

4.8± Acres in Simpson County

Mendenhall, MS



\$42,000



Expect More. Get More.

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**A Real Estate Expert
You Can Trust!**



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Property Information

Location:

- 12 Miles South of Mendenhall

Coordinates:

- 31.8169, -89.87025

Property Use:

- Hunting
- Recreational
- Potential Homesite

Property Highlights

- 4.8± acres of recent cutover
- Natural regrowth
- Road frontage on H H Buckly Road
- Power and water available on the road
- Potential Homesite
- Pond on the property line

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The Property

4.8± Acres

Discover the perfect place to build your dream home on this beautiful 4.8± acre tract in Simpson County, Mississippi. Offering the ideal balance of privacy and convenience, this property provides plenty of room for a custom home, shop, garden, or recreational space while still being just minutes from local amenities.

Whether you're looking for a peaceful country homesite or a small investment property, this versatile tract offers endless possibilities. With its gently rolling terrain, natural setting, and ample space to create your own private retreat, you'll enjoy the quiet charm of rural Mississippi while remaining within easy reach of Mendenhall and surrounding communities.

If you've been searching for an affordable acreage to build, relax, or invest, this property is ready for your vision to become a reality.



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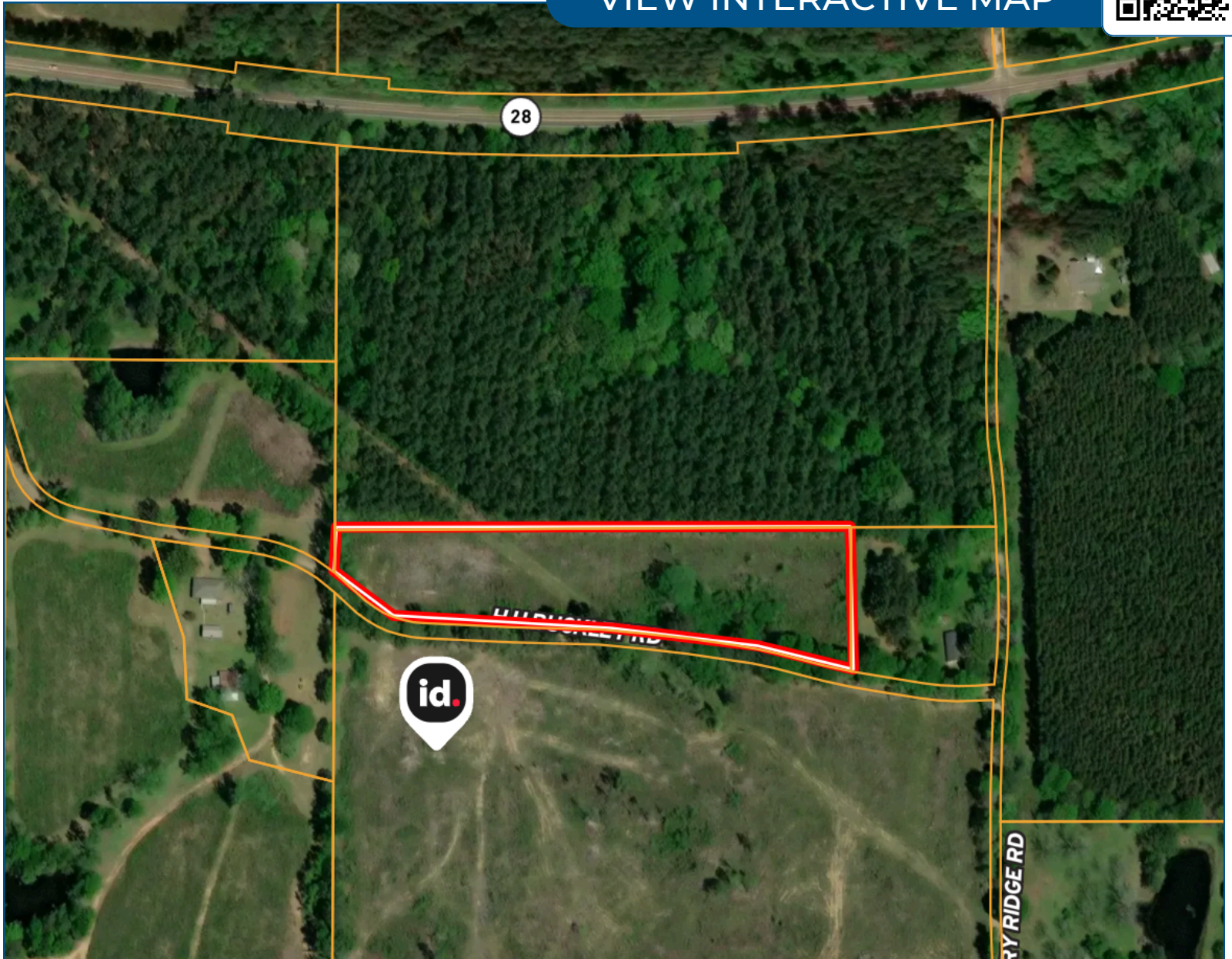
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Aerial Map



