



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

0.84± ACRE LOT
HUMPHREYS COUNTY, MS
\$26,500



OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE HUMPHREYS 0.84

PROPERTY PROFILE

LOCATION:

- 00 Silver Creek Road
Midnight, MS 39115
- Humphreys County
- 15± Miles N of Panther Swamps
- 16± Miles NE of Delta
National Forest
- 25± Miles NW of Yazoo City
- 35± Miles S of Indianola
- 68± Miles N of Vicksburg
- 74± Miles SE of Jackson

PROPERTY USE:

- Home/Camp Site
- Investment

PROPERTY INFORMATION:

- 0.84± Acre
- Beautiful Homesite
- Utilities On Site
- Access via Two Roads
- Large Pecan Trees

COORDINATES:

- 33.04984, -90.57349

TAX INFORMATION:

- 2024 - \$121.89



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HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE HUMPHREYS 0.84

IF YOU'RE LOOKING FOR A PERFECT PLACE TO BUILD YOUR DREAM HOME OR HUNTING CAMP IN THE HEART OF THE MISSISSIPPI DELTA, THIS 0.84± ACRE LOT IN MIDNIGHT IS WORTH CONSIDERING. Perfectly situated only 15 miles from Panther Swamp National Wildlife Refuge and roughly 16 miles from the Delta National Forest, this lot is within a short drive to some of the very best hunting Mississippi has to offer. Humphreys County is well known for its incredible deer hunting, high waterfowl numbers, and numerous small game opportunities. This property offers access from two asphalt roads, and conveniently, power and water are already on site, taking out the hassle for future owners. The large pecan trees provide shade and comfort for your future home or camp.

The centrally located tract not only puts you close to great recreational opportunities but also sits 25± miles NW of Yazoo City and 68± miles N of Vicksburg. Small acreage parcels, campsites, and land in this general area can be a rare find. Consider this location for your permanent hunting camp or full-time home.

Call Hunter Robison today.



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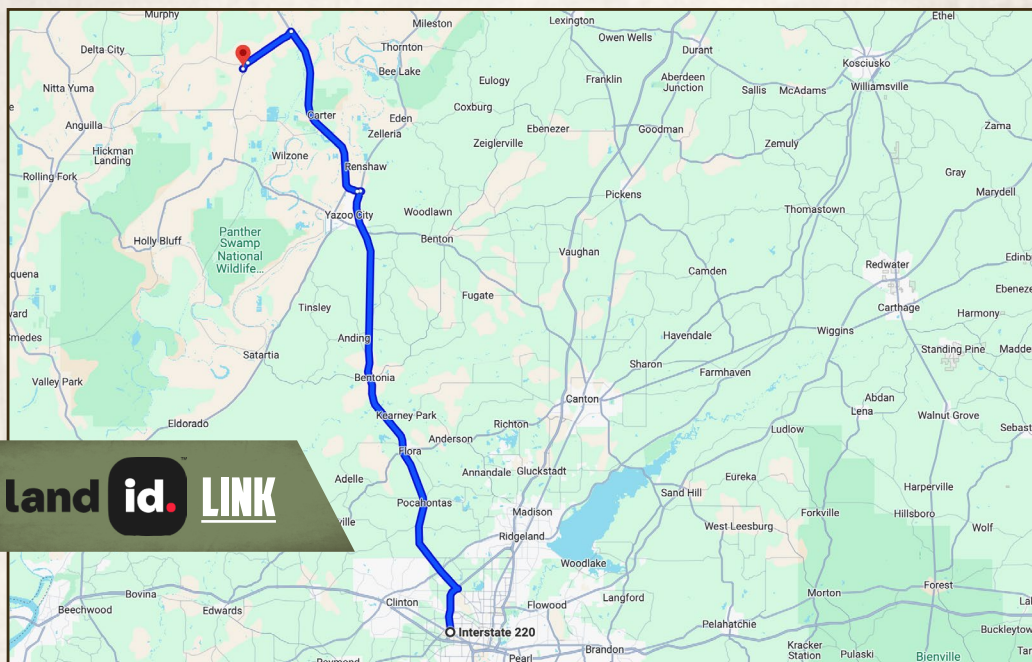
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0.84± ACRE LOT**HUMPHREYS COUNTY, MISSISSIPPI****land id. LINK**

Directions From I-20 in Jackson, MS: Take the exit onto I-20 W/US 49 N toward Vicksburg for 3.2 miles. Make a slight right onto US 49 N (signs for I-220/N Jackson/Yazoo City) and proceed 0.4 miles. Continue onto I-220 N/US 49 N for 4.9 miles. Take exit 5B to merge onto US 49 N toward Flora/Yazoo City and continue 39.9 miles. Take the US-49W N ramp to MS-3 S/Indianola/Vicksburg for 0.5 miles. Continue onto US-49W N/Haley Barbour Pkwy for 24.0 miles. Turn left onto MS-149 S and continue 4.9 miles. Turn right onto Old US Hwy 49W and travel 0.8 miles. Turn right onto Silver Creek Road and then make an immediate left and the destination will be on your right.

LINK TO GOOGLE MAP DIRECTIONS



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