



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**20± ACRES**  
**LOWNDES COUNTY, MS**  
**\$100,000**



OFFICE (662) 338-2027 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE LOWNDES 20

## PROPERTY PROFILE

### LOCATION:

- Hwy 12  
Steens, MS 39766
- Lowndes County
- 3± Miles N of Columbus Nissan
- 3.5± Miles N of Hwy 82

### COORDINATES:

- 33.5603, -88.3664

### PROPERTY USE:

- Recreational
- Development
- Investment

### PROPERTY INFORMATION:

- 20± Acres
- Mix of Hardwoods/Pine Timber
- Frontage on Hwy 12
- Small Pond
- Cleared Field

### TAX INFORMATION:

- Tax Code Area 1011
- Tax Amount \$48.55
- Tax Year 2024
- Parcel ID 48W00-00-01800



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**JACOB HANSON**

LAND SPECIALIST

C: 662-386-3814

O: 662-338-2027

[jacob@smalltownproperties.com](mailto:jacob@smalltownproperties.com)

501 Hwy 12 W, Ste 150B - Starkville, MS 39759

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE LOWNDES 20

**WELCOME TO THE LOWNDES 20, WHERE POSSIBILITIES ARE ENDLESS!** This exceptional 20± acre tract is located in Lowndes County, Mississippi, offering prominent road frontage along Highway 12 and conveniently situated near Highway 82. Featuring a mix of big hardwoods and mature pine timber, this property backs up to railroad tracks, ensuring privacy. Additionally, a small pond is on site. Whether you're seeking an ideal location for a commercial site, a peaceful retreat for your dream home, or a recreational space to enjoy, the Lowndes 20 is worth considering.

With its prime location, accessibility to highways, and versatile features, this is the perfect canvas for your vision.

**Contact Jacob Hanson today to schedule a private showing.**



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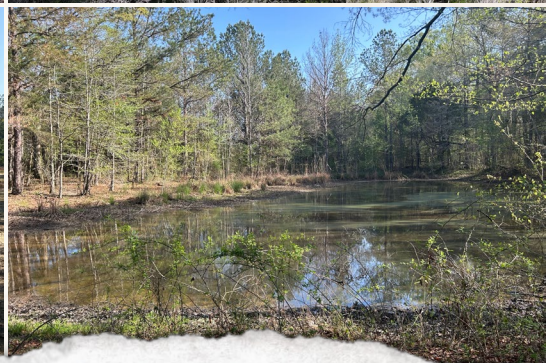
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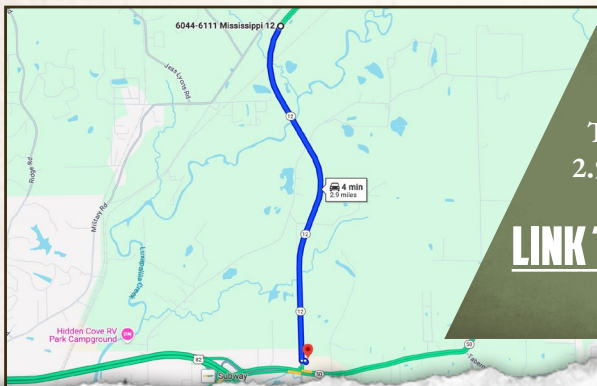
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LOWNDES COUNTY, MISSISSIPPI

land id. LINK



Directions From Columbus Nissan:  
Turn right on MS-12 W and continue  
2.9 miles to the property on your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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