

56± ACRES
KEMPER COUNTY, MS
\$135,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 760-0005 | WWW.SMALLTOWNPROPERTIES.COM

THE KEMPER 56

PROPERTY PROFILE

LOCATION:

- Highway 45
Dekalb, MS 39328
- Kemper County
- 18.8± Miles S of Scooba
- 23.1± Miles SE of Dekalb
- 23.5± Miles NE of Meridian

COORDINATES:

- 32.57940, -88.50720

PROPERTY USE:

- Hunting
- Recreational
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 56± Total Deeded Acres
- 38± Acres of 3-Year-Old Natural Regeneration
- 18± Acres of Pine Trees
- 1± Mile of Established ATV Trails
- 1,050'± of Highway 45 Frontage
- Deer & Turkey
- Small Game

TAX INFORMATION:

- Parcel 191-36-03.000
- 2025 Taxes: \$155



DEREK EAVES | LAND SPECIALIST
C: 662-803-2001 | derek@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

KOLE VOWELL | LAND SPECIALIST
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2121 5th Street, Suite 206 - Meridian, MS 39301 | O: 769-760-0005 | smalltownproperties.com

WELCOME TO THE KEMPER 56

INTRODUCING THE KEMPER 56, LOCATED ROUGHLY 23 MILES NORTHEAST OF MERIDIAN, MISSISSIPPI. This 56± acre property offers solid ground for hunting, recreation, or a combination of both. Located on Highway 45 in Kemper County, this property balances access to town with enough distance to feel genuinely rural.

The acreage breaks down into 18± acres of pine anchoring the property, with 38± acres of three-year-old natural regeneration that's grown in thick enough to provide ample deer cover. About one mile of ATV trails run throughout, recently mulched and ready to work. Deer and turkey move through the Kemper 56 consistently, and the layout allows for multiple food plot opportunities without major clearing.

With 1,050± feet of frontage on Highway 45, there's flexibility for a cabin or homesite. The land is functional from day one: trails are in, regeneration is established, and the hunting sign is there. If you're looking for an East Mississippi tract with mixed timber, trails already built, and game habitat that doesn't require extensive setup, the Kemper 56 delivers.

Call Kole Vowell or Derek Eaves today to schedule a private showing and experience #TheSmallTownWay!



