

12.3± Acres

Residential/Investment Property

Kirklin Road/Walthall County/MS



\$83,640



Expect More. Get More.

**ROBERT
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**A Real Estate Expert
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Property Information

Location:

- Kirklin Road, Tylertown, MS
- Walthall County
- 15 Minutes from Tylertown, MS and Thomas, LA

Property Use:

- Recreational
- Hunting
- Residential
- Investment

Coordinates:

- 31.0197, -90.1039

Property Highlights

- 12.3± Acres
- Exceptional access with 470± ft. of frontage on Kirklin Road
- Power at the road
- Lexie water at the road
- Covenants allow for splitting into parcels of no less than 5± acres
- Cleared and ready for homes

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The Property

12.3± Acres

Discover the perfect blend of country living and convenience with this 12.3± acre tract in Walthall County, Mississippi, located just southeast of Tylertown and only a short drive to Thomas, Louisiana. With over 470 feet of frontage on Kirklin Road, this property offers excellent access and multiple possibilities for your dream home, mini farm, or investment. The tract is mostly clear-cut, providing a blank canvas for your vision while still offering a handful of mature trees for added character. Power is available at the road, and public water is provided by the Lexie Water District, making the property ready for future development. The property may be divided, subject to protective covenants requiring no parcels smaller than 5± acres, offering flexibility while helping preserve the area's rural appeal. If you've been searching for a spacious homesite with utilities available and an ideal location, this Walthall County property is one you won't want to miss!



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The Property



- North Map View
- South Map View

- East Map View
- West Map View

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Additional Photos



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Aerial Map



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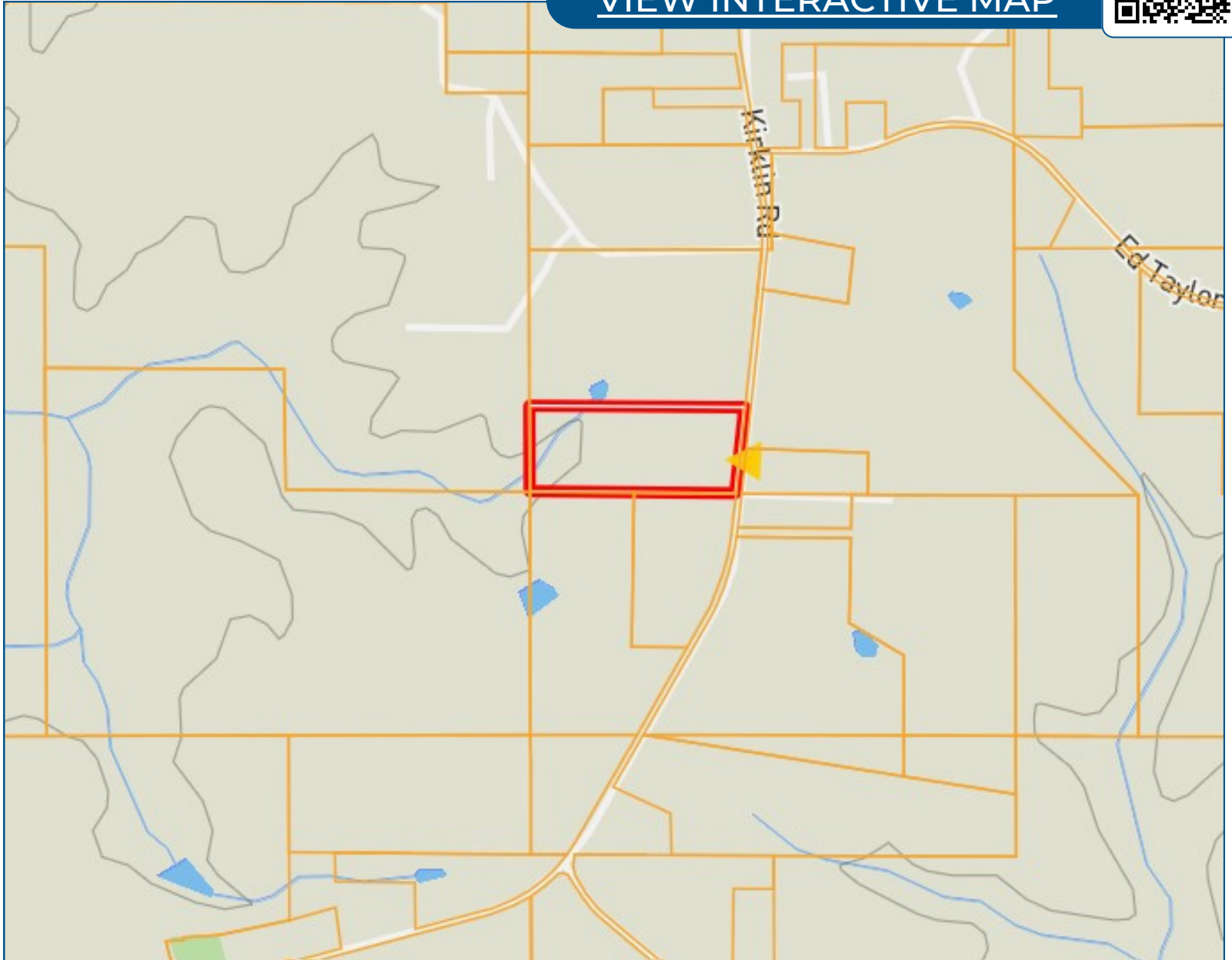


