



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

67± ACRES
SIMPSON COUNTY, MS
\$286,425

OFFICE (769) 760-0005 | WWW.SMALLTOWNPROPERTIES.COM

THE SIMPSON 67

PROPERTY PROFILE

LOCATION:

- Campbell Creek Road
Mendenhall, MS 39114
- Simpson County
- 2± Miles East of D'Lo
- 5± Miles N of Mendenhall
- 14± Miles N of Magee
- 19± Miles S of Florence

COORDINATES:

- 32.01005, -89.88235

PROPERTY USE:

- Recreation
- Hunting
- Camp Site
- Investment

PROPERTY INFORMATION:

- 67± Acres
- 2,650'± Campbell Creek
Frontage
- 2,670'± Road Frontage
- Established Trails
- Established Food Plots
- Gated Entrance
- Gravel Drive
- Utilities Available

TAX INFORMATION:

- Parcel ID 1-1050-15-00000-
000-00300
- Taxes 2025 \$309



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DEWAYNE ATKINSON

LAND SPECIALIST

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dewayne@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301

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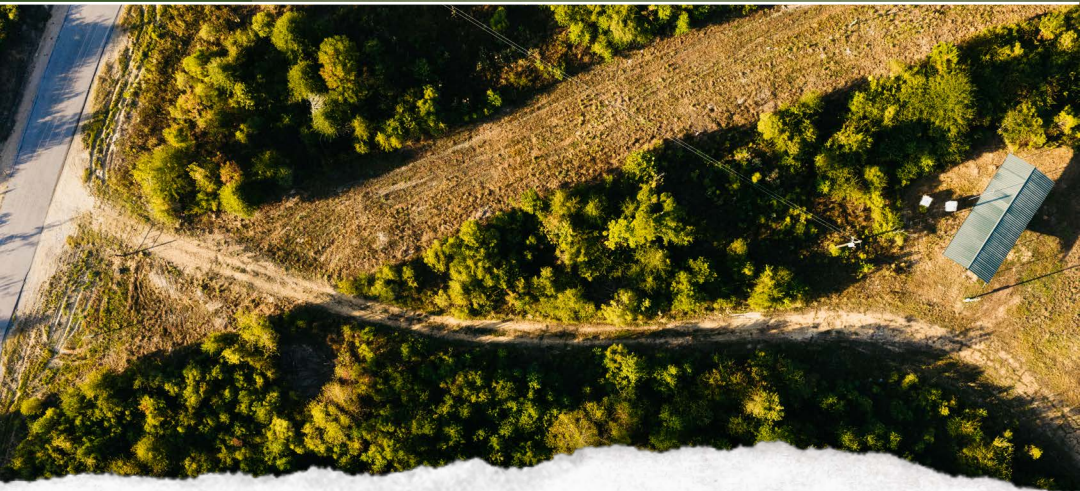
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WELCOME TO THE SIMPSON 67

WELCOME TO THE SIMPSON 67, A RECREATIONAL TRACT WITH GREAT HUNTING, A BEAUTIFUL CREEK, AND A QUIET SPOT TO RELAX. The 67± acre Simpson County tract features roughly 2,650 feet of Campbell's Creek frontage running along the entire eastern boundary and part of the northern side, giving the property just over half a mile of flowing water. It's a clear, scenic creek with places to swim, cool off, and enjoy the outdoors all year long.

A gated entrance leads into the private getaway, and a gravel drive carries you back to a tucked-away camp area that sits off the road and out of sight. The camp spot includes a shed with room for a camper underneath and a power hookup already in place, making it easy to set up and stay for the weekend.

The land consists of an 8-year regrowth cutover with thick bedding cover that holds deer naturally. Trails and food plots are already established, and multiple shoot houses are set up across the property, giving you ready-to-use hunting access from the moment you arrive. The terrain is a mix of lowland and gently rolling ground, easy to navigate and ideal for slipping around quietly during the season. The tract also offers 2,570± feet of road frontage, providing strong access and flexibility for future entry points.



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MORE ABOUT THE SIMPSON 67

This property sits just outside D'Lo, a small historic town known for its peaceful atmosphere and its connection to the Strong River. Magee and Mendenhall are both close by and offer plenty of places to eat, shop, and enjoy a night out. Magee features favorites like Berry's Seafood & Catfish House, The Vault Eatery & Drinkery, and Cattle Drive Grill. Mendenhall offers options such as Smokey Mountain Grill & Rib Shack, Williams Café, and several local event spots. Everything you need for supplies, food, or entertainment is only a short drive away.