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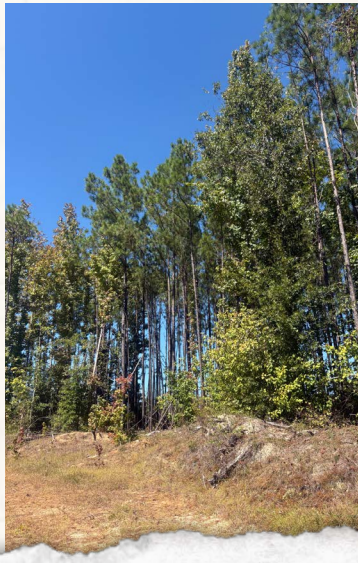
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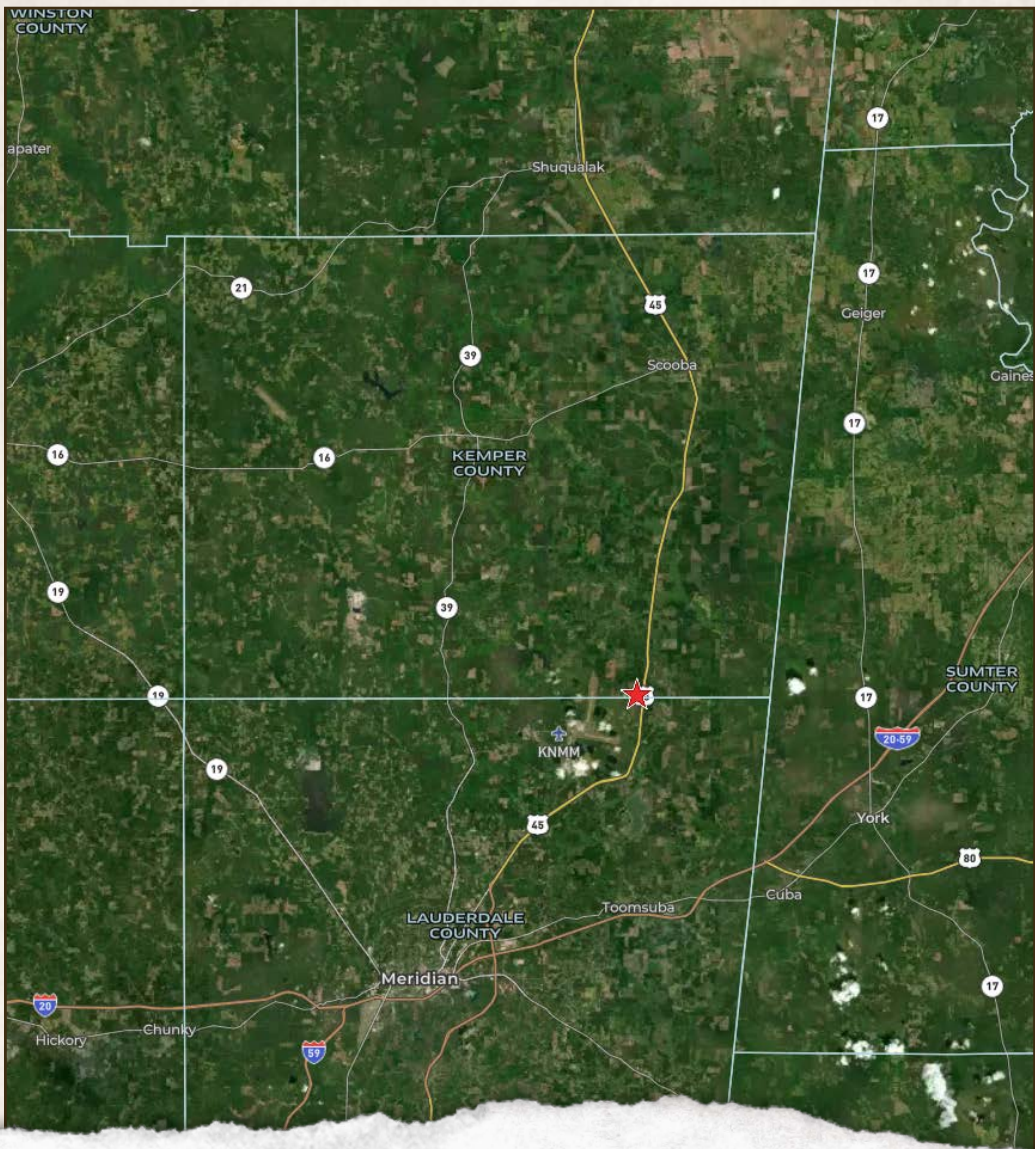
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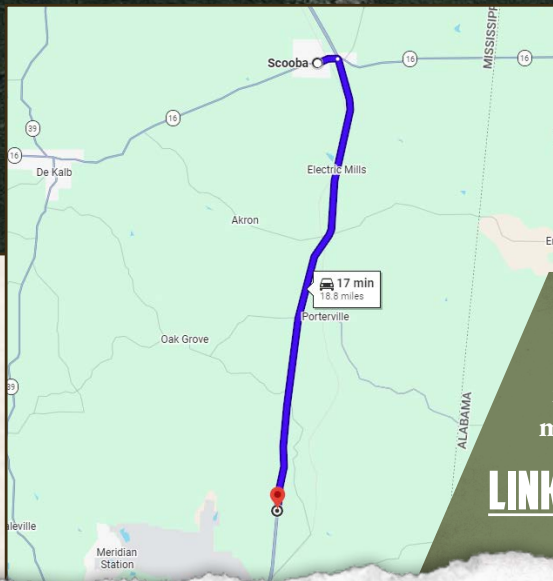
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KEMPER COUNTY, MISSISSIPPI

land id. **LINK**



Directions From Scooba, MS: Travel east on Hwy 16 for 0.8 miles. Turn right onto US-45 and continue for 18 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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