

40± Acres in Simpson County

Mendenhall, MS



\$92,000



**ROBERT
DRENNAN**
REALTOR®

Office: 601.898.2772
Cell: 504.265.4348

RBDrennan@TomSmithLand.com



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Property Information

Location:

- 12 Miles South of Mendenhall

Property Use:

- Hunting
- Recreational

Coordinates:

- 31.8169, -89.87025

Property Highlights

- 40± acres of recent cutover
- Natural regrowth
- Road frontage on 2 sides
- Power and water available on the road
- Potential Homesite
- Pond on the property line

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The Property

40± Acres

Located just outside of Mendenhall in Simpson County, this beautiful 40± acre tract offers the perfect combination of recreational opportunity, future investment potential, and exceptional accessibility. Featuring approximately five-year-old natural regrowth, the property provides outstanding habitat for deer and turkey, with dense bedding cover and abundant natural browse that attracts and holds wildlife year-round. Young natural regrowth of this age is widely recognized for creating excellent hunting habitat while also offering long-term timber potential as it matures. One of the property's standout features is its road frontage on two sides, providing convenient access, multiple entry points, and added flexibility for future homesites, recreational use, or potential subdivision opportunities. Whether you're looking to establish a hunting camp, build your dream home in the country, or invest in Mississippi land, this tract offers endless possibilities. Conveniently located near Mendenhall with easy access to Highway 28, you'll enjoy the peace and privacy of rural living while remaining just a short drive from town. This is an excellent opportunity to own a versatile tract in one of Central Mississippi's most desirable rural areas.



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Aerial Map



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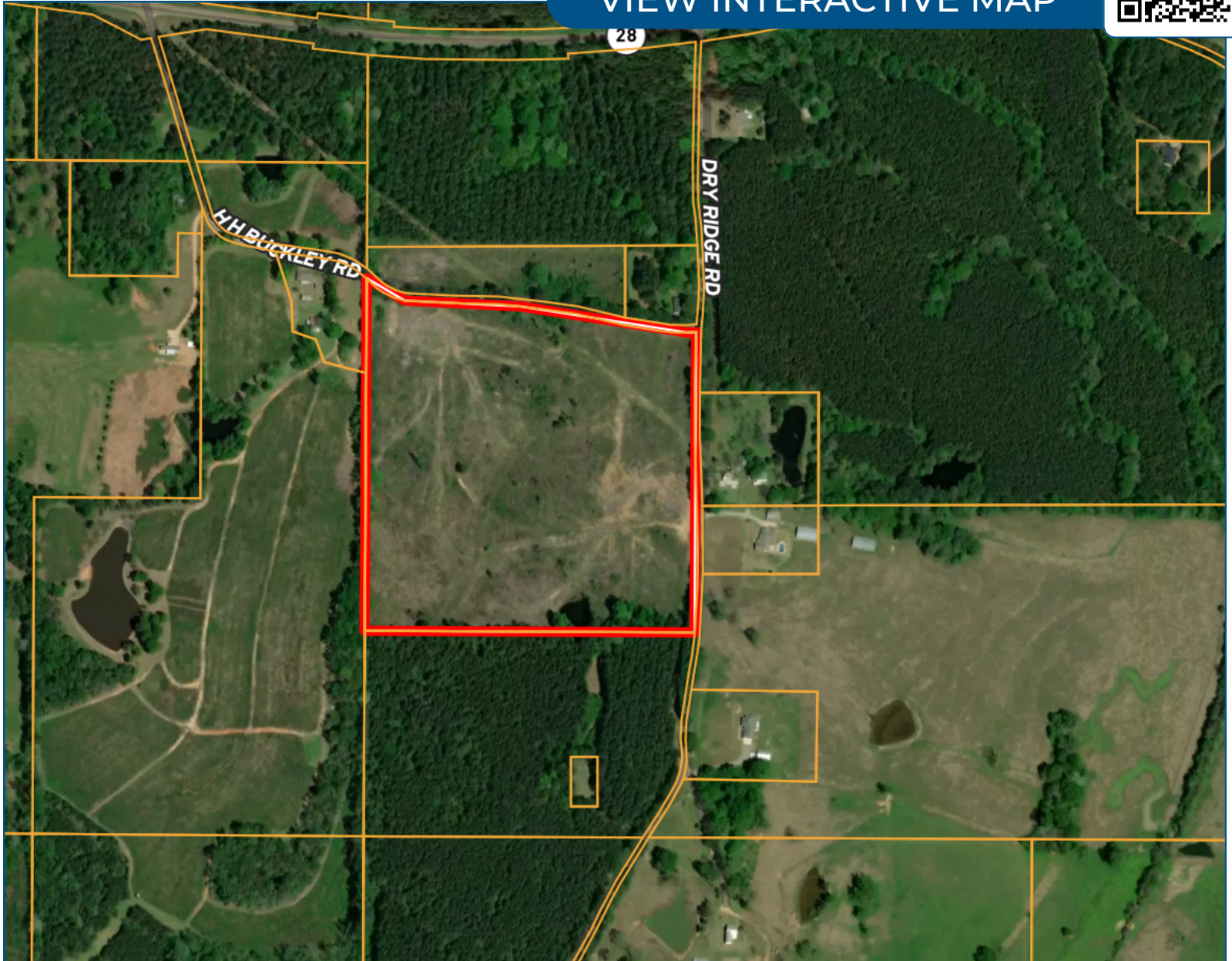


