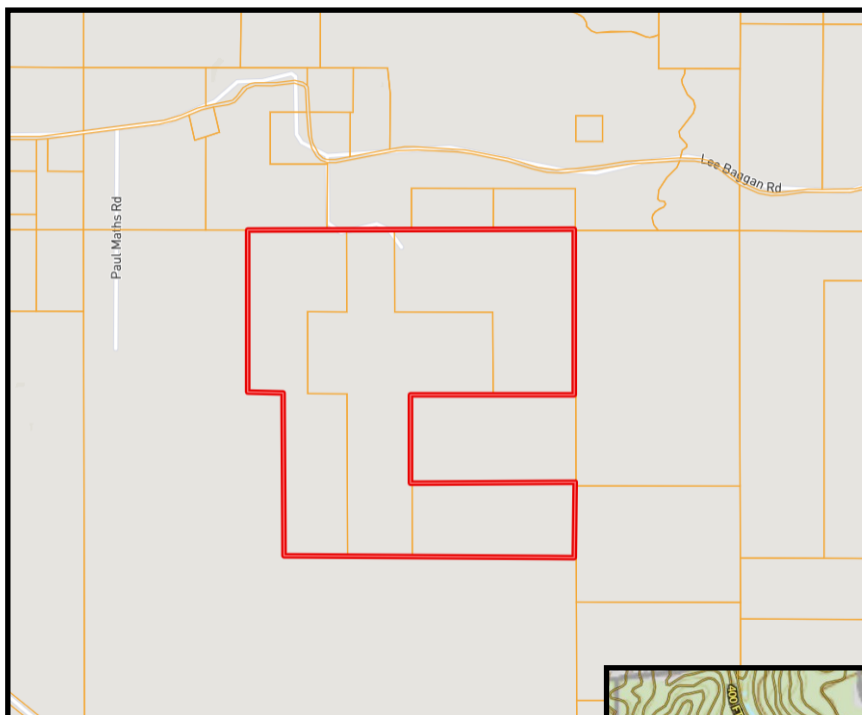
## Flood Map



**BLAKE SASSER**, REALTOR®  
Blake@TomSmithLand.com  
601.990.5070 office | 601-757-5027 cell

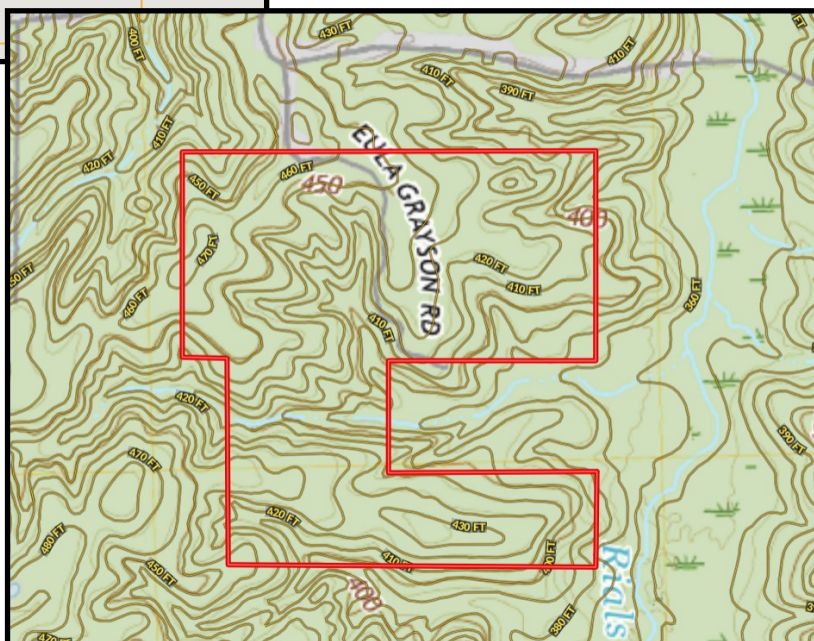
**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