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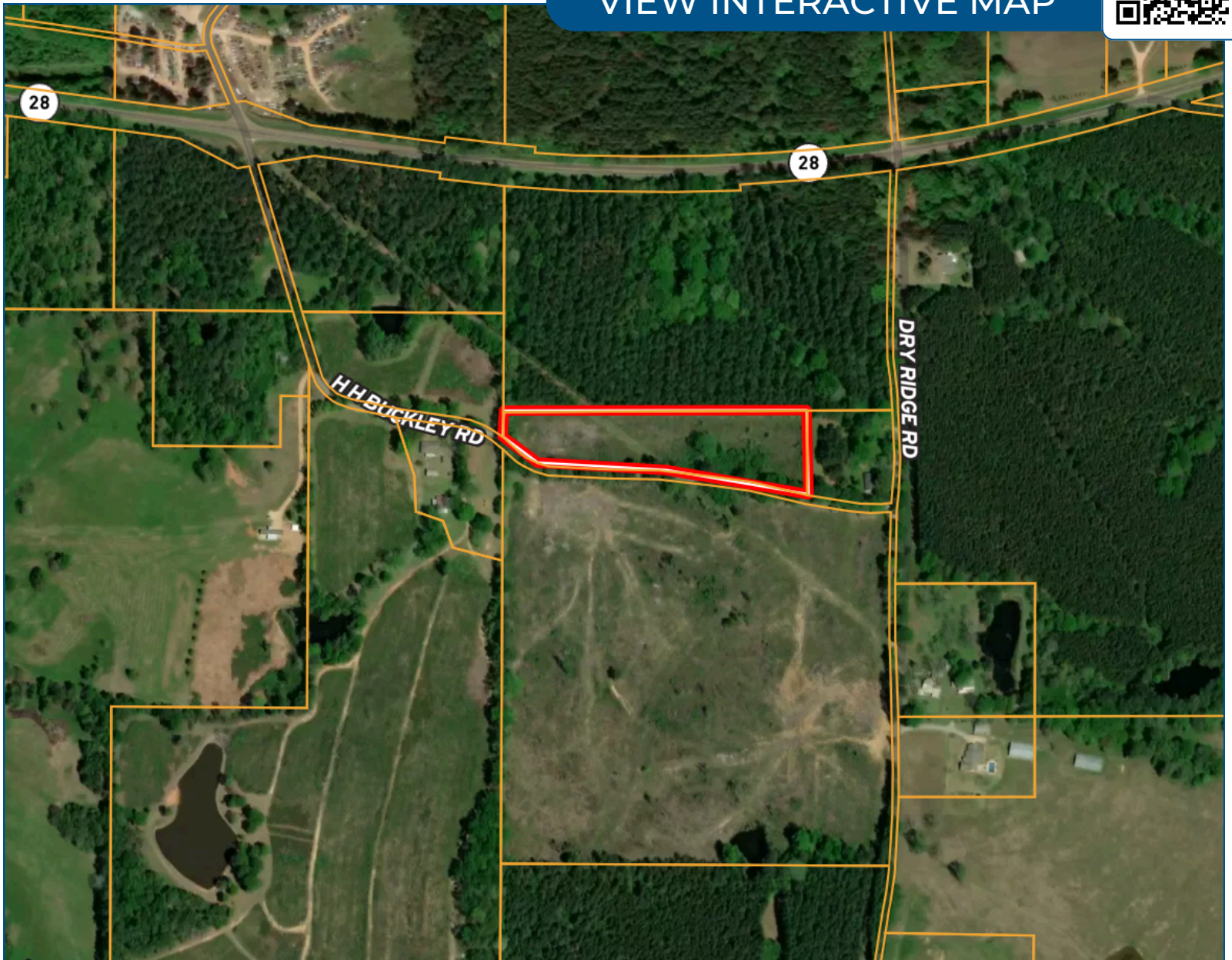


