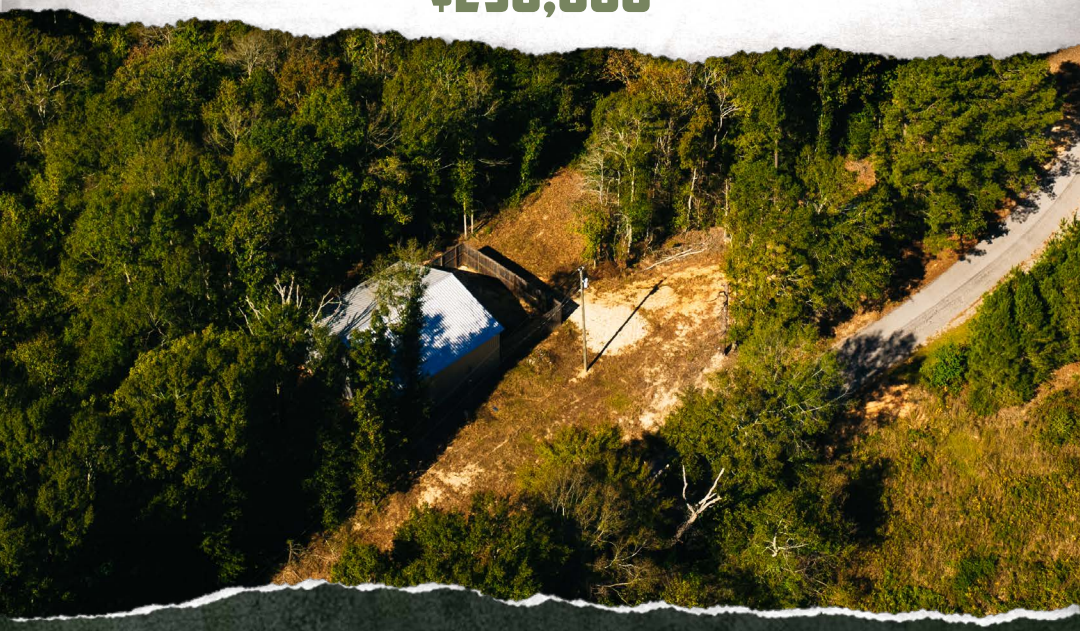


36± ACRES
SIMPSON COUNTY, MS

$250,000



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

THE SIMPSON 36

PROPERTY PROFILE

LOCATION:

- 179 Isaac Newsome Road
  Pinola, MS 39149
- Simpson County
- 9.7± Miles SW of Pinola
- 19± Miles SW of Mendenhall
- 42.7± Miles NE of Brookhaven
- 50± Miles SE of Jackson

COORDINATES:

- 31.7704, -90.0005

PROPERTY USE:

- Hunting
- Investment
- Residential
- Recreational

PROPERTY INFORMATION:

- 36± Acres
- 3 Shooting Houses
- 2 Established Food Plots
- 30’ x 40’ Metal Shed
- Internal Trail System
- Turnkey Camper
- Utilities In-Place
- Gravel Driveway
- Gated Entrance
- Road Frontage

TAX INFORMATION:

- Parcel ID:
  1-1620-03-00000-000-00900
- 2025 Taxes: $262





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DEWAYNE ATKINSON
LAND SPECIALIST
C: 601-832-3075
O: 769-760-0005
dewayne@smalltownproperties.com
2121 5th St., Ste 206 - Meridian, MS 39301
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE SIMPSON 36

THIS RECREATIONAL TRACT IS SET UP EXACTLY THE WAY A HUNTER WANTS IT, SITTING IN A QUIET RURAL AREA WITH ROLLING TERRAIN, GOOD TIMBER, AND THE KIND OF HABITAT THAT KEEPS DEER AND TURKEYS ON THE PROPERTY THROUGHOUT THE YEAR. Located at 179 Isaac Newsome Road in Simpson County, this 36± acre property features two established food plots, each paired with a shooting house and a feeder. A third shooting house sits along the interior road system, overlooking long, clean shooting lanes that offer excellent visibility and hunting opportunities.





