

HUNTER'S HIDEAWAY

40± ACRES IN SIMPSON COUNTY, MS



\$130,000

Have you been searching for the ideal hunting property? Look no further than this 40-acre tract in Simpson County for those passionate about hunting and the great outdoors. This property is not just land; it's a sportsman's sanctuary where wildlife thrives and adventures await. It features prime hunting grounds, and as you step onto this property, which is rich with deer and turkey, it is perfect for both seasoned hunters and those new to the sport. With a mixture of oak and pine providing excellent cover, your hunting trips will be as challenging as they are rewarding. You can envision your hunting lodge or cabin amidst this secluded haven with several ideal locations available. The established road system allows easy access across the property, ensuring you can focus on crafting the perfect base camp. Besides hunting, enjoy fishing in your private pond or exploring various trails under a canopy of towering trees. This land is your escape to freedom—the freedom to hunt, explore, and relax in your piece of Mississippi wilderness. Own the hunting grounds you've always dreamed of! This 40-acre property in Simpson County provides the perfect backdrop for your hunting tales and memories. Call Clay or David to schedule your today!



CLAY SIMMONS, REALTOR®
Clay@TomSmithHomes.com
601.898.2772 office | 601.672.6864 cell



Expect More. Get More.

Call us today!



DAVID BELDEN, REALTOR®
DBelden@TomSmithLand.com
601.898.2772 office | 601.415.3884 cell

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





CLAY SIMMONS, REALTOR®
 Clay@TomSmithHomes.com
 601.898.2772 office | 601.672.6864 cell



DAVID BELDEN, REALTOR®
 DBelden@TomSmithLand.com
 601.898.2772 office | 601.415.3884 cell

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





CLAY SIMMONS, REALTOR®
Clay@TomSmithHomes.com
601.898.2772 office | 601.672.6864 cell



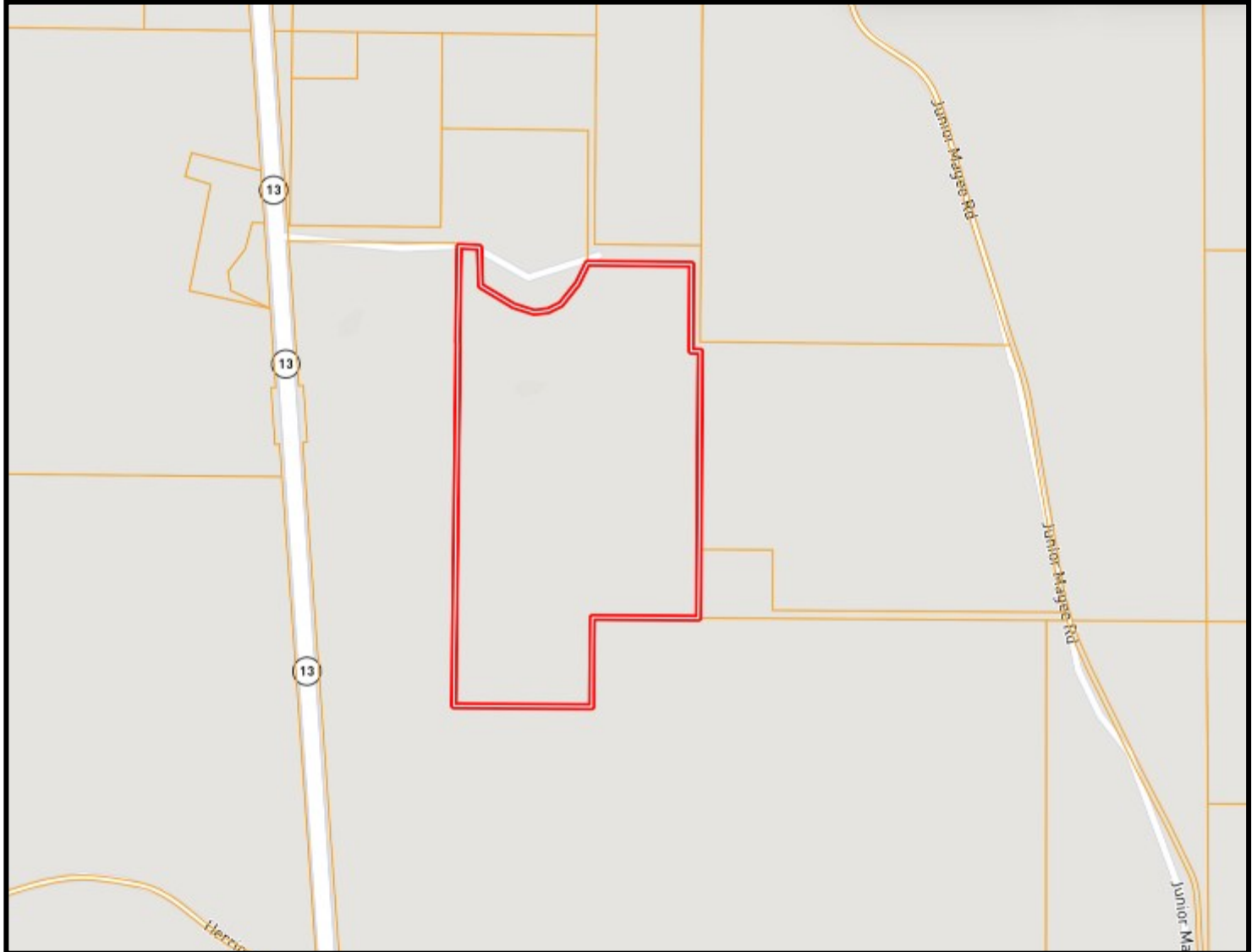
DAVID BELDEN, REALTOR®
DBelden@TomSmithLand.com
601.898.2772 office | 601.415.3884 cell

