

50± Acres

Simpson County, MS

Braxton, MS



\$225,000



**TOM
SMITH**

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



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Today!**



TomSmithLandandHomes.com

Office: 601.898.2772

The Property

50± Acres

Looking for the perfect property in Simpson County that allows you to enjoy the peace and quiet of country living? You just found your opportunity with this beautiful 50± acre tract! Whether you're looking to build your dream home, establish a private country retreat, or invest in land for the future, this property offers plenty of room to make your vision a reality. Enjoy the privacy, space, and freedom that come with owning your own piece of the countryside. Deed restrictions are in place to help protect property values and preserve your investment for generations to come! Don't miss this opportunity to own 50± acres in Simpson County. Call Tom Smith today for more information!



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DEED RESTRICTIONS, August 30th, 2025

1. A reference of these will be incorporated into the warranty deed at the time of sale.
2. The following property rights and deed restrictions shall apply to the property

Subdivision of Unit - No portion of the land shall be subdivided. The lot shall remain the same size without further division.

Estate Lots - Any residential dwelling shall be no closer than one hundred fifty (150) feet to any existing road or 30' from any existing property line.

Unightly or Unkept Conditions - No wrecked/non-operable vehicles or other mechanical devices shall be visible from the public road.

No more than 1 residential dwelling per lot without prior approval from Circle N Land, LLC.

Prohibited:

Utility sheds, barns or other detached buildings may be added to the property as long as they are at least 150' from any existing road or 30' from any existing property line.

Mobile homes are allowed but must be no older than 2 years before the purchase date of the property. (For example: If purchased in 2026, the mobile home must be a 2024 or newer model). Title to the home must be provided, prior to placement. In addition, all mobile homes must be skirted.

Small domestic chicken houses and farm animals are allowed. No commercial farms with chicken houses, pig farms or other commercial agricultural or industrial uses are allowed.

Attachment of Utilities - During the life of these restrictions, Circle N Land, LLC retains the right to access any of the existing utilities via an access easement at the most convenient point.

No dirt pits, industrial or commercial uses allowed without prior consent for Circle N Land, LLC.

Violation - Any violation of these deed restrictions may be corrected by Circle N Land, LLC with a 30 day written notice to the violator. If the violation is not cured, Circle N Land, LLC will have the right to cure the violation at the owner's expense. The cost to cure and any legal fees will be assessed, and a lien will be placed on the subject property. Circle N Land, LLC retains access rights across any portion of the property for this reason.

The grantor retains the right to amend, enforce or allow a variance on a case by case basis.