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Ownership Map



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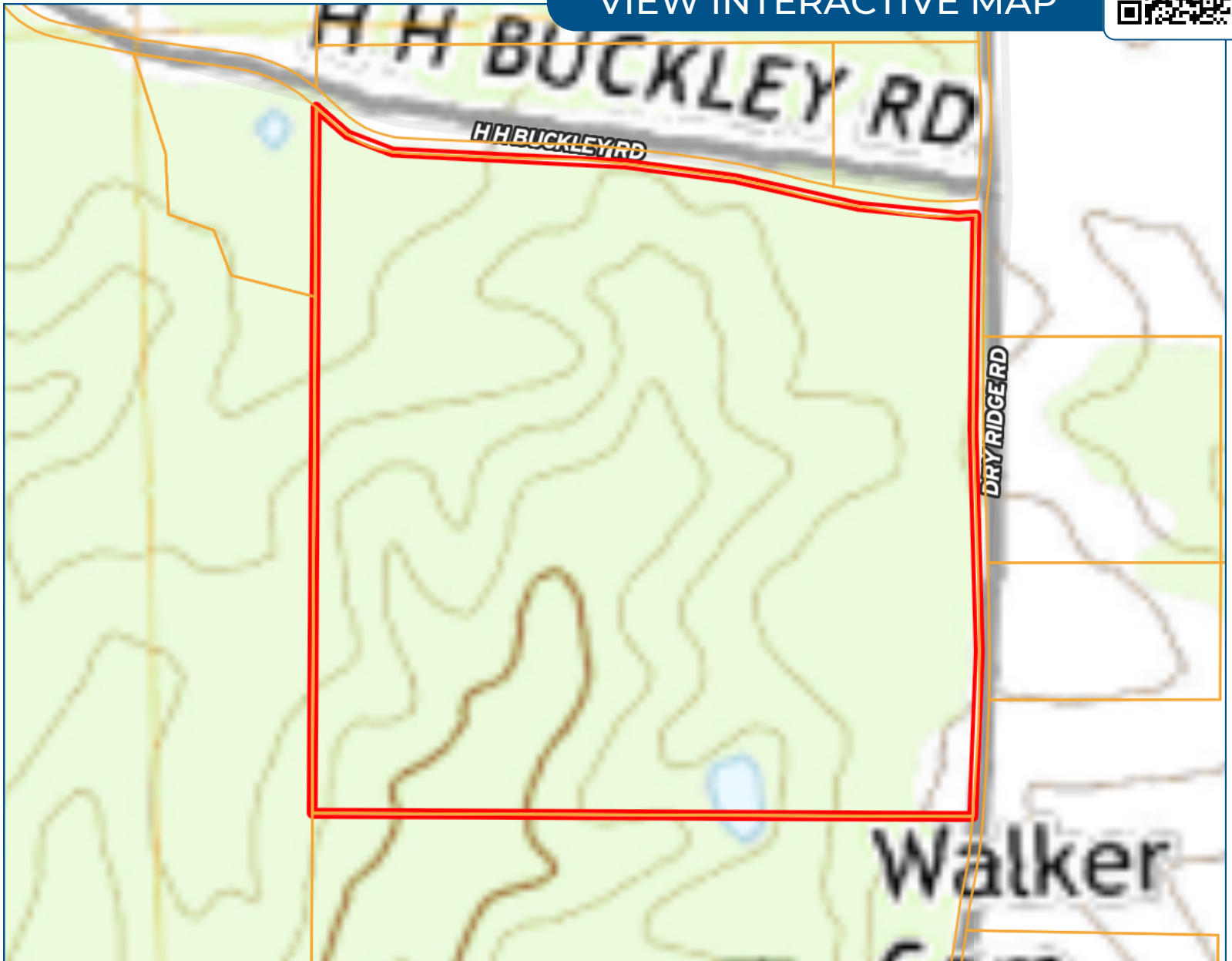