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



OWNERSHIP MAP



CLAY SIMMONS, REALTOR®
Clay@TomSmithHomes.com
601.898.2772 office | 601.672.6864 cell



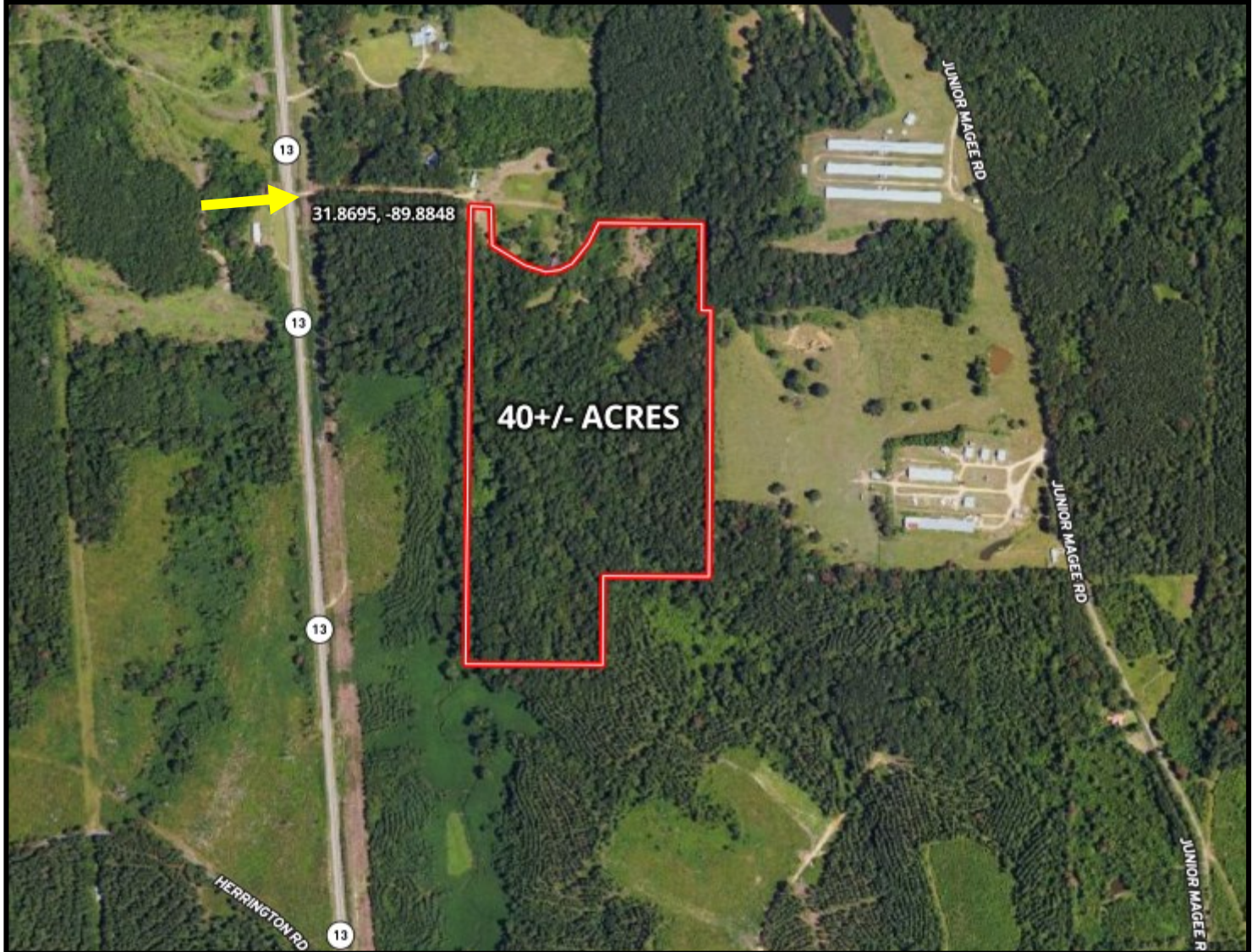
DAVID BELDEN, REALTOR®
DBelden@TomSmithLand.com
601.898.2772 office | 601.415.3884 cell