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MORE ABOUT THE SIMPSON 36

A solid 30' × 40' metal shed with a fenced-in area and a camper already set up are included with the property, giving you an immediate home base for weekends, hunting season, or just getting away. The Simpson 36 has plenty of road frontage with a gated entrance leading into the trail system, providing secure access and a smooth approach to the hunting areas.

With abundant wildlife, established improvements, and everything already in place, the Simpson 36 is truly turnkey. Whether you're looking for a plug-and-play hunting setup or a quiet investment piece in the country, this tract is ready the moment you arrive.

Give **Dewayne Atkinson** a call to set up your private viewing of the property.





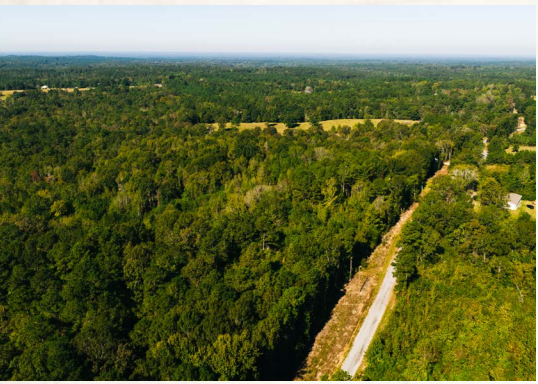
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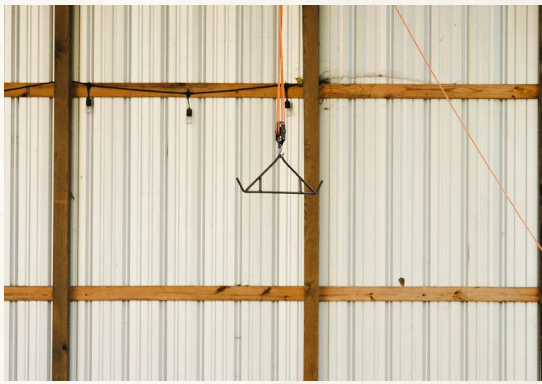
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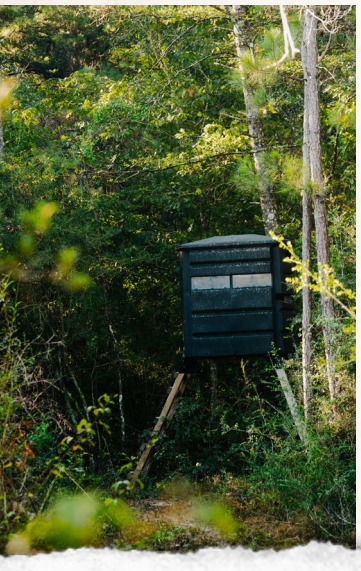


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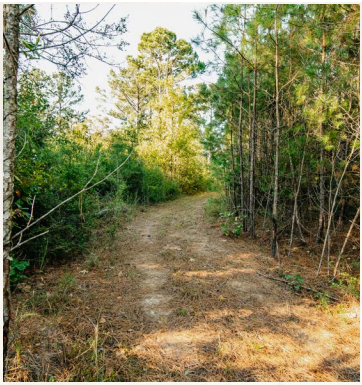


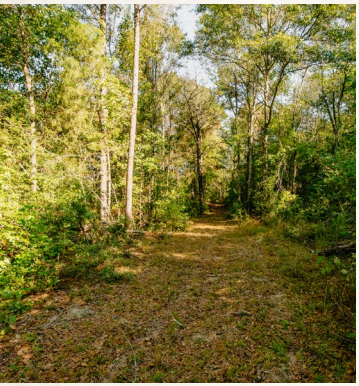
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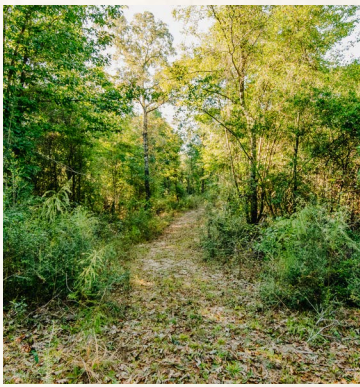
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36± ACRES SIMPSON COUNTY, MISSISSIPPI







