

# Multi-Use Property

20 +/- ACRES IN SIMPSON COUNTY, MS

**\$265,000**

Discover endless possibilities with this 20±acre property located in Simpson County, MS. Featuring two existing structures once used for education; this property offers a solid foundation for various ventures, whether commercial, educational, recreational, or residential. Its prime location has significant highway frontage, ensuring excellent visibility and accessibility, perfect for businesses or services requiring high traffic exposure. With established power and water connections, setup times and costs are minimized, making it ready for diverse operations. The land comprises 13± acres of lush woods and 7± acres of open fields. The adaptable buildings, formerly schools, offer plenty of indoor space for customization, whether for a community center, school, training facility, or residential complex. Ideal for investors and developers seeking high returns, this property is a rare find in Simpson County, offering limitless potential for those looking to invest, develop, or create something unique in a prime location. Additionally, there's an option to include two residential buildings on the adjacent 7± acres. Call Dale or David to schedule your tour today!



**DALE WILDS**  
REALTOR®

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Expect More. Get More.



**DAVID BELDEN**  
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**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.







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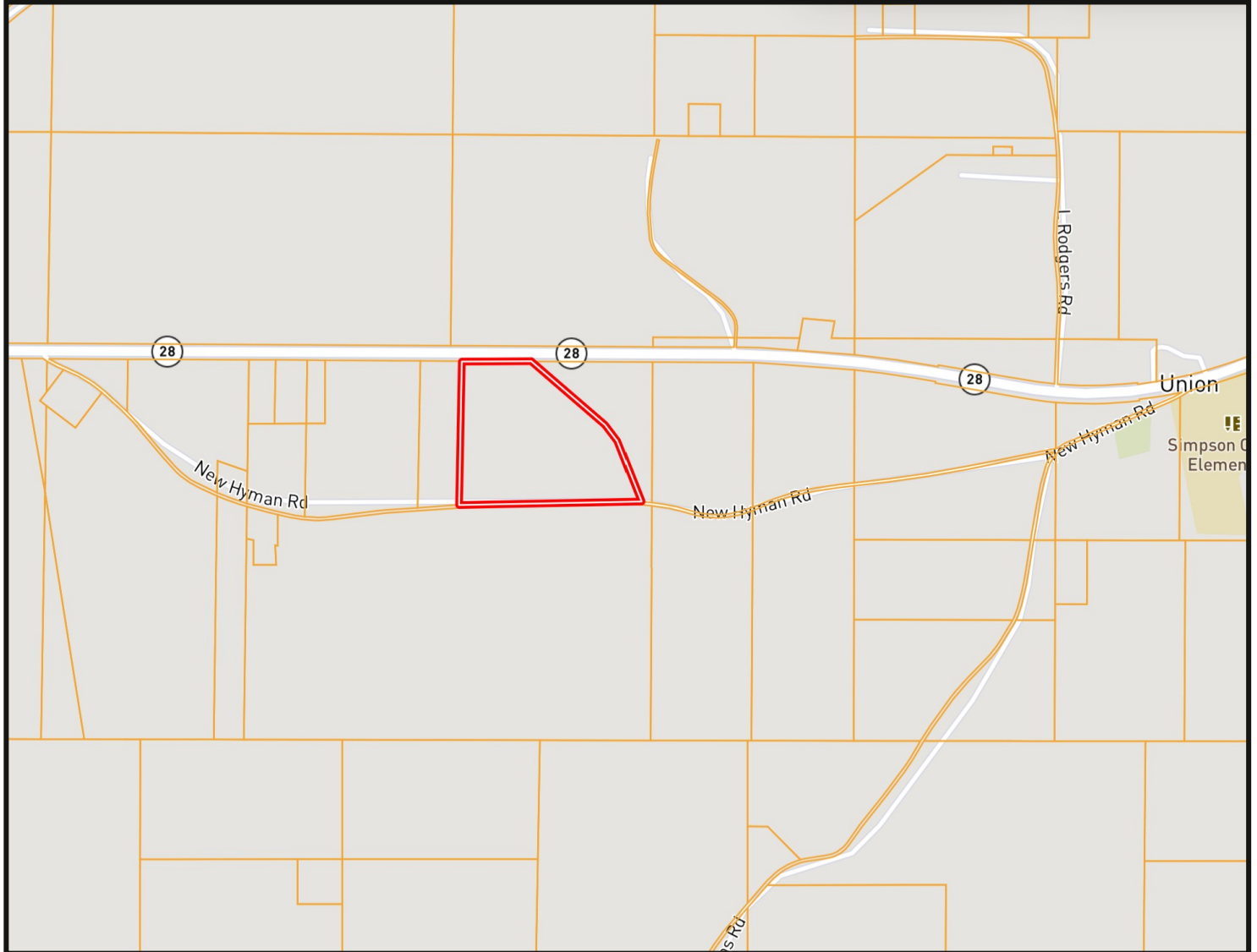
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# OWNERSHIP MAP