Deed restrictions expire after 15 years or August 30th, 2040

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Aerial Map

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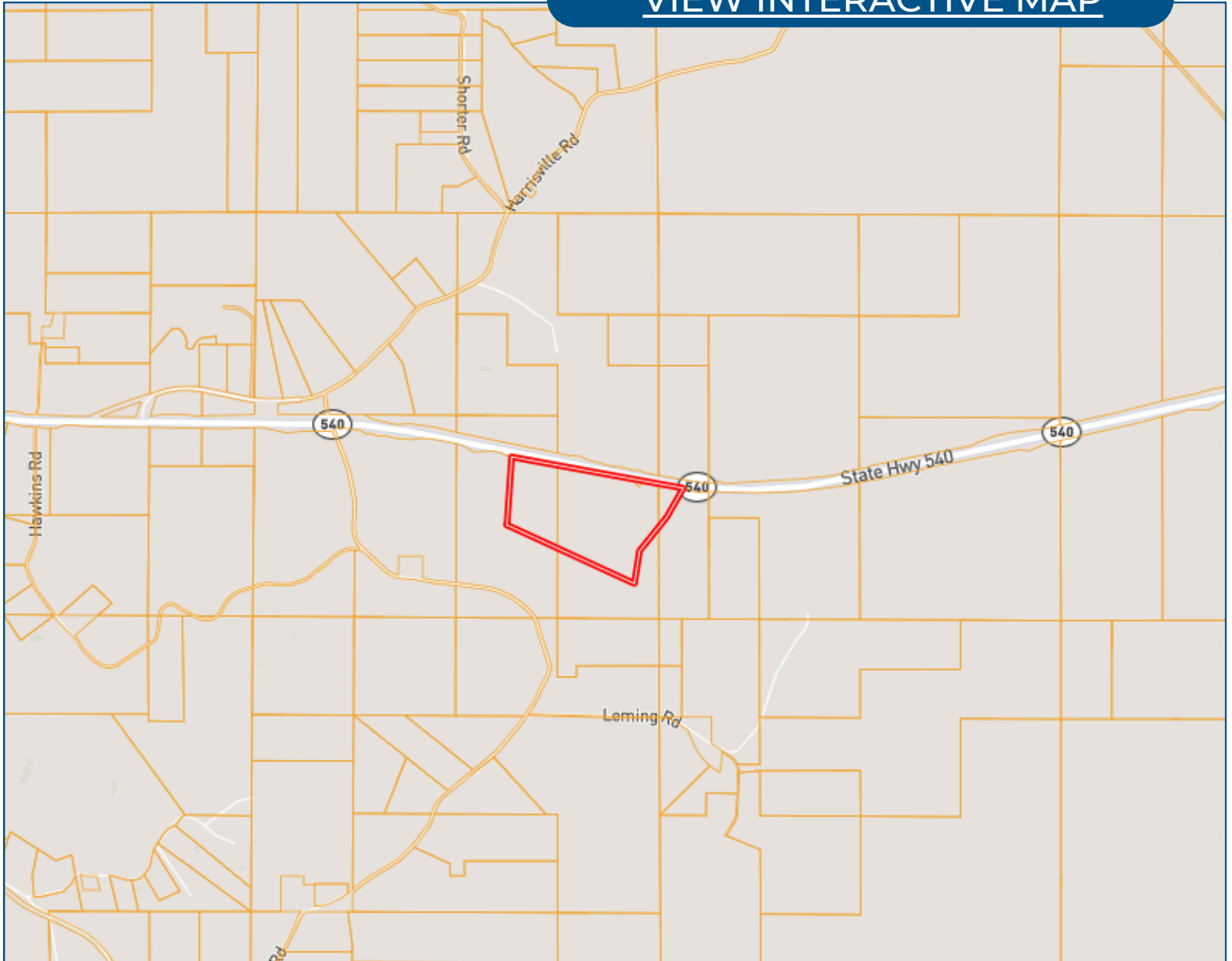
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Ownership Map