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Ownership Map



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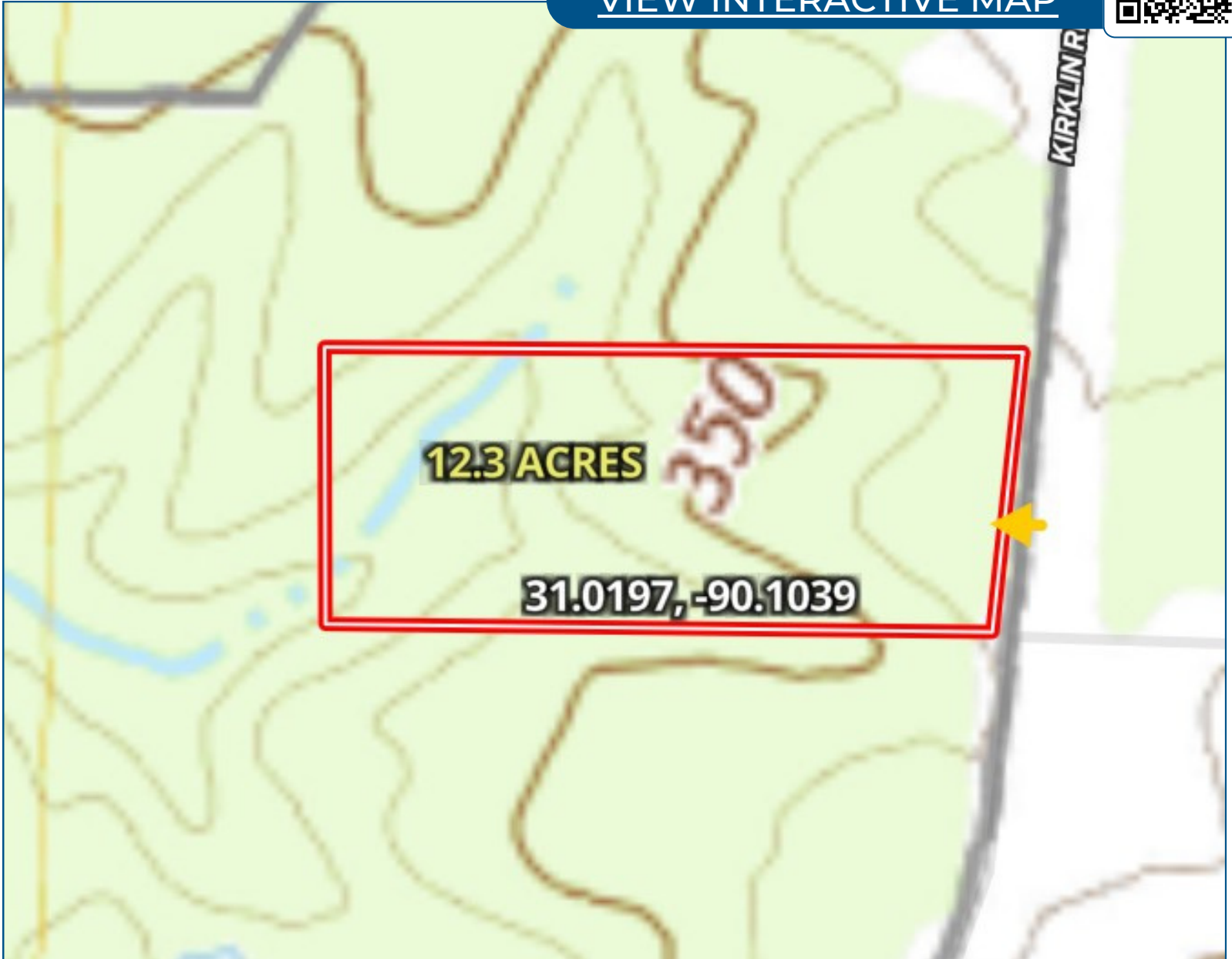