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Ownership Map



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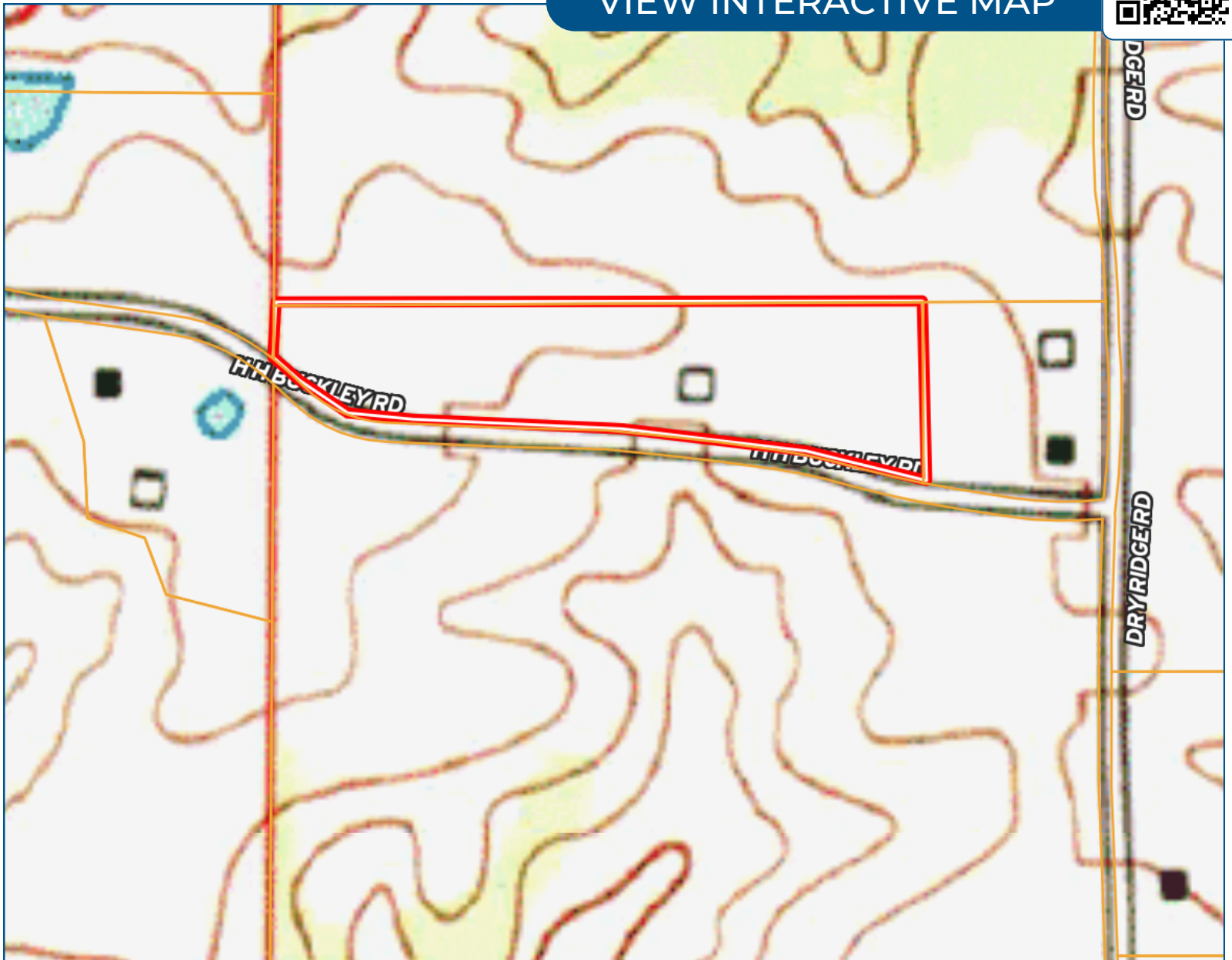


