

# 38+/- Acres of Pasture Land and Home Site Simpson County, MS



**\$125,000**

120 Eula Grayson Road Mendenhall, MS 39114

Have you been searching for pasture land in Simpson County, MS? Perhaps you've been looking for a great home site or a place to run livestock, either way this 38+/- acre tract is worth the look. The majority of the property consists of freshly converted pasture land that looks to stretch for miles.

Nestled in a grove of mature pine timber is a former home site with all utilities. A small gravel pit is located on the north side of the property, ideal for all kinds of personal projects. Additional acreage is available. Call Blake Sasser today to view this property!

Directions from the Intersection of Hwy 43 and Hwy 13 in Mendenhall, MS: Travel south on HWY 13 for 4.5 miles. Turn left onto Boggan Ridge Road and travel 1 mile. Turn right to stay on Boggan Ridge Road and travel 0.5 miles. Turn left onto Lee Boggan Road, travel 0.7 miles to Lula Grayson Road on the right. Turn on Lula Grayson Road and after .5 miles, continue down a private gravel road, the property will be on the left.



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*Call me today!*

**BLAKE SASSER**, REALTOR®  
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601.990.5070 office | 601-757-5027 cell



Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





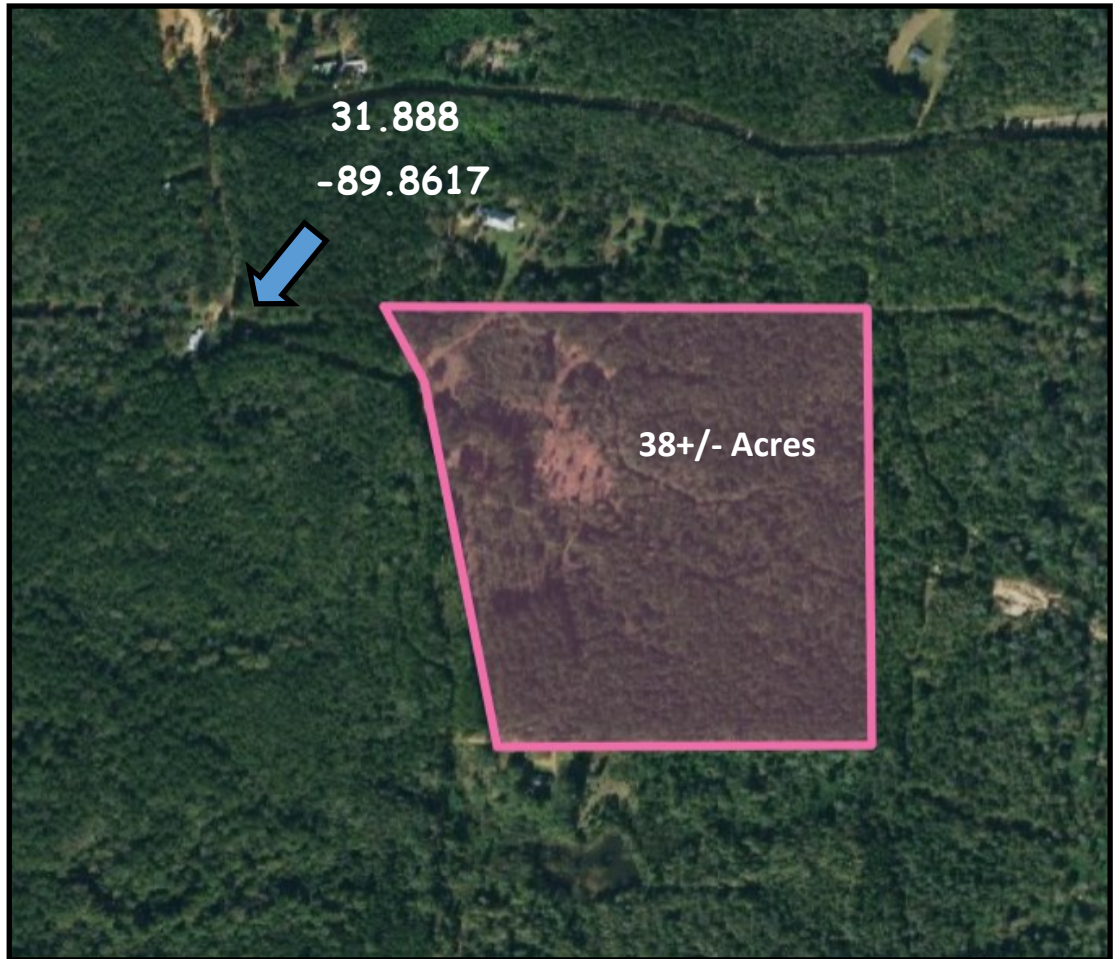
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# Aerial Map