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



AERIAL MAP



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

CLAY SIMMONS, REALTOR®
Clay@TomSmithHomes.com
601.898.2772 office | 601.672.6864 cell



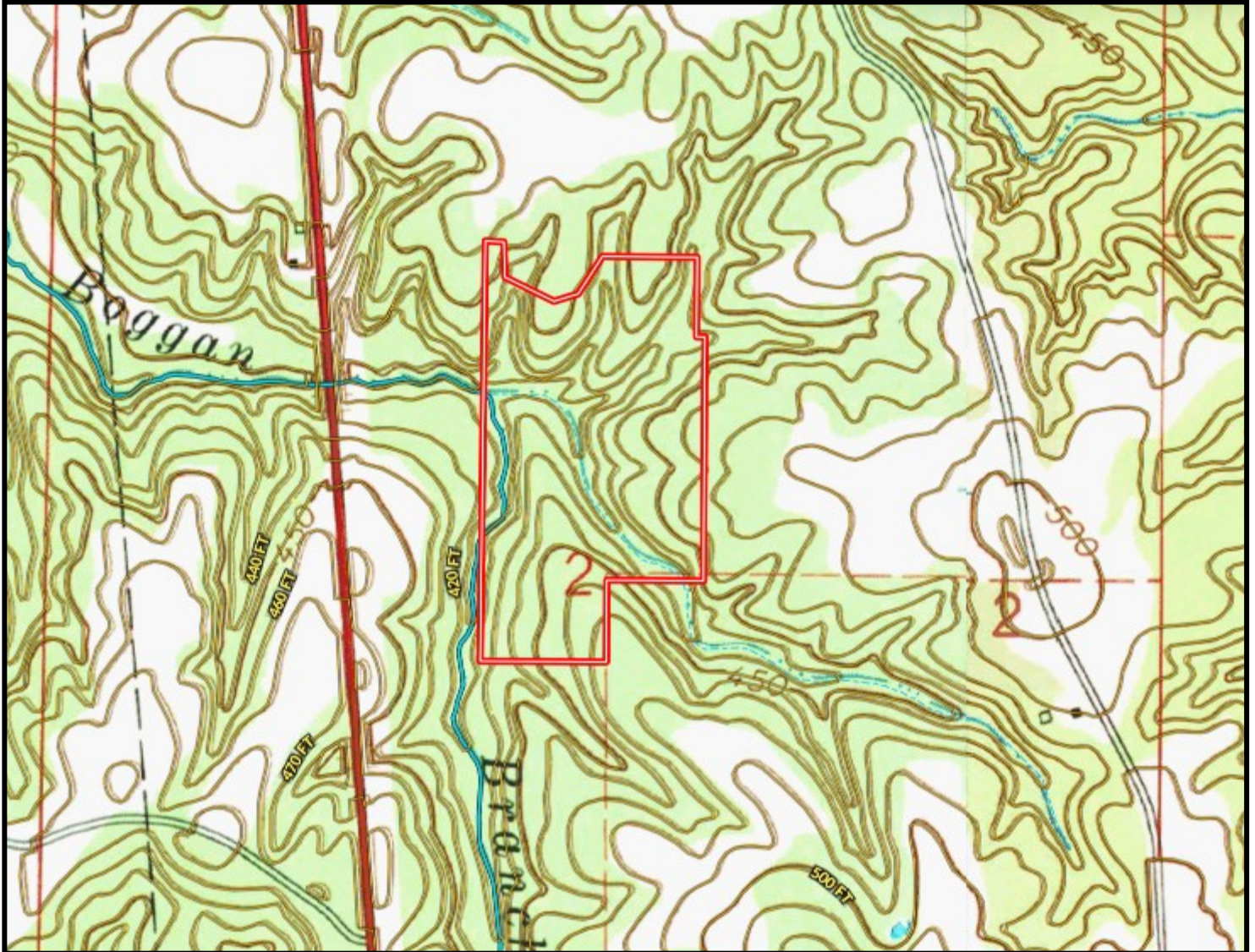
DAVID BELDEN, REALTOR®
DBelden@TomSmithLand.com
601.898.2772 office | 601.415.3884 cell

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



TOPO MAP



CLAY SIMMONS, REALTOR®
Clay@TomSmithHomes.com
601.898.2772 office | 601.672.6864 cell