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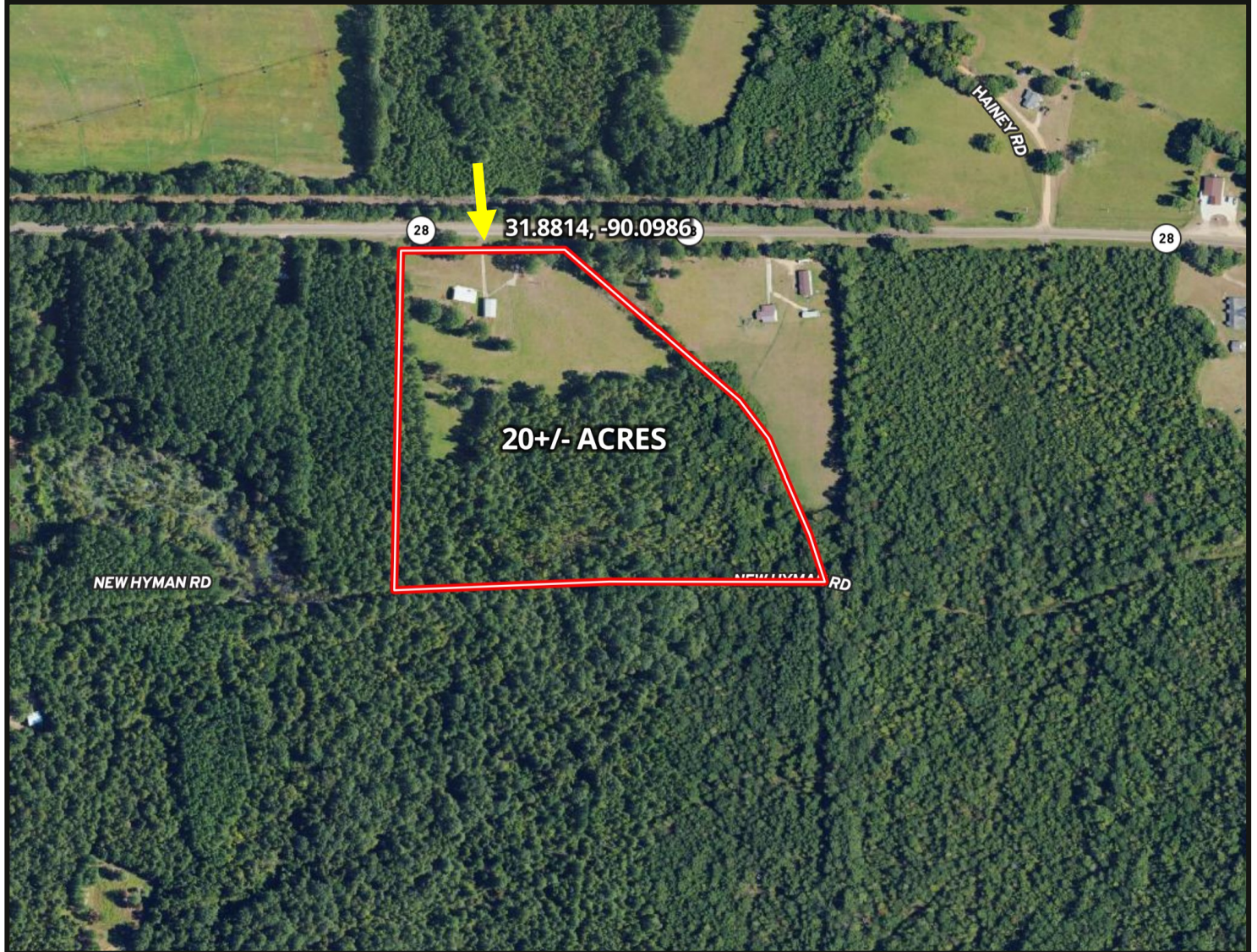
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# AERIAL MAP



