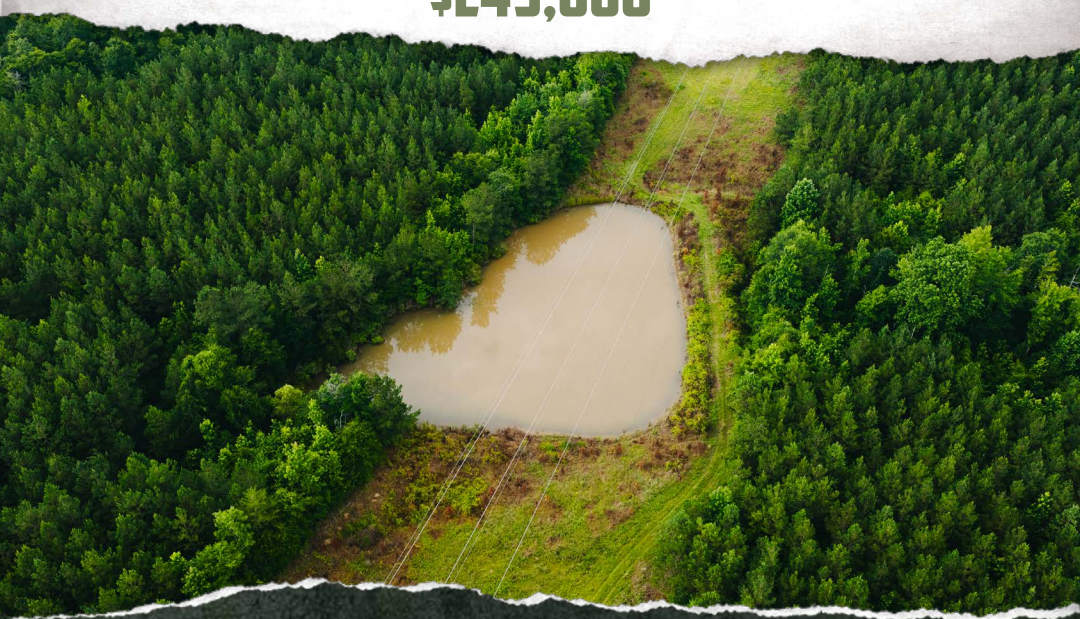




SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM



77± ACRES
NESHOBA COUNTY, MS
\$249,000

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

THE NESHOPA 77

PROPERTY PROFILE

LOCATION:

- County Road 832
Philadelphia, MS 39350
- Stallo Community
- Neshoba County
- 14± Miles N of Philadelphia
- 16.2± Miles S of Louisville
- 50.2± Miles NW of Meridian

COORDINATES:

- 32.9137, -89.10905

PROPERTY USE:

- Hunting
- Recreational
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 77± Total Acres
- 68.5± Acres of 13-Year-Old Pine Plantation
- 0.5± Miles of Transmission Line
- 1,145'± Paved Road Frontage
- 3 Food Plots
- 2 Small Ponds
- Rolling Hills
- Deer & Small Game
- Gated Entrance
- Utilities Available

TAX INFORMATION:

- Parcel 01200-07-018.000:
\$103.07 (2025)
- Parcel 01200-07-018.002:
\$103.07 (2025)



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DEREK EAVES

LAND SPECIALIST

C: 662-803-2001

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

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE NESHOPA 77

IF YOU'VE BEEN LOOKING FOR A GOOD PIECE OF GROUND TO HUNT, RIDE AROUND ON, OR MAYBE BUILD A CABIN AND GET AWAY FROM THE NOISE, THIS ONE IS WORTH A LOOK. This 77± acre tract in the Stallo Community of Neshoba County has the kind of setup folks are always asking about. Located about 14 miles north of Philadelphia, 16.2± miles south of Louisville, and 50.2± miles northwest of Meridian, the Neshoba 77 gives you the feel of being out in the country without being too far from town.

The property has 68.5± acres of 13-year-old planted pines with rolling hills and plenty of room to roam. You've got a gated entrance, direct access off County Road 832, and 1,145± feet of paved road frontage. Water and power are available through the Central Water Association and the Central EPA, so if you've been thinking about putting a cabin, camp house, or homesite out here, a lot of the groundwork is already there.

For the hunters, this tract checks a lot of boxes. There are three food plots already in place, two small ponds, and around a half mile of transmission line that'll make for some good spots to catch deer slipping through. There's also plenty of small game to keep things interesting year-round.