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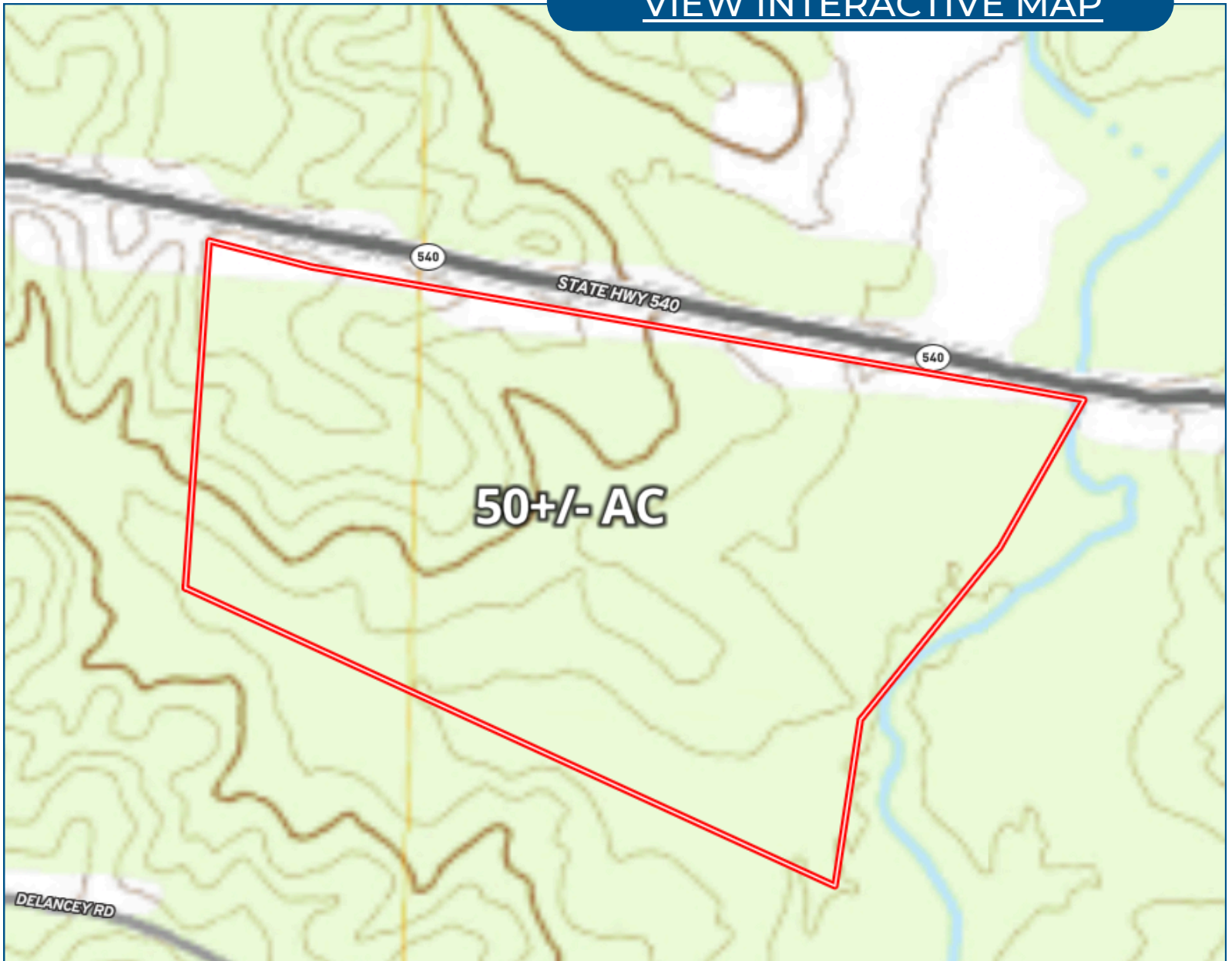
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Topo Map

