

50.8± ACRES
NESHOBA COUNTY, MS
\$73,660



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE NESHOPA 50.8

PROPERTY PROFILE

LOCATION:

- Neshoba County, MS
- Fronts County Road 418
- Linwood Community
- 8.2± Miles South of Williamsville
- 5.1± Miles from The Neshoba County Fairgrounds

COORDINATES:

- 32.6630369, -89.1649261

PROPERTY USE:

- Residential
- Hunting
- Potential Cabin/Home Sites

PROPERTY INFORMATION:

- 50.8± Acres
- 1.5± Acre Stocked Pond
- Cutover

TAX INFORMATION:

2023 - \$211.81

- Parcel – 1190004007000



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

BARRY HOLT | LAND SPECIALIST
C: 601-613-2288 | barry@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE NESHOBA 50.8

ARE YOU LOOKING FOR A PLACE TO BUILD A HOME OR CREATE YOUR OWN HUNTING OASIS? Consider this 50.8± acre Neshoba County property in the Linwood Community, situated 11 minutes from Philadelphia, MS and only 8 minutes from the Neshoba County Fairgrounds. This property offers a 1.5± acre stocked pond and rolling topography that can be home to your next hunting/recreational camp. Clear-cut in 2016 and planted in 2017, this tract offers plenty of cover and food for various wildlife. Access is available via County Road 418 frontage and utilities are available here.

For more information about this 50.8± Neshoba County tract, contact Barry Holt or Derek Eaves today!



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NESHOBA COUNTY, MISSISSIPPI

**NESHOBA COUNTY
SCHOOL DISTRICT**

Linwood

COUNTY RD 418

**ELECTRIC SERVICE
PROVIDER: CENTRAL EPA**

Linwood



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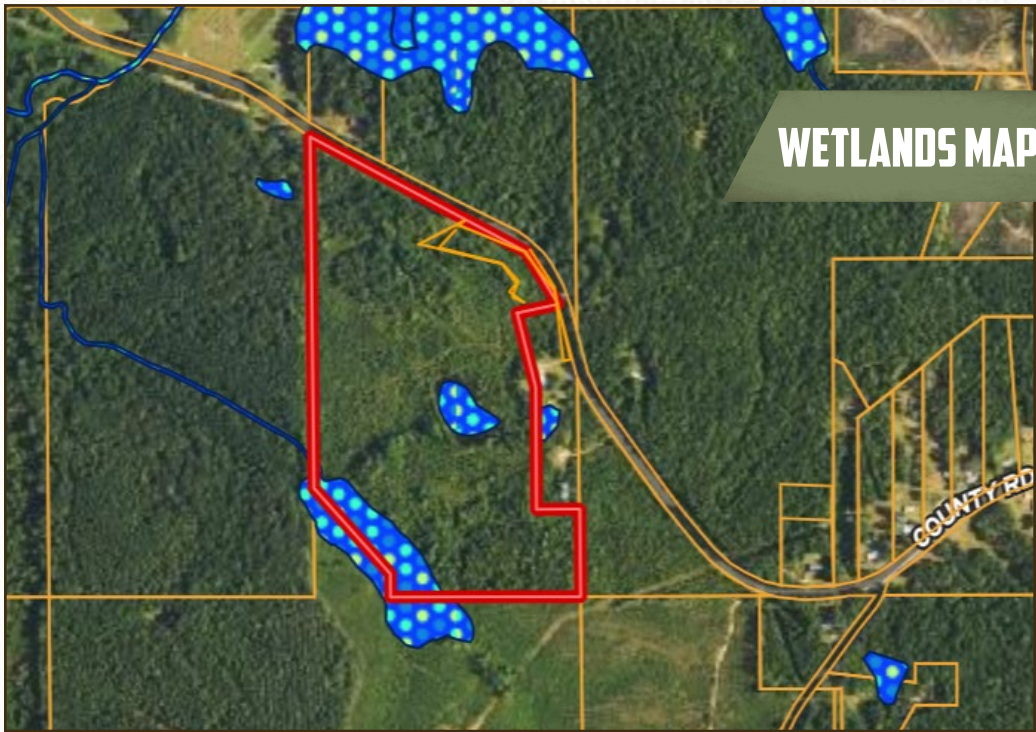
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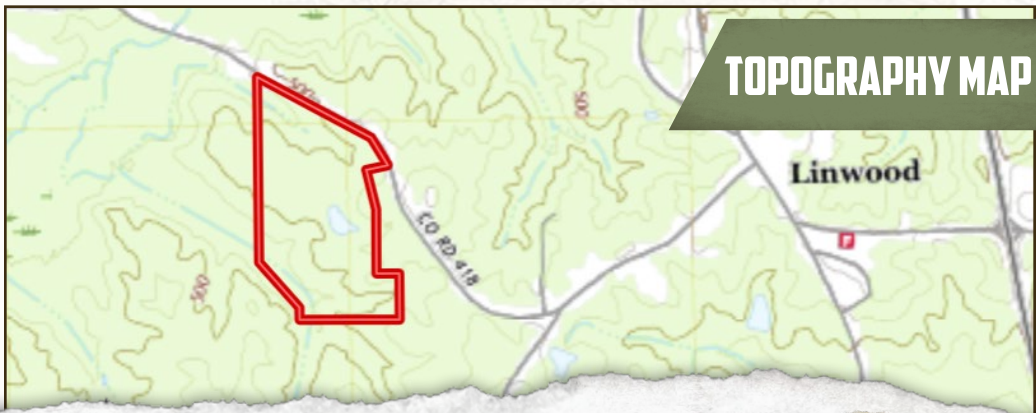
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WETLANDS MAP



TOPOGRAPHY MAP



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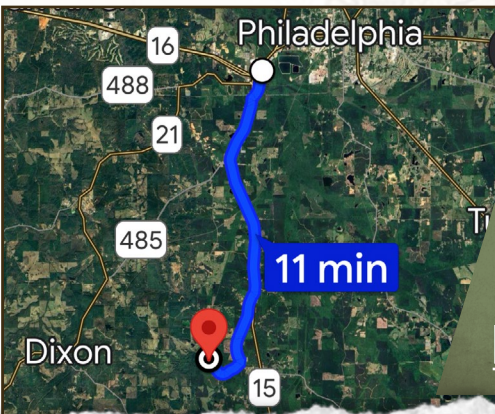
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NESHOBA COUNTY, MISSISSIPPI



land id. LINK



Directions from Philadelphia, MS:
Travel south on Highway 15 for approximately 4.8 miles. Turn right onto County Road 325 and continue for 1.7 miles. Turn right onto County Road 418 and travel .5 miles, then turn right to stay on County Road 418. Travel 0.6 miles and you will see the for sale sign on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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