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Topo Map



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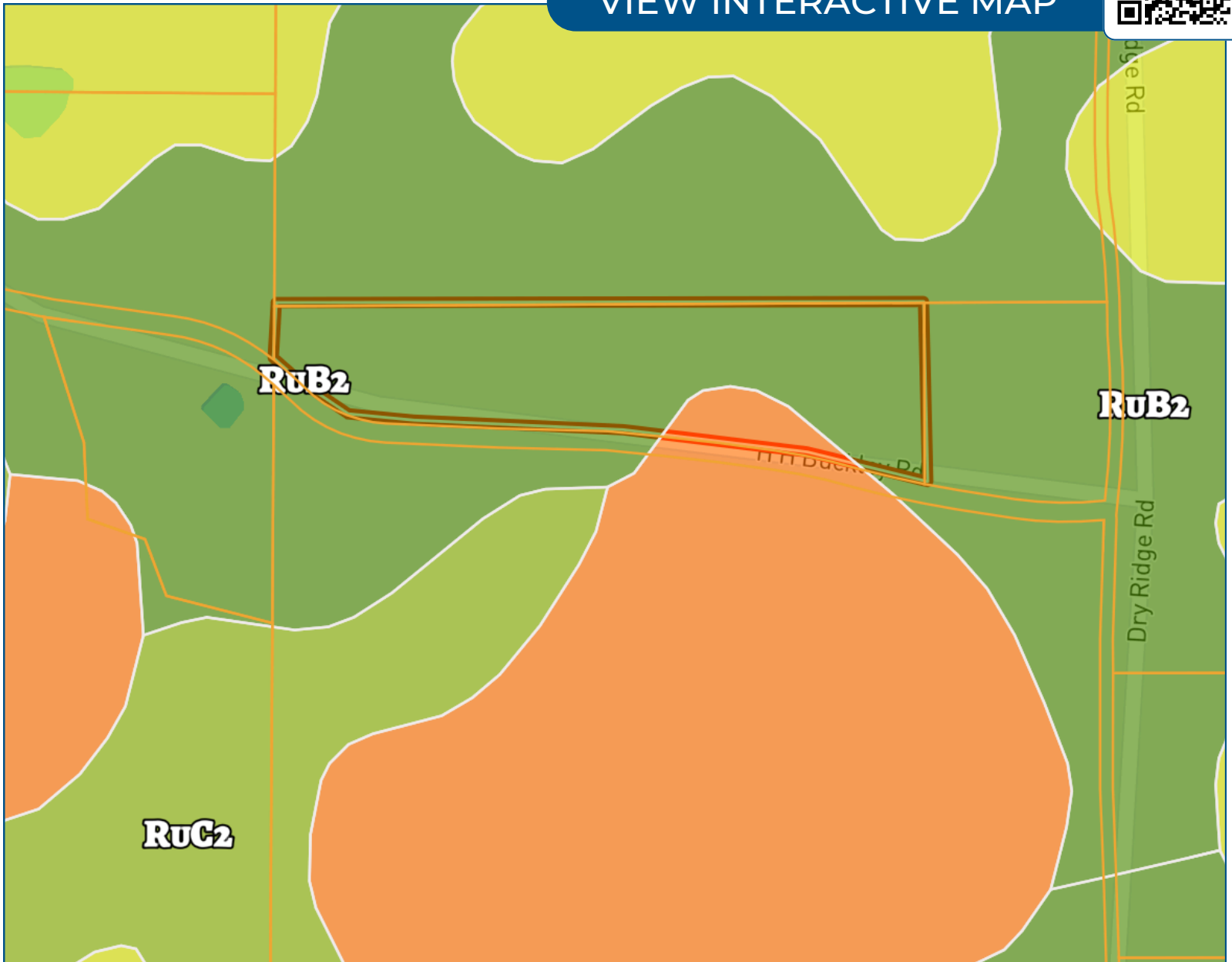


