

# 50.48+/- Acre Hunting Property in Meridian, MS LAUDERDALE COUNTY



Check out this exceptional opportunity in the heart of Meridian, MS, where 50.48+/- acres and over 140+/- feet of frontage road access. This Lauderdale County property is tucked between two railroads and offers a blank canvas for limitless possibilities. Although located in a flood zone, its enchantment lies in the presence of Sowashee Creek, which cuts through the middle, creating a picturesque landscape. With its tranquil charm and space, this property is an ideal investment for recreational purposes or a stunning park development. Imagine the endless potential to transform this vacant, untouched wood property into an urban oasis. Located in the heart of the city, this expansive 50.48+/- acre haven ensures convenience and accessibility. Unlock the extraordinary possibilities that await within this hidden gem. Call Bruce or Clay today to schedule your private showing!

**Directions from I-20 E/I-59 N and Hwy 39 in Meridian:** Take exit 156 for Jimmie Rodgers Pkwy and turn left. Take the next left onto Hawkins Crossing Rd. Continue on Hawkins Crossing Rd that turns into 23rd St for 0.8 miles.

The property is on the left.

[Google Map Link](#)



**CLAY SIMMONS**, REALTOR®  
Clay@TomSmithHomes.com  
601.898.2772 office | 601.672.6864 cell



Expect More. Get More.

*Call us today!*



**BRUCE WEST**, REALTOR®  
Bruce@TomSmithLand.com  
662.441.2500 office | 662.873.3007 cell

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





**CLAY SIMMONS, REALTOR®**  
Clay@TomSmithHomes.com  
601.898.2772 office | 601.672.6864 cell



Expect More. Get More.

*Call us today!*



**BRUCE WEST, REALTOR®**  
Bruce@TomSmithLand.com  
662.441.2500 office | 662.873.3007 cell

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





**CLAY SIMMONS, REALTOR®**  
Clay@TomSmithHomes.com  
601.898.2772 office | 601.672.6864 cell



Expect More. Get More.

