

1149 Dogwood Trail

Camp on 1.19± Acres

McComb/MS/Pike County



\$164,000



Expect More. Get More.

**ROBERT
RITCHIE**
REALTOR®

Office: 601.898.2772

Cell: 985.750.2968

RRitchie@TomSmithLand.com

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



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Property Information

Location:

- 1149 Dogwood Trail, McComb, MS
- Pike County, MS

Coordinates:

- 31.17270, -90.27985

Property Use:

- Residential, Camp, Recreational, Investment, Rental

Property Highlights

- 1.19± Acres
- 2 Bed, 1 Bath, 784± Sq. Ft.
- Recently Renovated
- Outdoor Cooking Area
- Outdoor Outhouse Half Bath
- Camper Spot with full hookup
- 4 additional potential camper spots that need to tie into sewer and electrical
- Recently Inspected Roof; all screws replaced for additional security.
- Covered Stair Entrance
- Dogwood Landowners Association fee of \$300.00 per year covers community water
- Access to the Bogue Chitto River is granted through covenants that give owners a pathway to the river

**ROBERT
RITCHIE**
REALTOR®

Office: 601.898.2772
Cell: 985.750.2968

RRitchie@TomSmithLand.com



Expect More. Get More.

The Residence

Discover the possibilities at 1149 Dogwood Trail in McComb, MS! Conveniently located between McComb and Tylertown, just off Highway 98 in Dogwood Trail Campground, this charming property offers the perfect combination of relaxation and investment opportunity. Featuring 784± sq. ft. of recently renovated living space, this 2-bedroom, 1-bath camp sits on approximately 1± cleared acre with peaceful views, a new porch, and an outdoor cooking area, with an additional outdoor half bath nearby for entertaining. The metal roof was recently inspected, with new screws installed for added protection. The possibilities don't stop at the camp! The property has had both long-term rentals in the camp itself along with short-term rentals at a camper spot that offers power and sewer. The property boasts 4 more spots that are capable of easily being upgraded to fully functioning camper rental spots, bringing the potential for more rental income from the property. Whether you're looking for a private getaway, a weekend retreat, or an investment with short-term or long-term rental potential, this property offers plenty of room to make it your own. Enjoy walking access to the Bogue Chitto River via a short path, subject to property covenants.



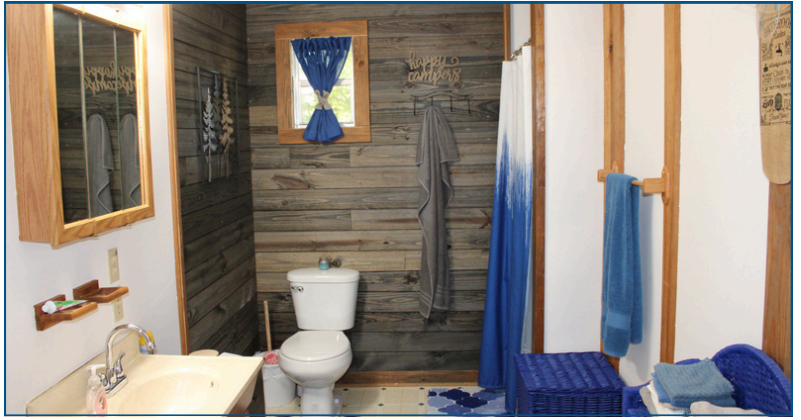
**ROBERT
RITCHIE**
REALTOR®

Office: 601.898.2772
Cell: 985.750.2968

RRitchie@TomSmithLand.com


**Tom
Smith
LAND AND
HOMES**
Expect More. Get More.

The Residence



**ROBERT
RITCHIE**
REALTOR®

Office: 601.898.2772

Cell: 985.750.2968

RRitchie@TomSmithLand.com

**Tom
Smith
LAND AND
HOMES**

Expect More. Get More.