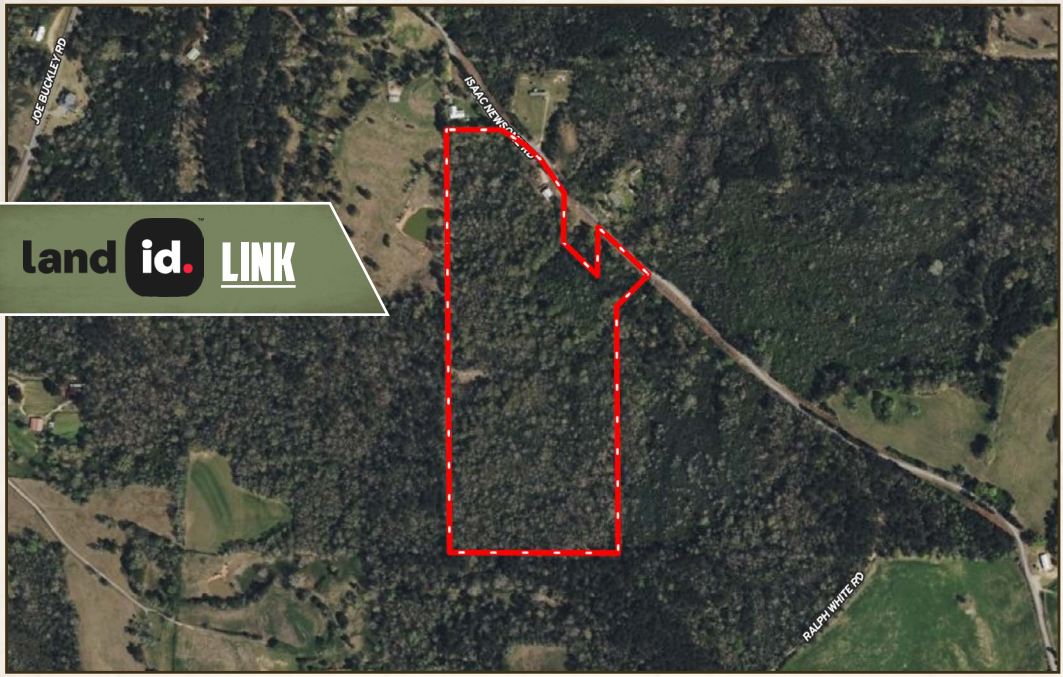



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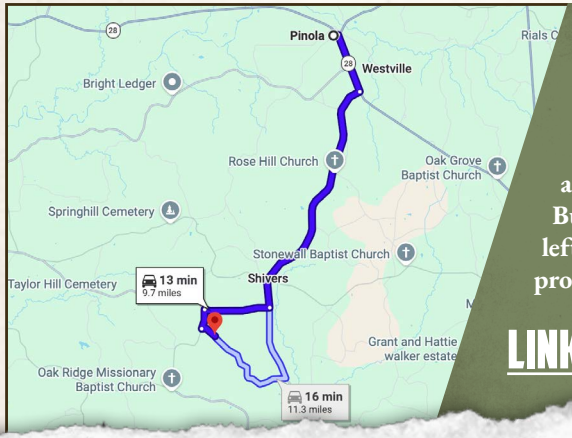
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36± ACRES | SIMPSON COUNTY, MISSISSIPPI



land id. LINK



Directions From Pinola, MS: Travel on MS-28 E/MS-43 S for 1.4 miles. Turn right onto MS-43 N and continue for 5.8 miles. Turn right onto MS-478 W and proceed 1.5 miles. Turn left onto Joe Buckley Road and travel 0.5 miles. Turn left again onto Isaac Newsome Road. The property will be on the right in 0.4 miles.

LINK TO GOOGLE MAP DIRECTIONS



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