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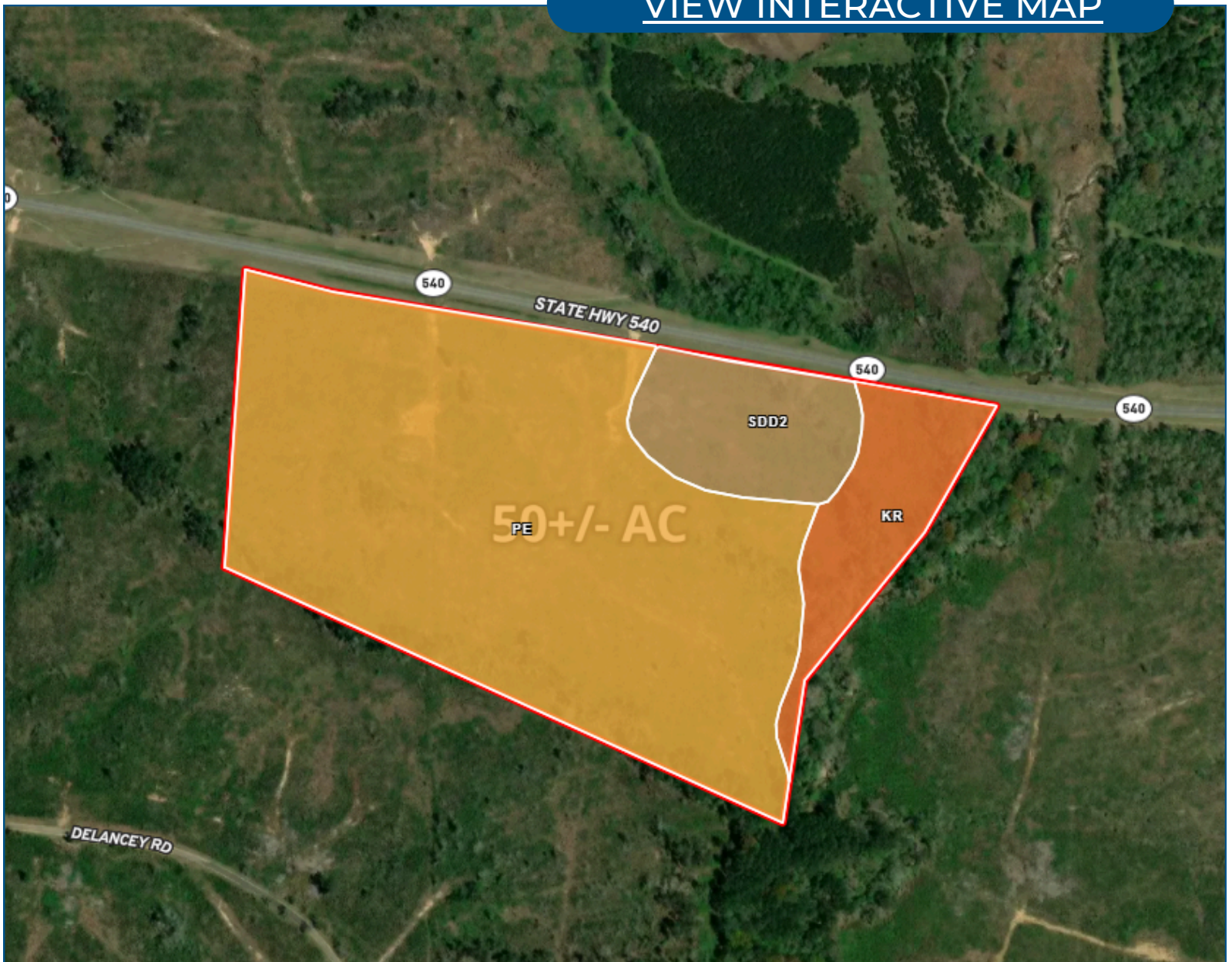
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Soil Map