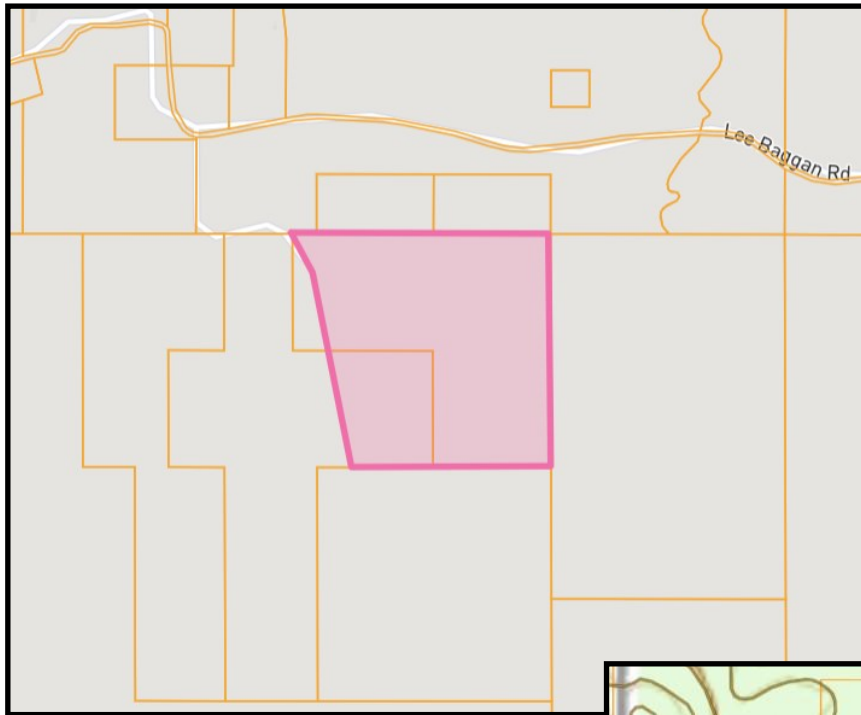
# Flood Map



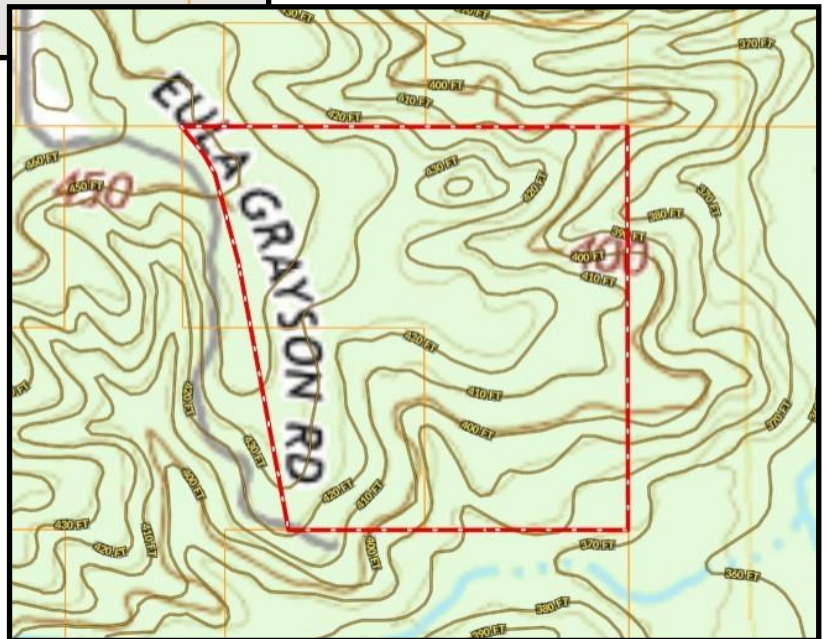
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Ownership  
Map