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Soil Map



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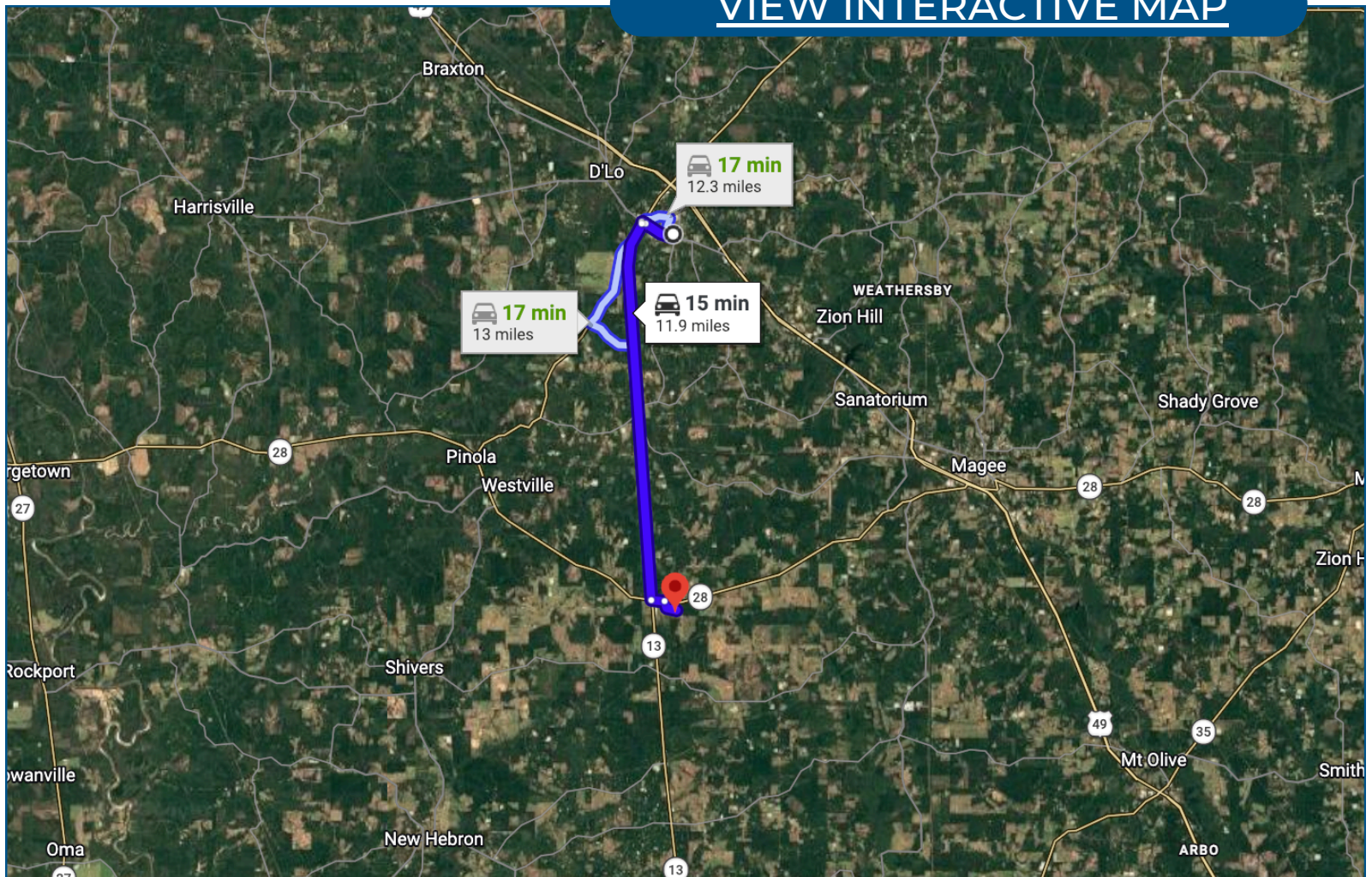
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Directional Map

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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 left.

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