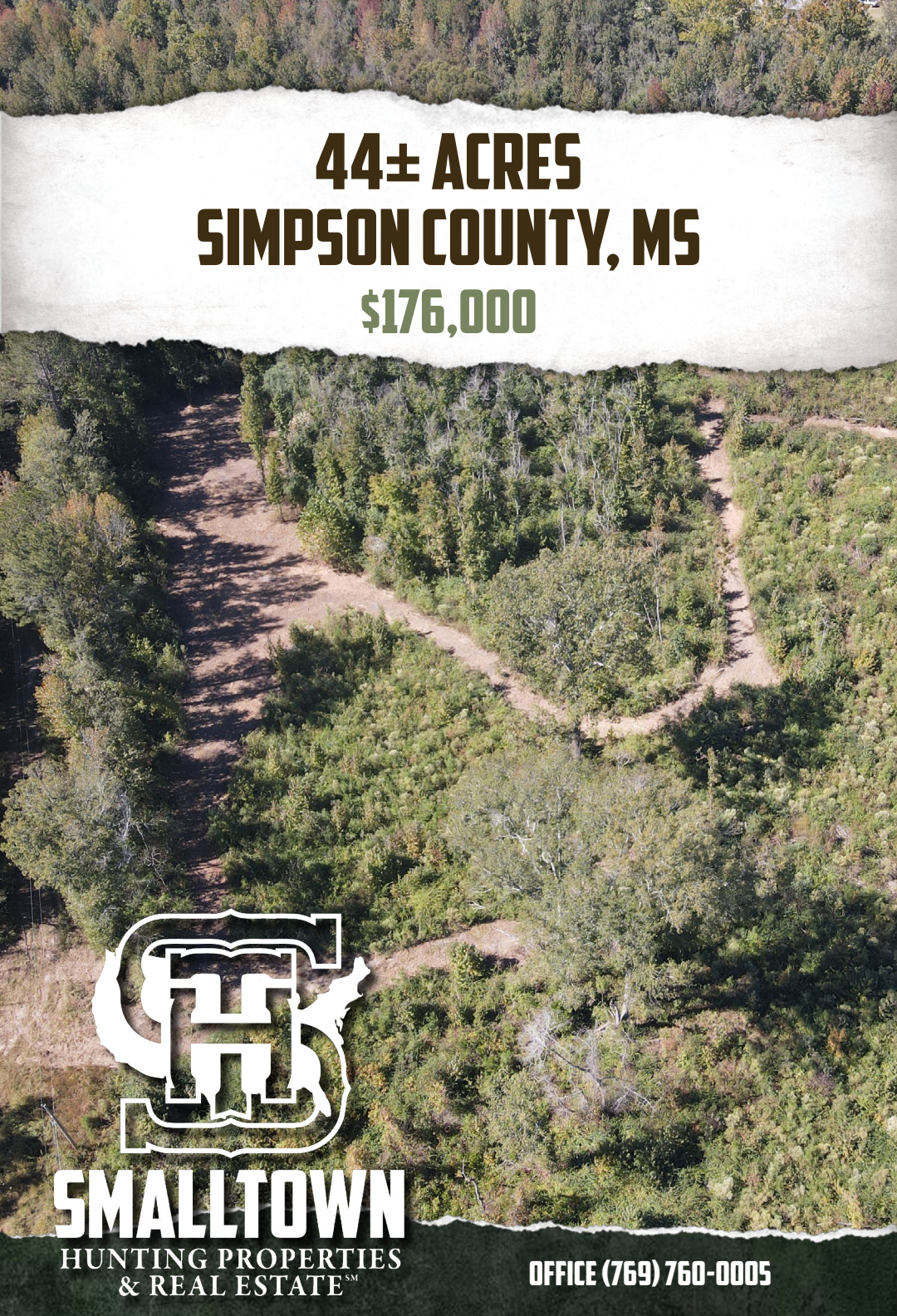


An aerial photograph of a large, wooded property. A dirt road or path winds through the dense forest, which is composed of various types of trees, some with green foliage and others with autumn-colored leaves. The property is bordered by a white, torn-paper-like edge at the top.

44± ACRES
SIMPSON COUNTY, MS
\$176,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 760-0005

THE SIMPSON 44

PROPERTY PROFILE

LOCATION:

- 409 Hickory Lane
D'Lo, MS 39062
- Simpson County
- 4.6± Miles from Mendenhall
- 14.5± Miles from Magee
- 17.6± Miles from Florence

COORDINATES:

- 31.99342, -89.90786

TAX INFORMATION:

- Parcel 1: 11040200000000001800
\$139.04
- Parcel 2: 6104R000060000400900
\$34.12

PROPERTY INFORMATION:

- 44± Acres
- Established Trails and Roads
- Old Saw Mill Lumber Yard
- 10± Acre Old Pond
- 1,200± Frontage Feet
on Old Hwy 49 Road

PROPERTY USE:

- Development
- Recreation
- Hunting
- Home/Cabin Sites
- Investment



DENNIS WEST | MANAGING BROKER
C: 601-248-4396 | dennis@smalltownproperties.com

DEWAYNE ATKINSON | LAND SPECIALIST
C: 601-832-3075 | dewayne@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | smalltownproperties.com Information is believed to be accurate but not guaranteed.

WELCOME TO THE SIMPSON 44

THE SIMPSON 44 IS A PLACE WITH HISTORY AND OFFERS ENDLESS POSSIBILITIES. The old Finkbine Lumberyard and Mill still has remnants of history on the northern portion of this 44± acre Simpson County, MS property. At one time, the old mill had a 10± acre pond that has since overgrown with timber causing animals and wildlife to claim it, providing a safe haven to live. With established internal trails and roads, this place would make a nice small hunting/recreational tract.

For developers, this parcel can be subdivided into multiple tracts or used as a home place with acreage. This land offers road frontage and access on three sides: Old Hwy 49 as the eastern boundary, Hickory Lane to the west and Willow Street to the south. The property is conveniently located less than five miles from Mendenhall and just over 14 miles from Magee.

The Simpson 44 is an attractive option if you are looking for a small acreage tract. Contact Dewayne Atkinson or Dennis West today to schedule a private showing.



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44± ACRES **SIMPSON COUNTY, MISSISSIPPI**



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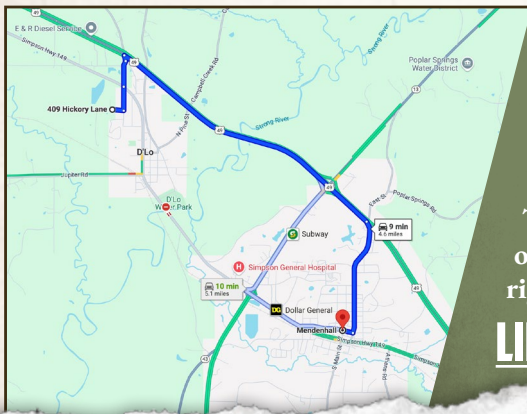
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44± ACRES

SIMPSON COUNTY, MISSISSIPPI

land id. LINK



Directions from Mendenhall, MS:
Travel east on W Maud Avenue toward Main Street N. In 0.1 mile, turn left onto N East Street and proceed for 1 mile. Turn left onto US 49 N and travel 2.9 miles. Make a sharp left turn on Dallas Street/St John Road and then turn right onto Dallas Street. Travel 0.2 miles and continue straight onto Willow Street. In 0.2 miles, turn right onto Hickory Lane.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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