*Call us today!*



**BRUCE WEST, REALTOR®**  
Bruce@TomSmithLand.com  
662.441.2500 office | 662.873.3007 cell

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





**Aerial Map**

**[CLICK HERE](#) FOR AN INTERACTIVE MAP**



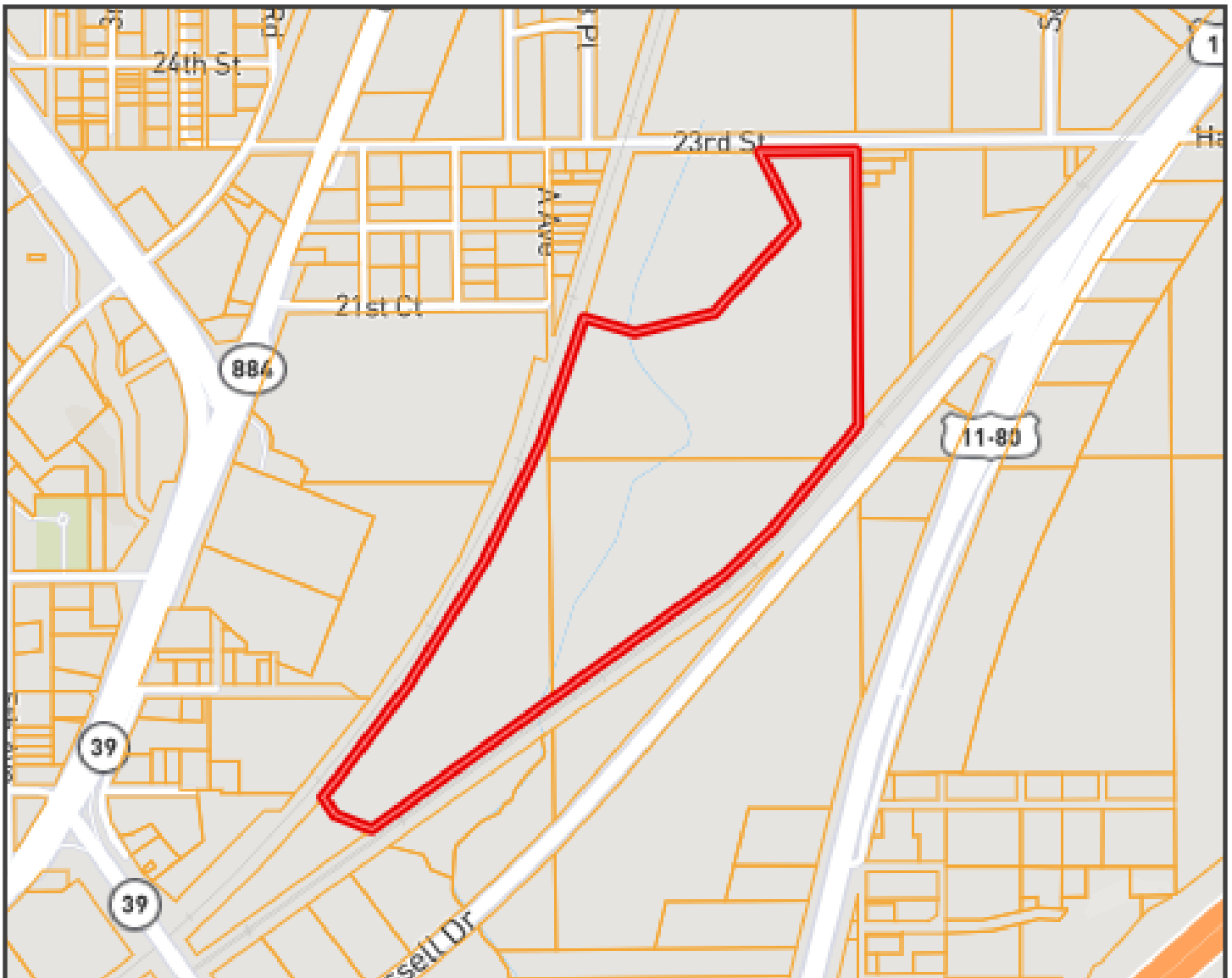
**CLAY SIMMONS, REALTOR®**  
 Clay@TomSmithHomes.com  
 601.898.2772 office | 601.672.6864 cell