Places like this can be hard to come by. There is enough timber for future value, enough hunting ground to enjoy with family and friends, and enough room to make it your own.

Contact Derek Eaves today to schedule a private showing and experience #TheSmallTownWay.



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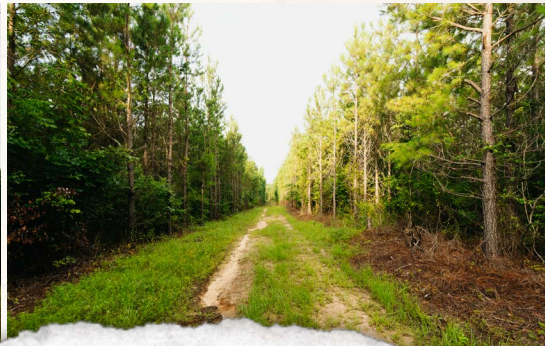
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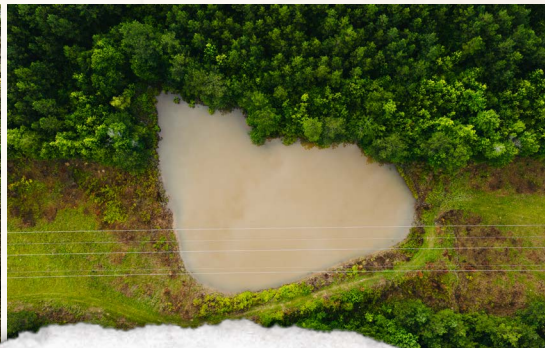
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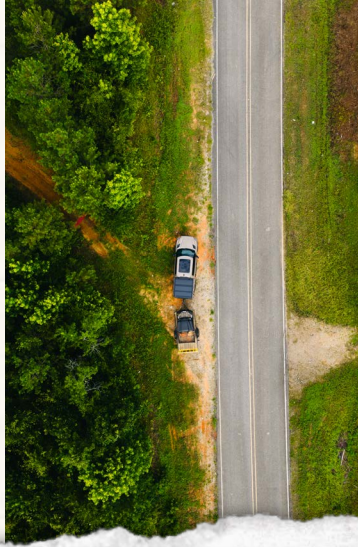
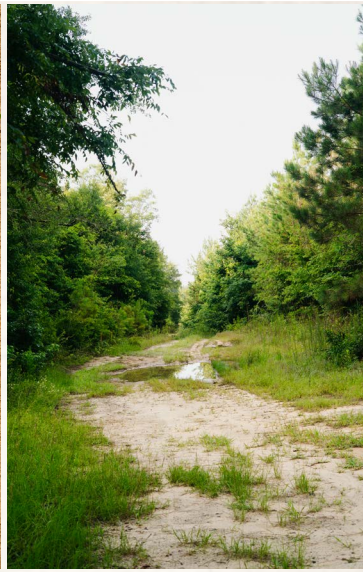
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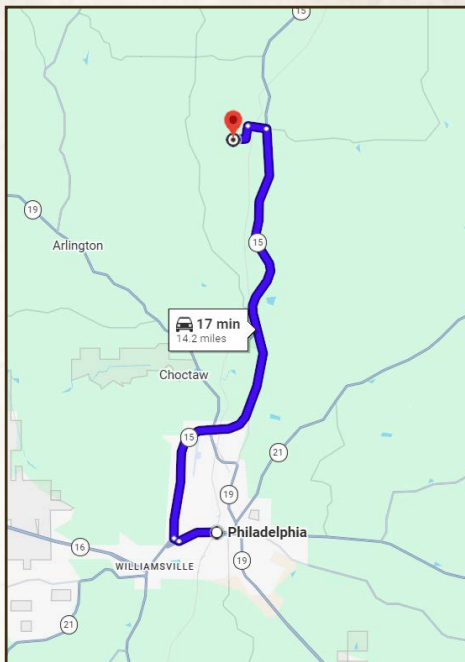
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77± ACRES

NESHOBA COUNTY, MISSISSIPPI



land id. LINK



Directions from Philadelphia, MS:
 Travel on MS-16 towards Seedy Street for 1 mile. Turn right onto MS-15 North and proceed for 12 miles. Turn left onto County Road 832 and continue for 0.5 miles. When the road splits, stay left on County Road 832 and travel 0.7 miles. The property and sign will be on your left.

LINK TO GOOGLE MAP DIRECTIONS



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