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Topo Map



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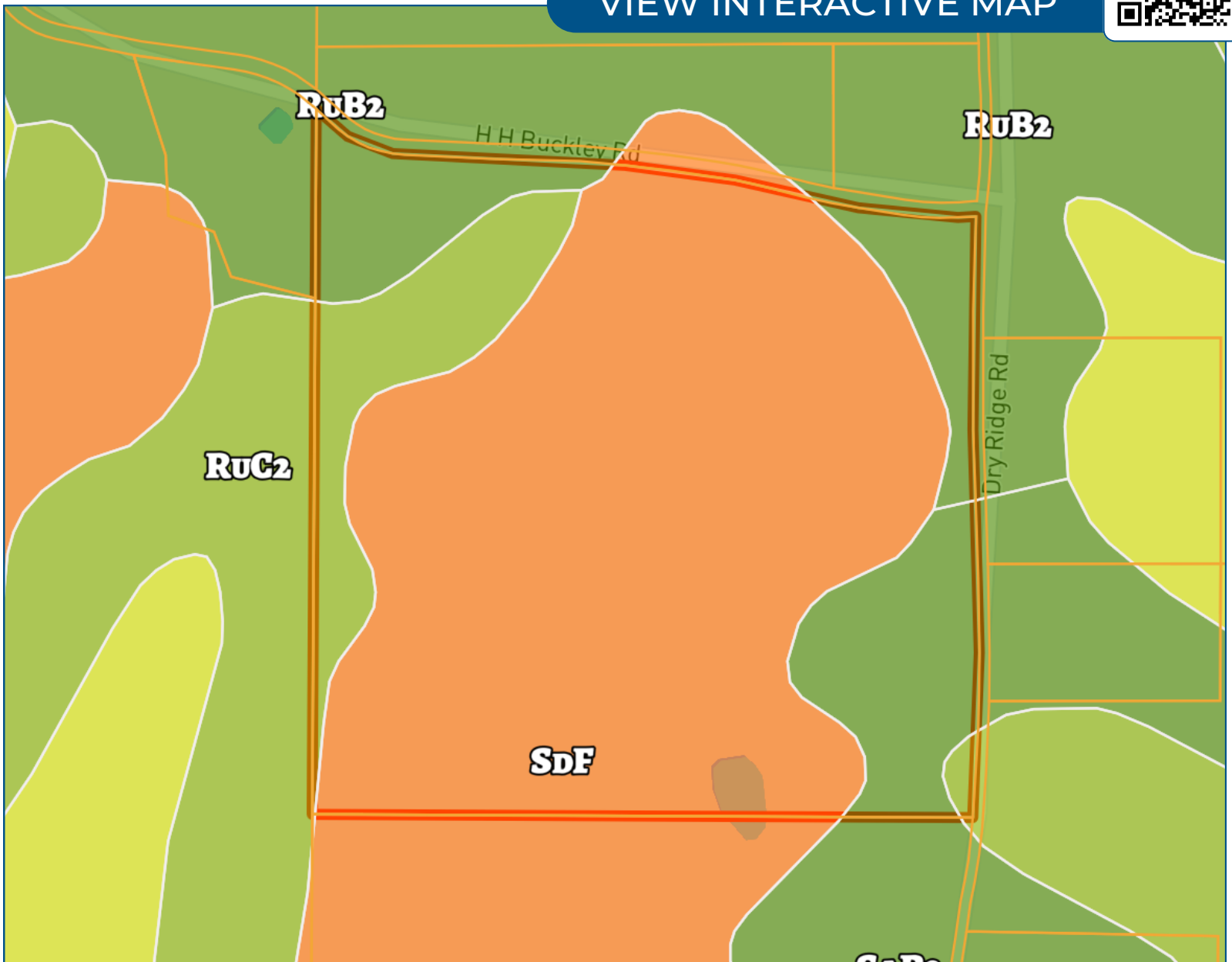