*Call us today!*



**BRUCE WEST, REALTOR®**  
 Bruce@TomSmithLand.com  
 662.441.2500 office | 662.873.3007 cell



## Ownership Map



**CLAY SIMMONS, REALTOR®**  
 Clay@TomSmithHomes.com  
 601.898.2772 office | 601.672.6864 cell



*Call us today!*

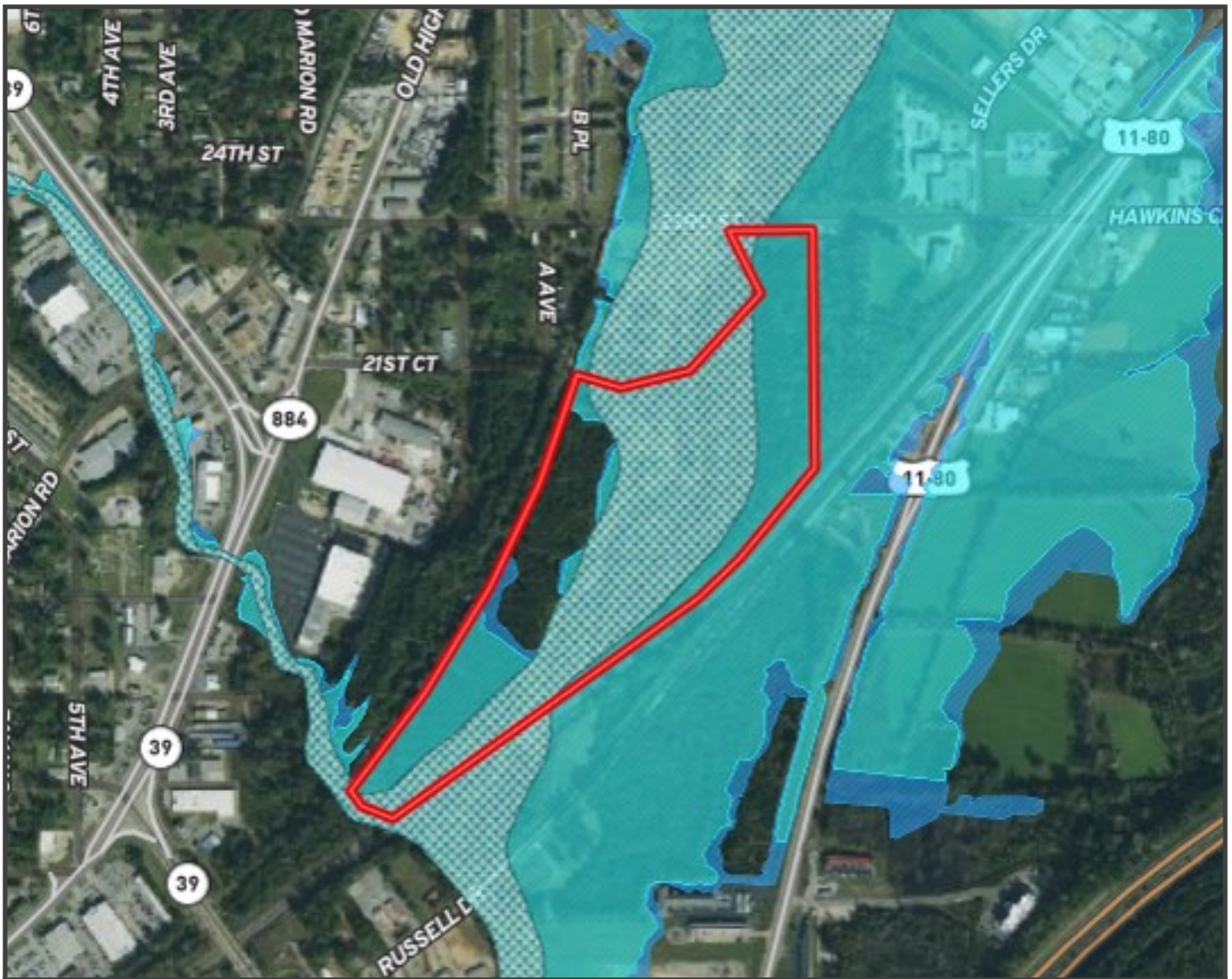


**BRUCE WEST, REALTOR®**  
 Bruce@TomSmithLand.com  
 662.441.2500 office | 662.873.3007 cell

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





## Flood Map



**CLAY SIMMONS, REALTOR®**  
 Clay@TomSmithHomes.com  
 601.898.2772 office | 601.672.6864 cell



*Call us today!*

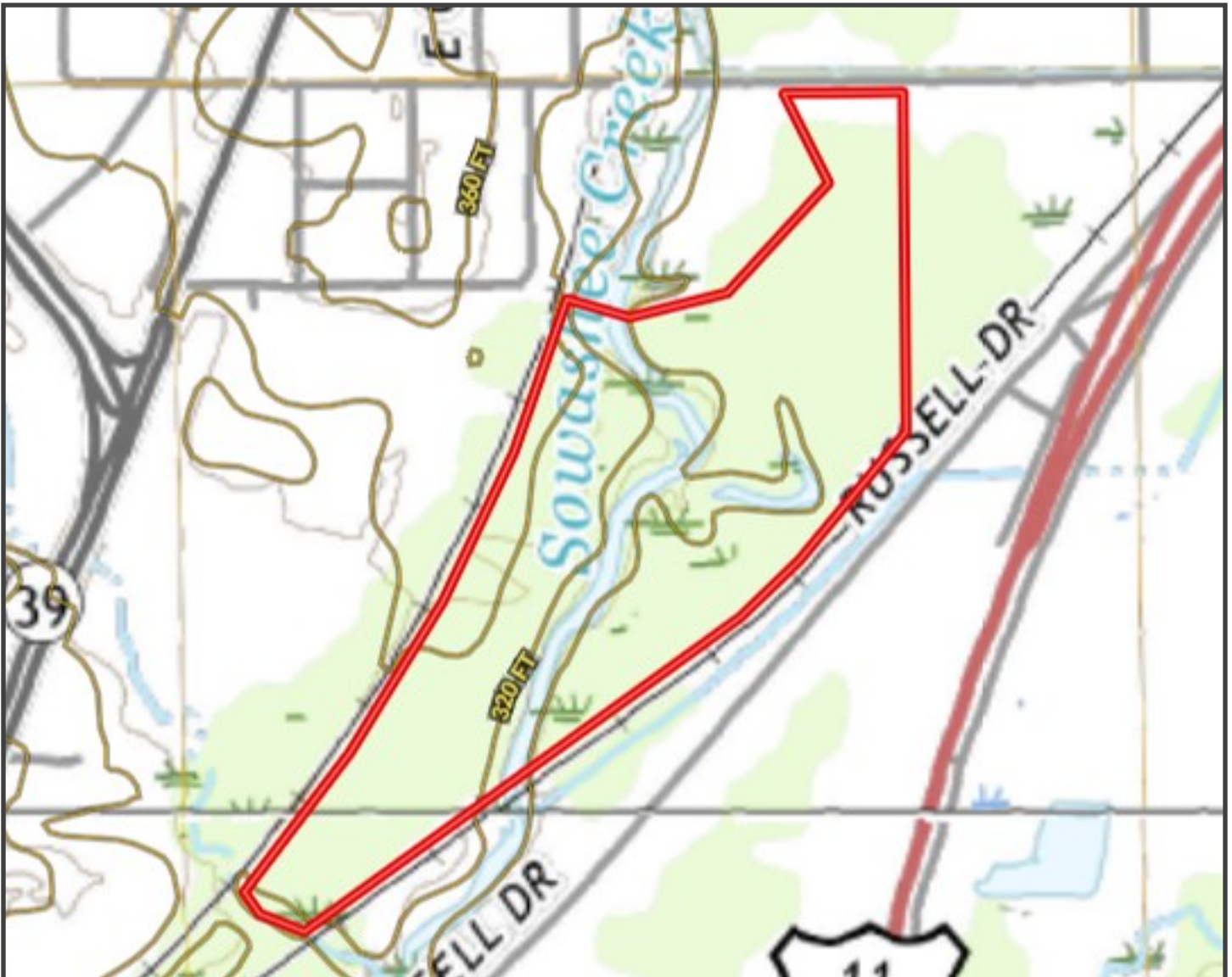


**BRUCE WEST, REALTOR®**  
 Bruce@TomSmithLand.com  
 662.441.2500 office | 662.873.3007 cell

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





**Topography Map**



**CLAY SIMMONS, REALTOR\***  
 Clay@TomSmithHomes.com  
 601.898.2772 office | 601.672.6864 cell



*Call us today!*



**BRUCE WEST, REALTOR\***  
 Bruce@TomSmithLand.com  
 662.441.2500 office | 662.873.3007 cell

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ja	Jena fine sandy loam, 0 to 2 percent slopes, frequently flooded	25.66	49.54	0	65	5w
Da	Daleville loam, occasionally flooded	10.89	21.02	0	73	3w
OrB	Ora fine sandy loam, 2 to 5 percent slopes	8.34	16.1	0	50	2e
CaA	Cahaba fine sandy loam, 0 to 2 percent slopes	6.58	12.7	0	53	1e
QaA	Quitman loam, 0 to 2 percent slopes	0.32	0.62	0	70	2w
SuE	Sweatman-Urban land complex, 15 to 25 percent slopes	0.01	0.02	0	43	7e
TOTALS		51.8(*)	100%	-	62.77	3.57