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Topo Map



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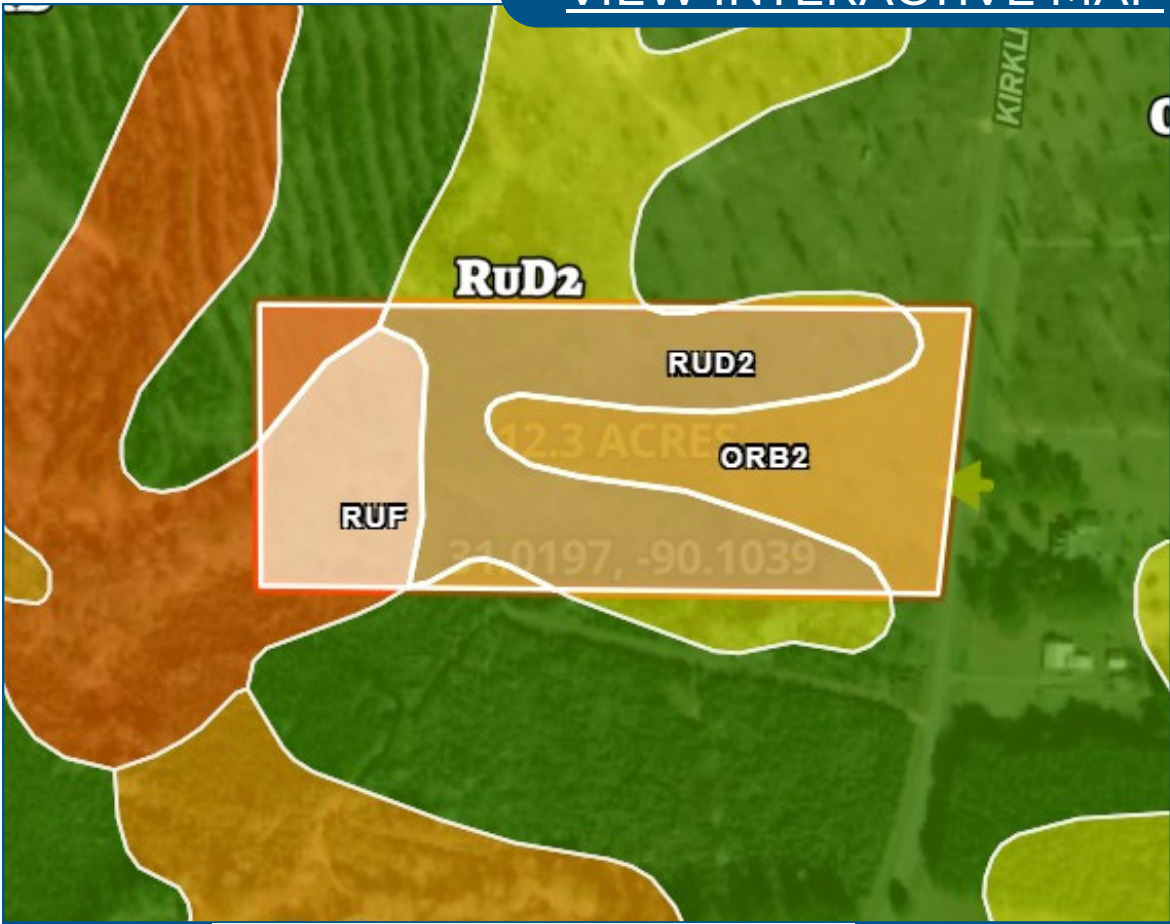


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Soil Map



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Code	Description	Acres	%	CPI	NCCPI	CAP	?
RuD2	Smithdale fine sandy loam, 8 to 12 percent slopes, moderately eroded	5.86	47.53%	-	51	4e	?
OrB2	Ora loam, 2 to 5 percent slopes, moderately eroded	3.71	30.09%	-	37	2e	?
RuF	Smithdale fine sandy loam, 17 to 40 percent slopes	2.22	18%	-	35	7e	?
OrB	Ora loam, 2 to 5 percent slopes	0.55	4.46%	-	47	2e	?
Totals		12.33 ac		0 CPI Average	43.77 NCCPI Average	3.85 Cap. Average	