If you are looking for a place to hunt, relax, swim in the creek, and enjoy a private piece of land without being far from town, the Simpson 67 delivers. It's turnkey, accessible, and set up for outdoor fun from day one.

Contact Dewayne Atkinson today to schedule a private showing and experience #TheSmallTownWay!



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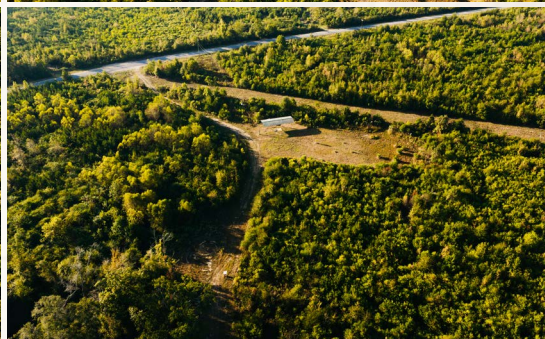
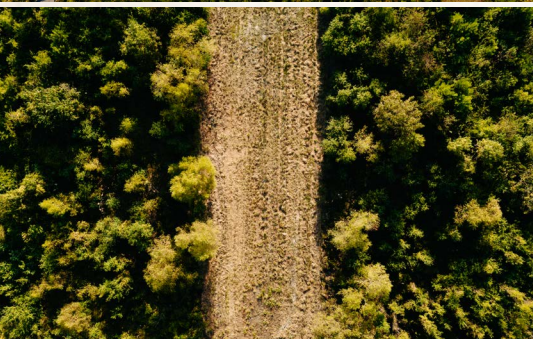
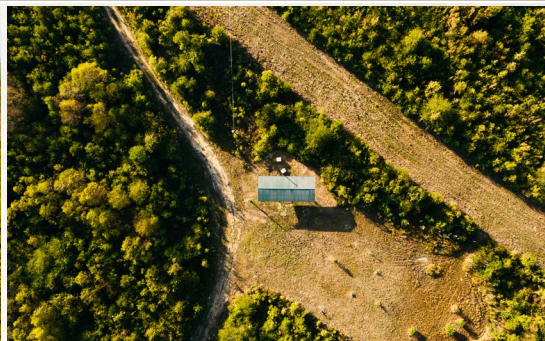
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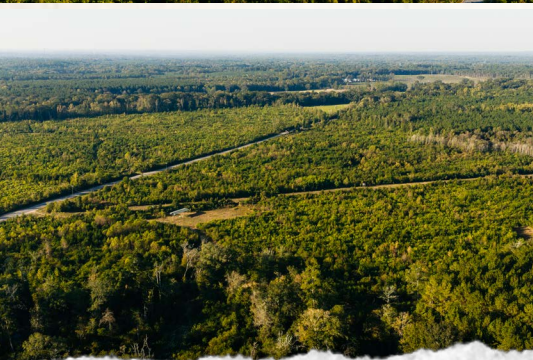
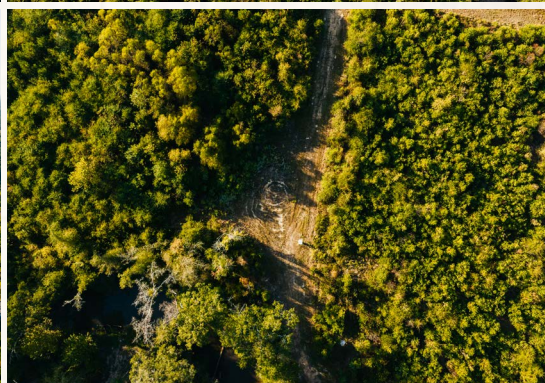
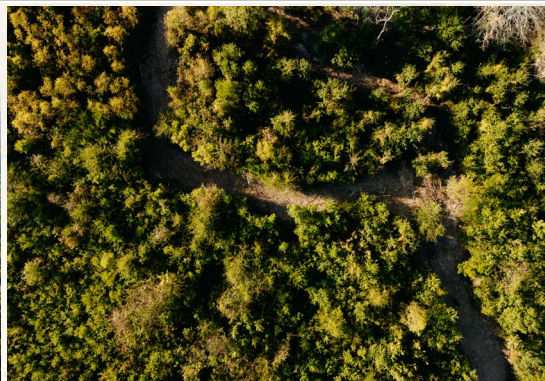