[CLICK HERE FOR THE LANDID INTERACTIVE MAP](#)

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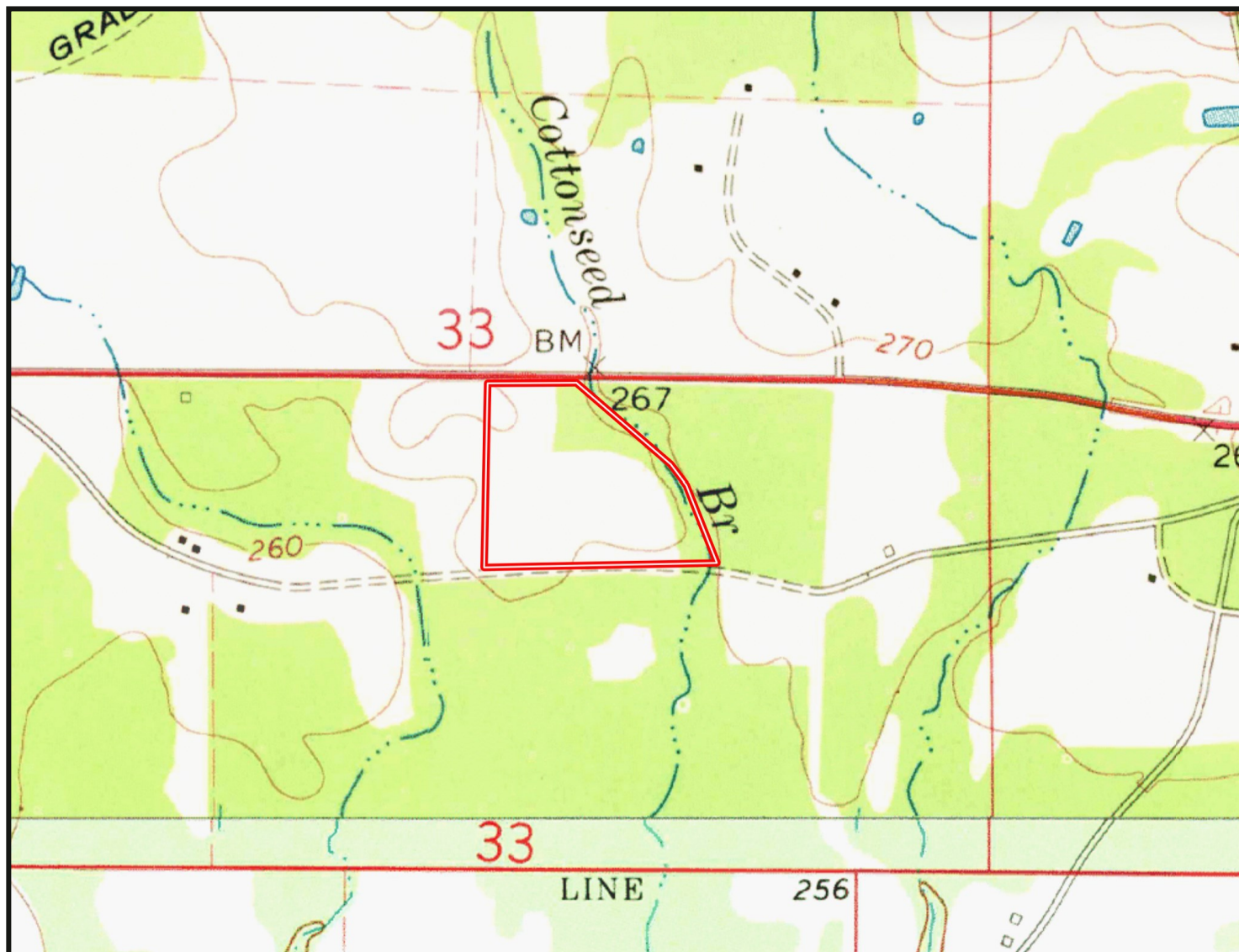
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# TOPO MAP