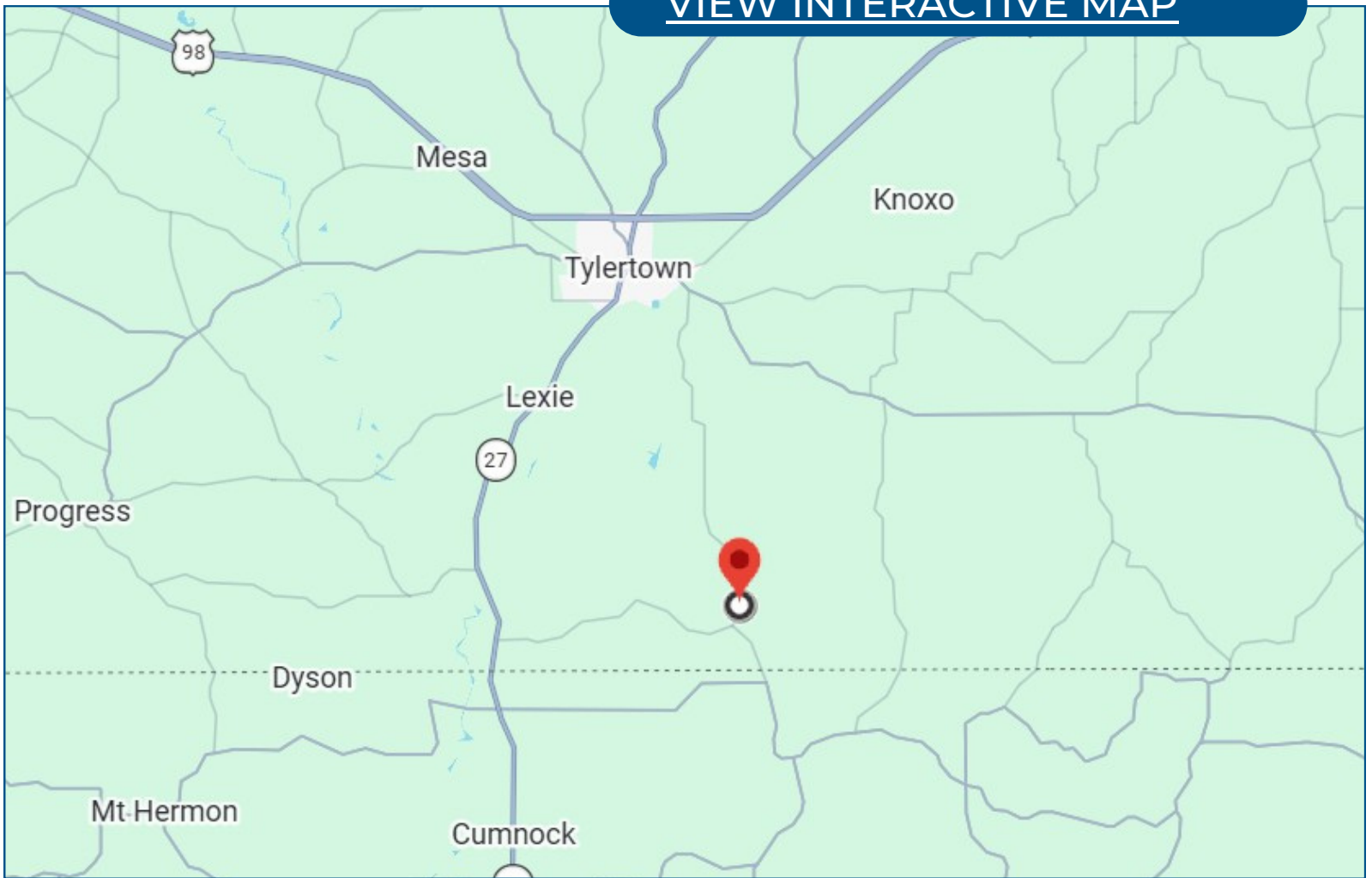
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Directional Map

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From the intersection of Highway 27 and Beulah Avenue in downtown Tylertown, head east on Beulah Avenue for approximately 8/10 of a mile, take a right on MS Highway 48 and travel approximately 5/10 of a mile, turn right onto Kirklin Road and travel approximately 6.8 miles, and the property will be on the right.

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