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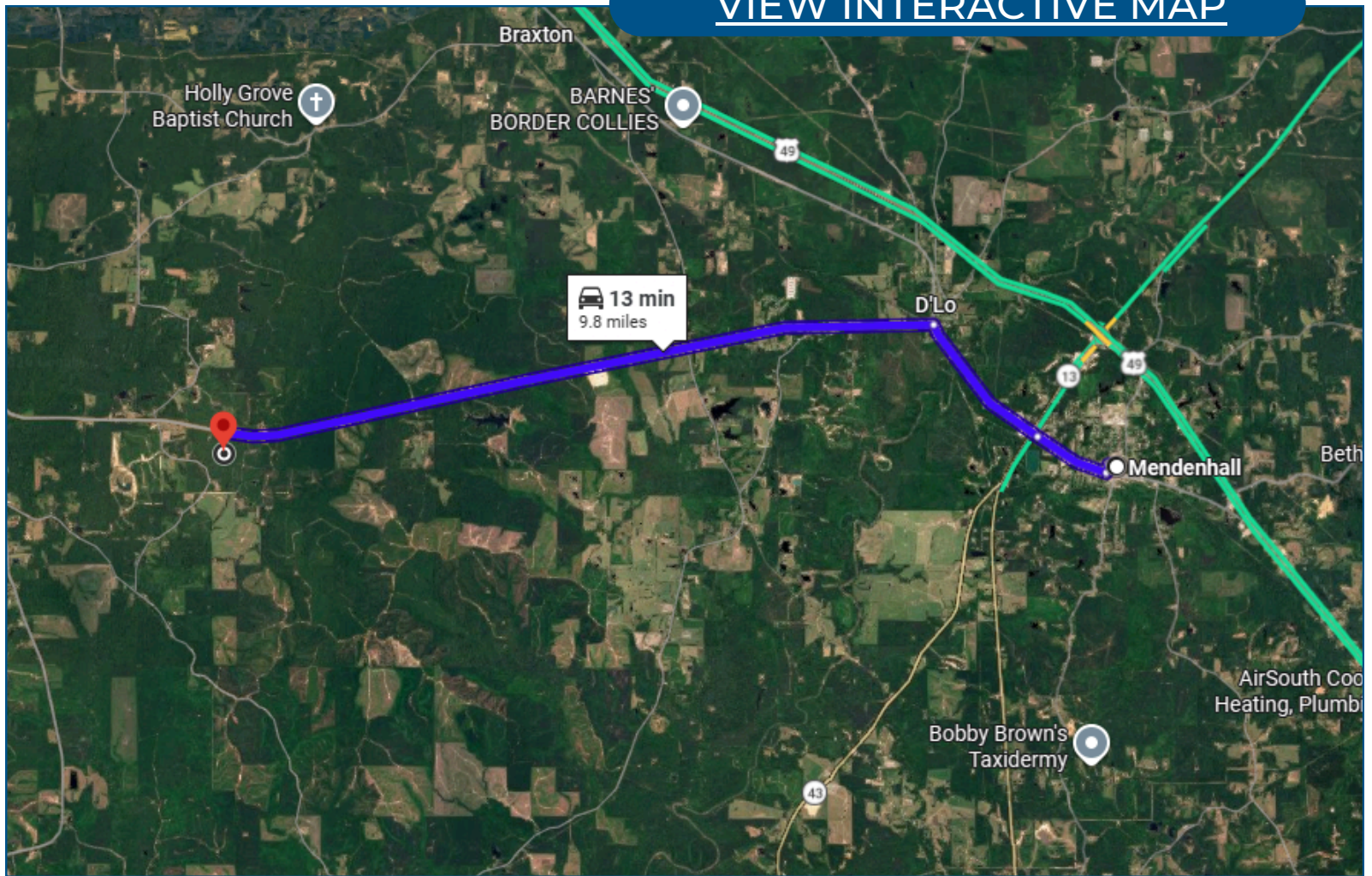
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Directional Map

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Directions from Mendenhall, MS:

Head toward N West St for 404 ft, then turn left onto N West St in 466 ft. Turn right onto Simpson Hwy 149 in 0.8 miles, and continue straight onto MS-149 N for 1.6 miles. Turn left onto MS-540 W for 7.3 miles, and continue to follow MS-540 W. The destination will be on the left side of the road.

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Listing Agent



TOM SMITH

FOUNDER & BROKER, ALC®

24+ Years in Mississippi Land, Ag and Management

Tom Smith is the Principal Broker and founder of Tom Smith Land and Homes, bringing over two decades of real estate expertise and a deep-rooted knowledge of the Mississippi market. A native of Meridian, Mississippi, Tom attended Mississippi State University and launched his real estate career in Madison in 2002.

With a strong background in executive leadership, Tom brings a strategic business mindset to real estate, having previously served in top management roles with major companies such as Wal-Mart and Home Depot, as well as holding CEO positions for retail organizations across the U.S.

Tom is one of the few Realtors in the Southeastern U.S. to hold the prestigious Accredited Land Consultant (ALC) designation from the Realtor Land Institute, which he earned in 2006. He is also a recipient of the APEX Award, recognizing him among the top-performing land brokers in America. His specialties include recreational tracts, timberland investment, commercial properties, and 1031 Tax-Deferred Exchanges.

An avid outdoorsman, Tom enjoys hunting, fishing, boating, and golf in his free time. He and his wife of 29 years, Ellen, make their home in Lake Caroline (Madison), Mississippi, and are proud parents of two daughters—one residing in Lakeland, Tennessee, and the other in Charleston, South Carolina.

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