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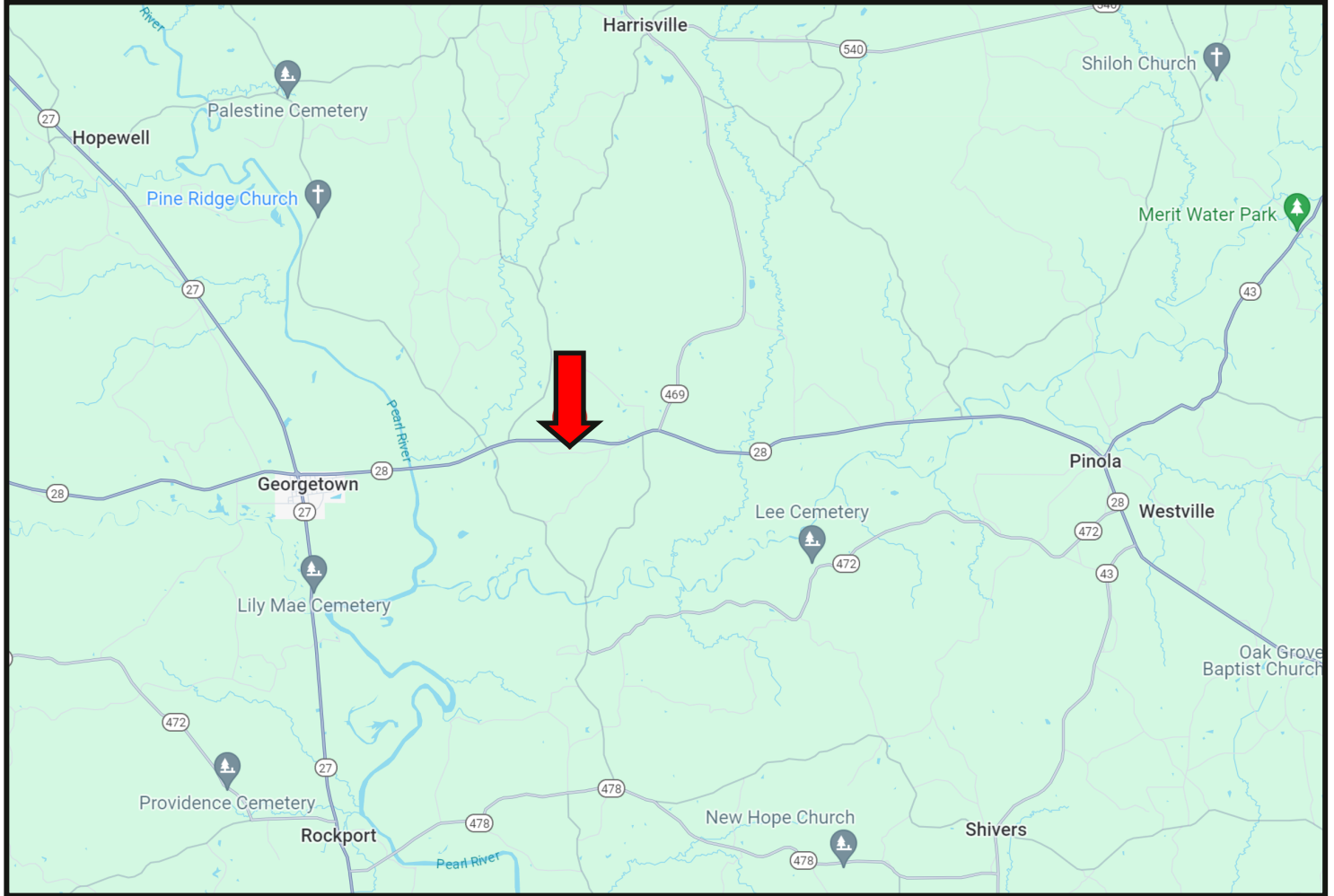
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# DIRECTIONAL MAP



**Directions from Hwy 28 and Hwy 43 in Pinola, MS: Travel Hwy 28W for 8.7 miles. The property entrance will be on the left.**  
**575 Simpson Hwy 28 W, Pinola, MS 39149**



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