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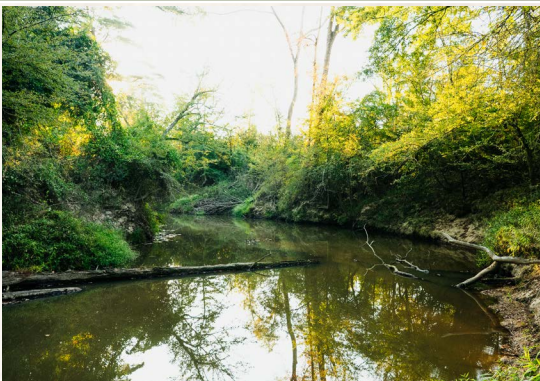
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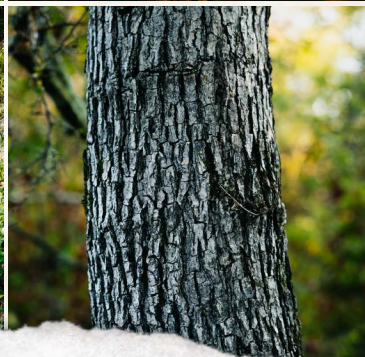
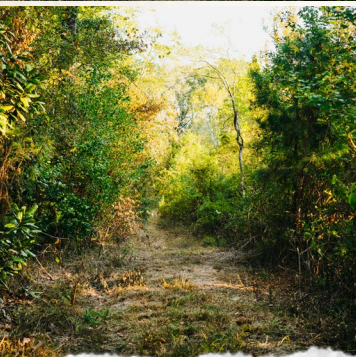
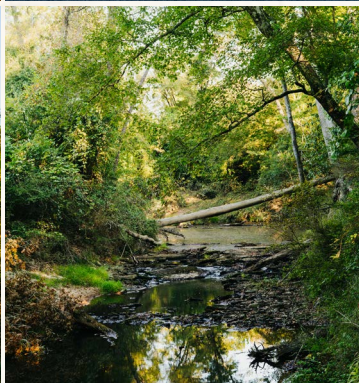
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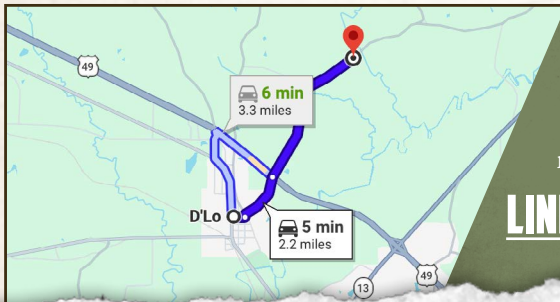
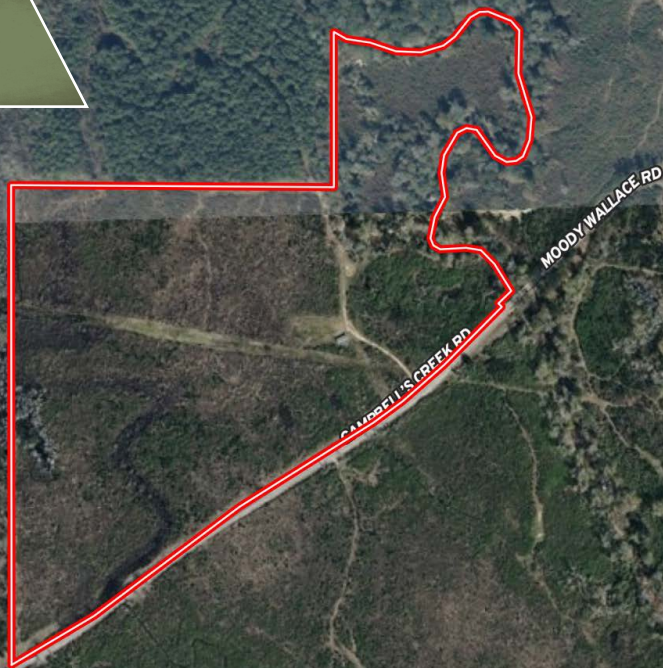
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land id. LINK



Directions From D'Lo, MS: Travel N Pine Street for 0.5 miles. Continue on Campbell Creek Road and in 1.6 miles the property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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