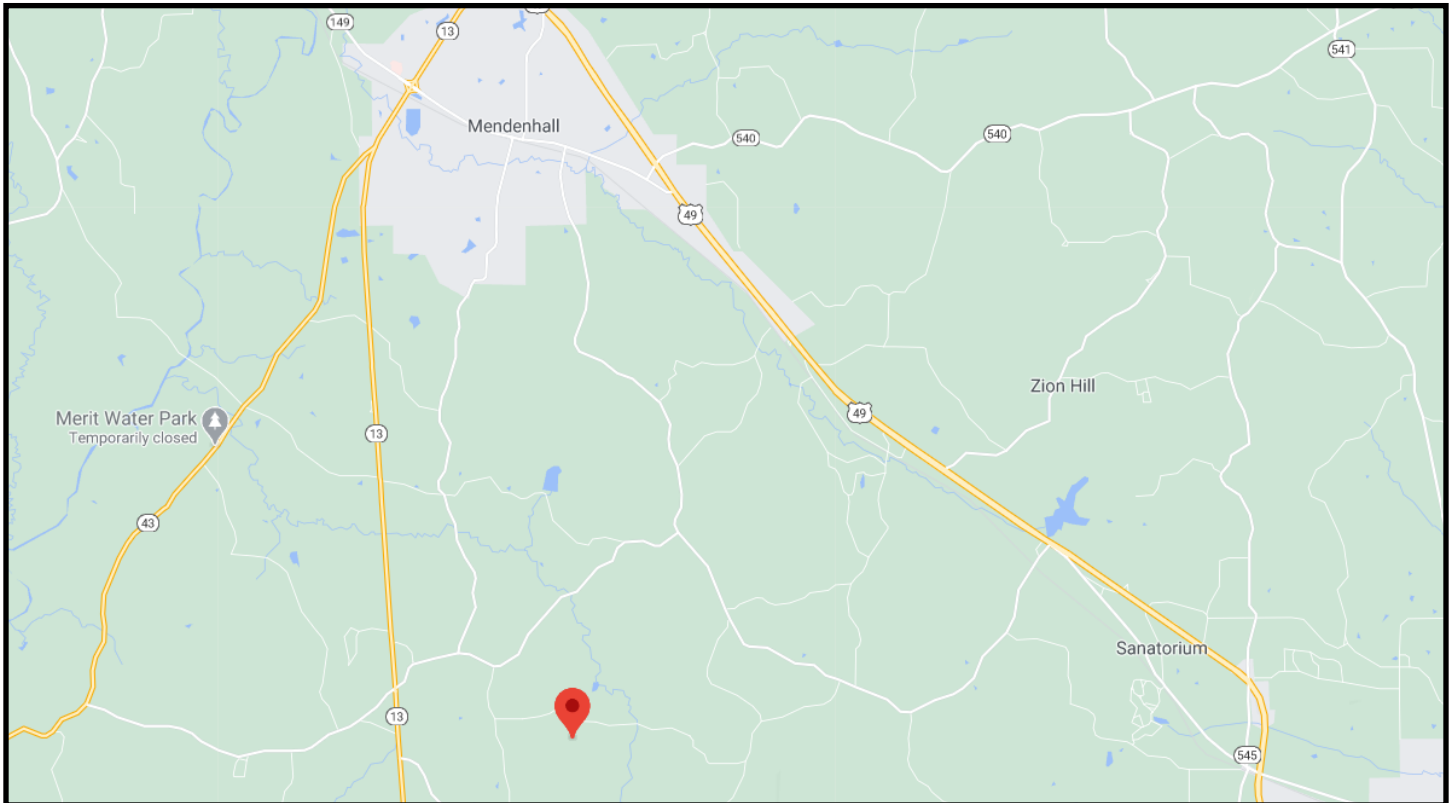
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## Directional Map

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