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Soil Map



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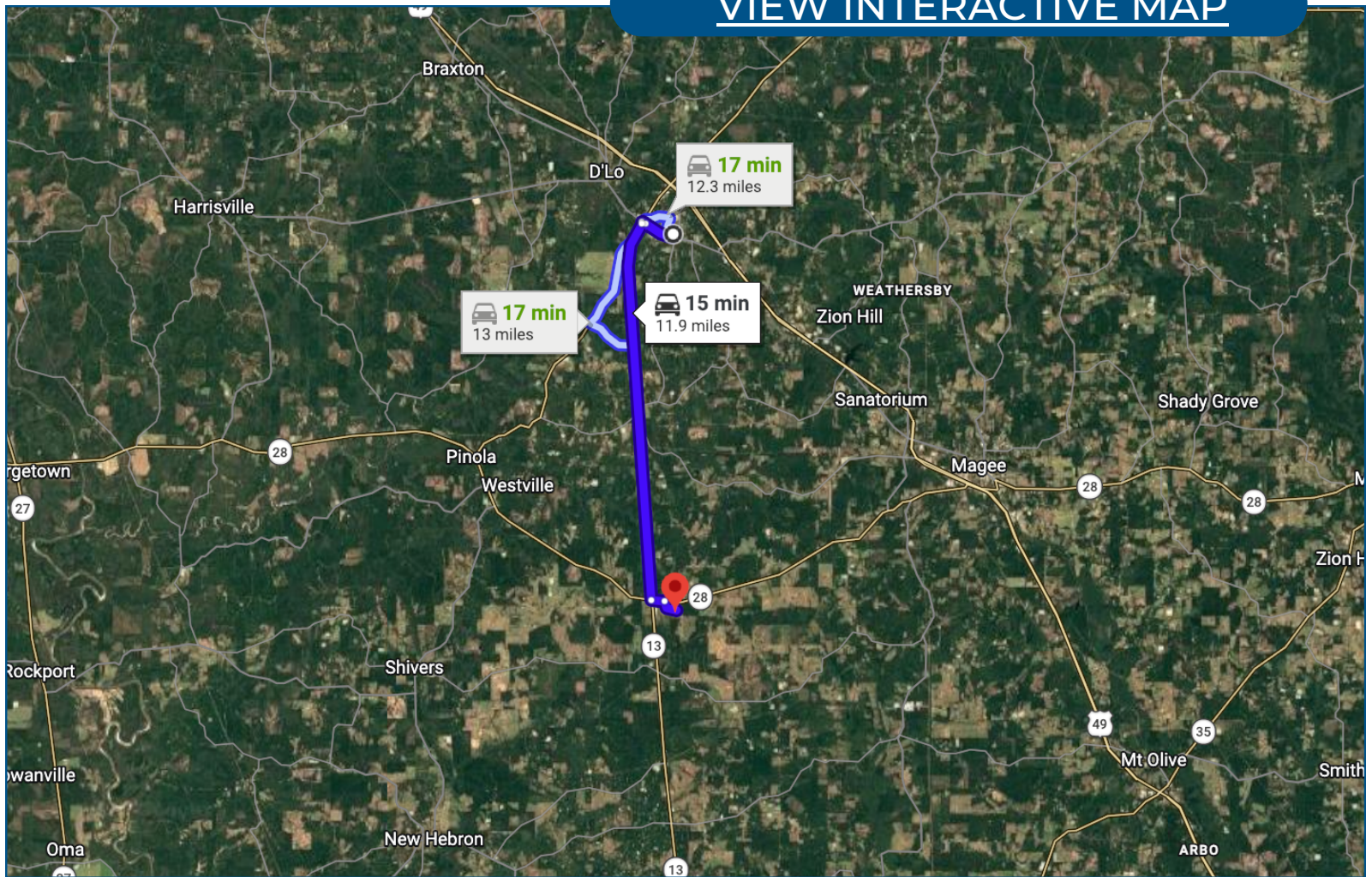
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Directional Map

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From Mendenhall Police Station, get on MS-13 S from Simpson Hwy 149 for 1.1 mi. Head toward N West St for 108 feet. Turn left onto N West St. Continue for 466 ft, then turn right onto Simpson Hwy 149. Continue straight to stay on Simpson Hwy 149. Then make a Sharp left onto the MS-13 S ramp to Prentiss. Follow MS-13 S to H H Buckley Rd, then turn right onto H H Buckley Rd, and in .5 miles, the property will be on your right.

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