**Soil Map**



**CLAY SIMMONS, REALTOR\***  
 Clay@TomSmithHomes.com  
 601.898.2772 office | 601.672.6864 cell



*Call us today!*



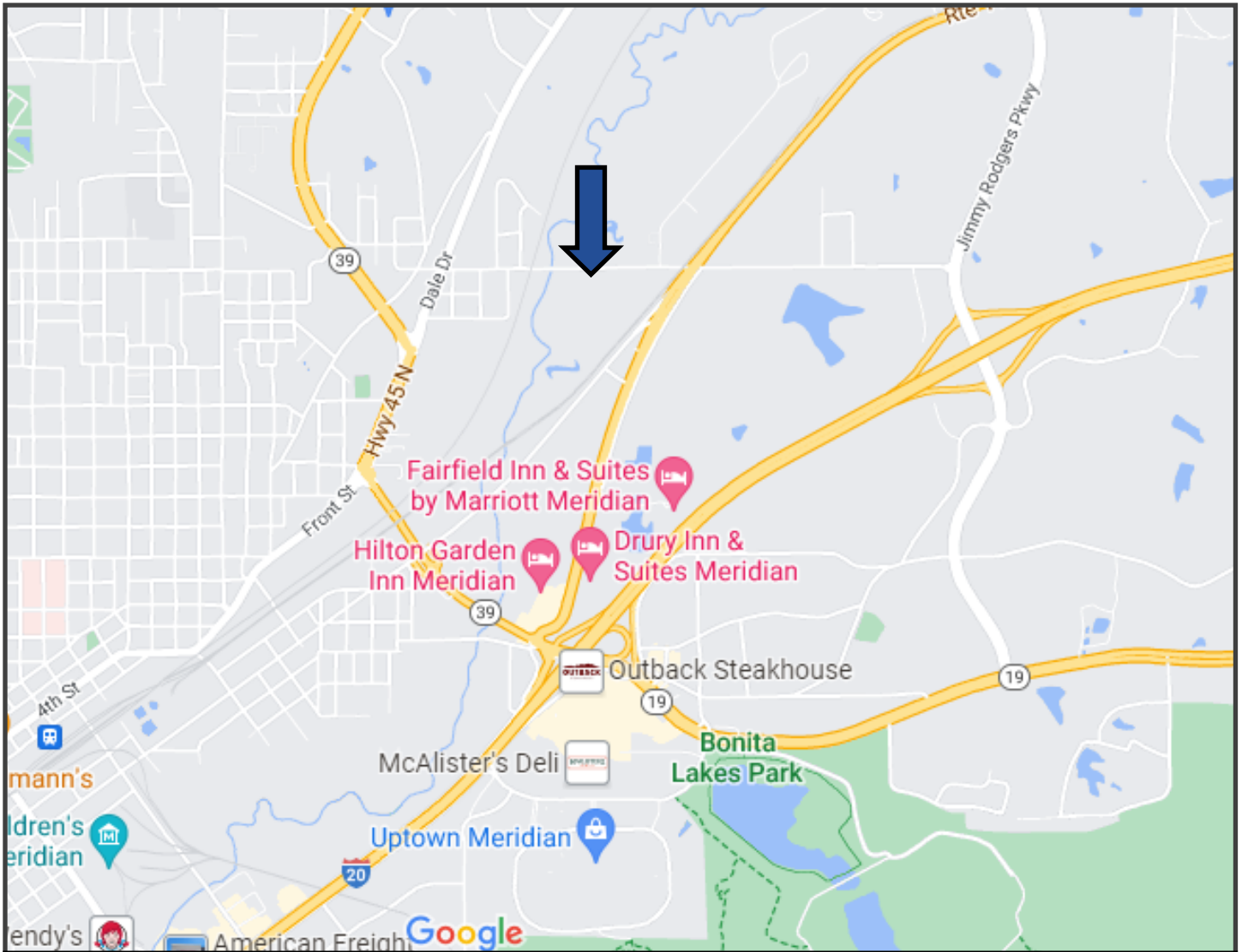
**BRUCE WEST, REALTOR\***  
 Bruce@TomSmithLand.com  
 662.441.2500 office | 662.873.3007 cell

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.







## Directional Map

**Directions from I-20 E/I-59 N and Hwy 39 in Meridian:** Take exit 156 for Jimmie Rodgers Pkwy and turn left. Take the next left onto Hawkins Crossing Rd. Continue on Hawkins Crossing Rd that turns into 23rd St for 0.8 miles. The property is on the left.

[Google Map Link](#)



**CLAY SIMMONS**, REALTOR®  
 Clay@TomSmithHomes.com  
 601.898.2772 office | 601.672.6864 cell



*Call us today!*



**BRUCE WEST**, REALTOR®  
 Bruce@TomSmithLand.com  
 662.441.2500 office | 662.873.3007 cell

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