Ownership  
Map

Topo  
Map

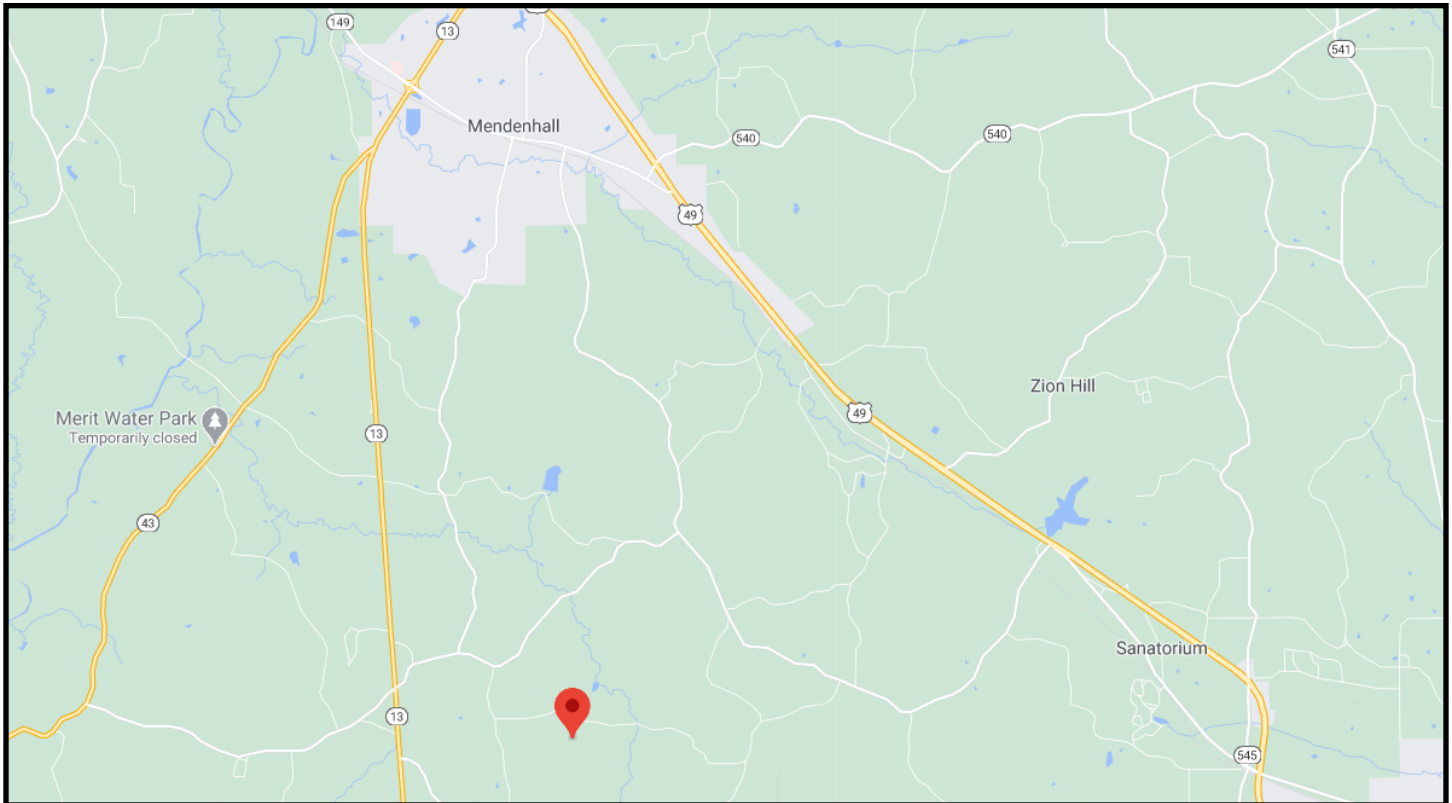


**BLAKE SASSER**, REALTOR®  
 Blake@TomSmithLand.com  
 601.990.5070 office | 601-757-5027 cell

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





## Directional Map

Directions from the intersection of Hwy 43 and Hwy 13 in Mendenhall, MS: Travel South on Highway 13 for 4.5 miles. Turn left onto Boggan Ridge Road, traveling for 1.0 mile. Turn right to stay on Boggan Ridge Road and travel 0.5 miles. Turn left onto Lee Boggan Road traveling for 0.7 miles Turn right onto Lula Grayson Road traveling for 0.5 miles. The property will be straight ahead.



**BLAKE SASSER**, REALTOR®  
Blake@TomSmithLand.com  
601.990.5070 office | 601-757-5027 cell



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.