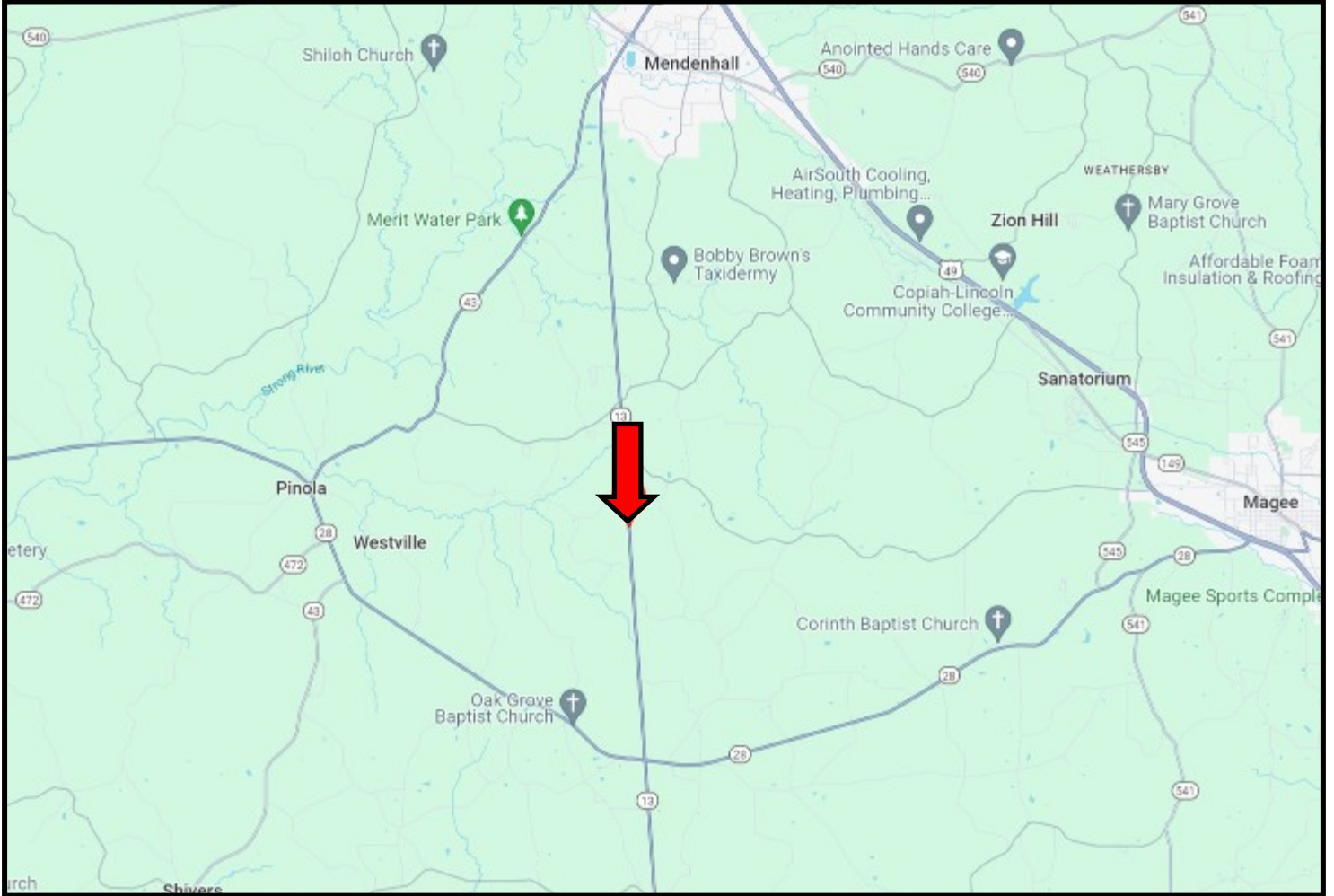
DAVID BELDEN, REALTOR®
DBelden@TomSmithLand.com
601.898.2772 office | 601.415.3884 cell

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



DIRECTIONAL MAP



Directions from Hwy 49 and Hwy 13 in Mendenhall: Take the exit for Hwy 13 towards Mendenhall/Prentiss. Turn right onto Hwy 13 and travel 8 miles. Highway 13 N for 6.8 miles. Turn left onto Birch Road to enter the property.

[Google Map Link](#)



CLAY SIMMONS, REALTOR®
Clay@TomSmithHomes.com
601.898.2772 office | 601.672.6864 cell



Expect More. Get More.

Call us today!



DAVID BELDEN, REALTOR®
DBelden@TomSmithLand.com
601.898.2772 office | 601.415.3884 cell

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