The Property



**ROBERT
RITCHIE**
REALTOR®

Office: 601.898.2772
Cell: 985.750.2968

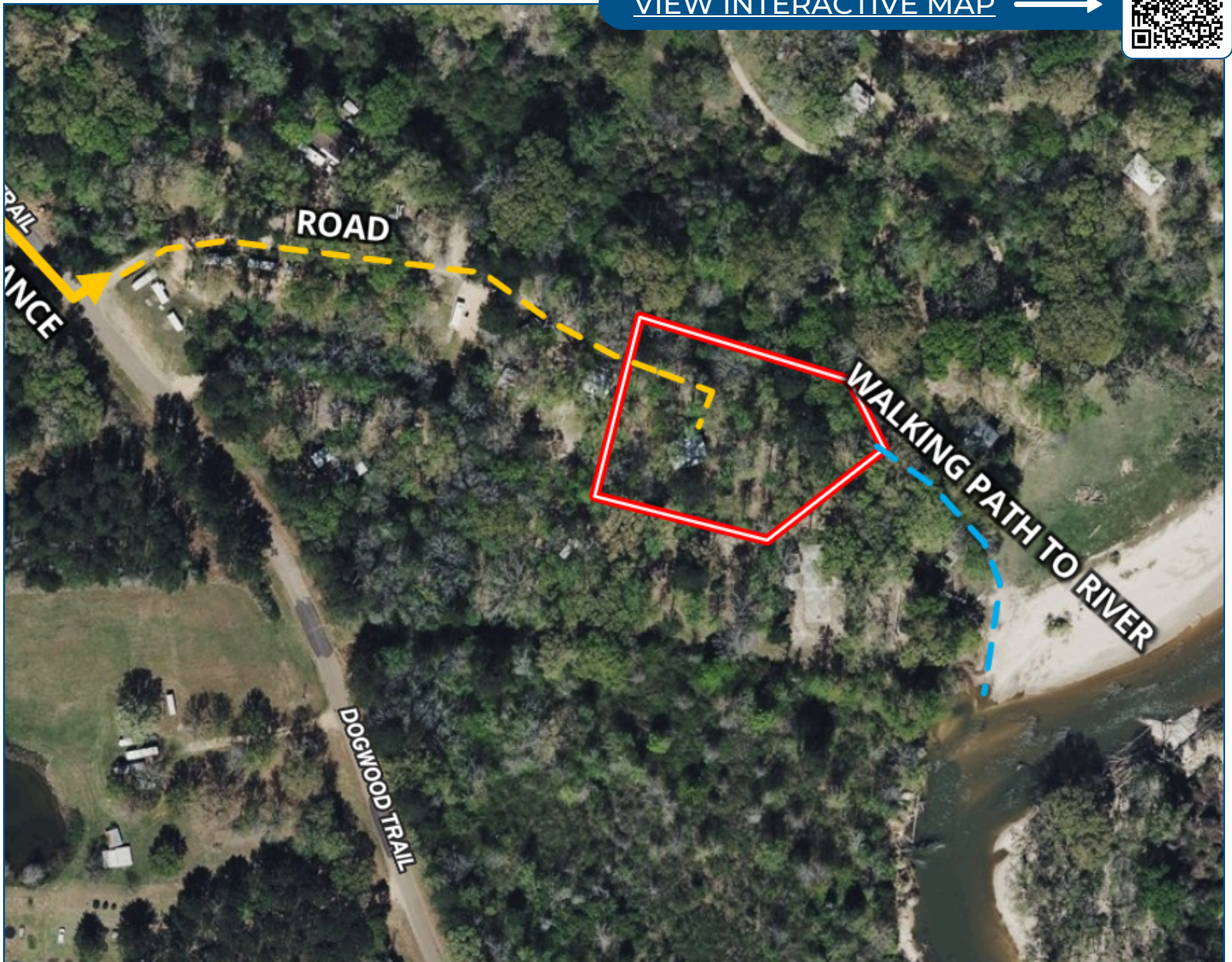
RRitchie@TomSmithLand.com



Expect More. Get More.

Aerial Map

[VIEW INTERACTIVE MAP](#) →



**ROBERT
RITCHIE**
REALTOR®

Office: 601.898.2772

Cell: 985.750.2968

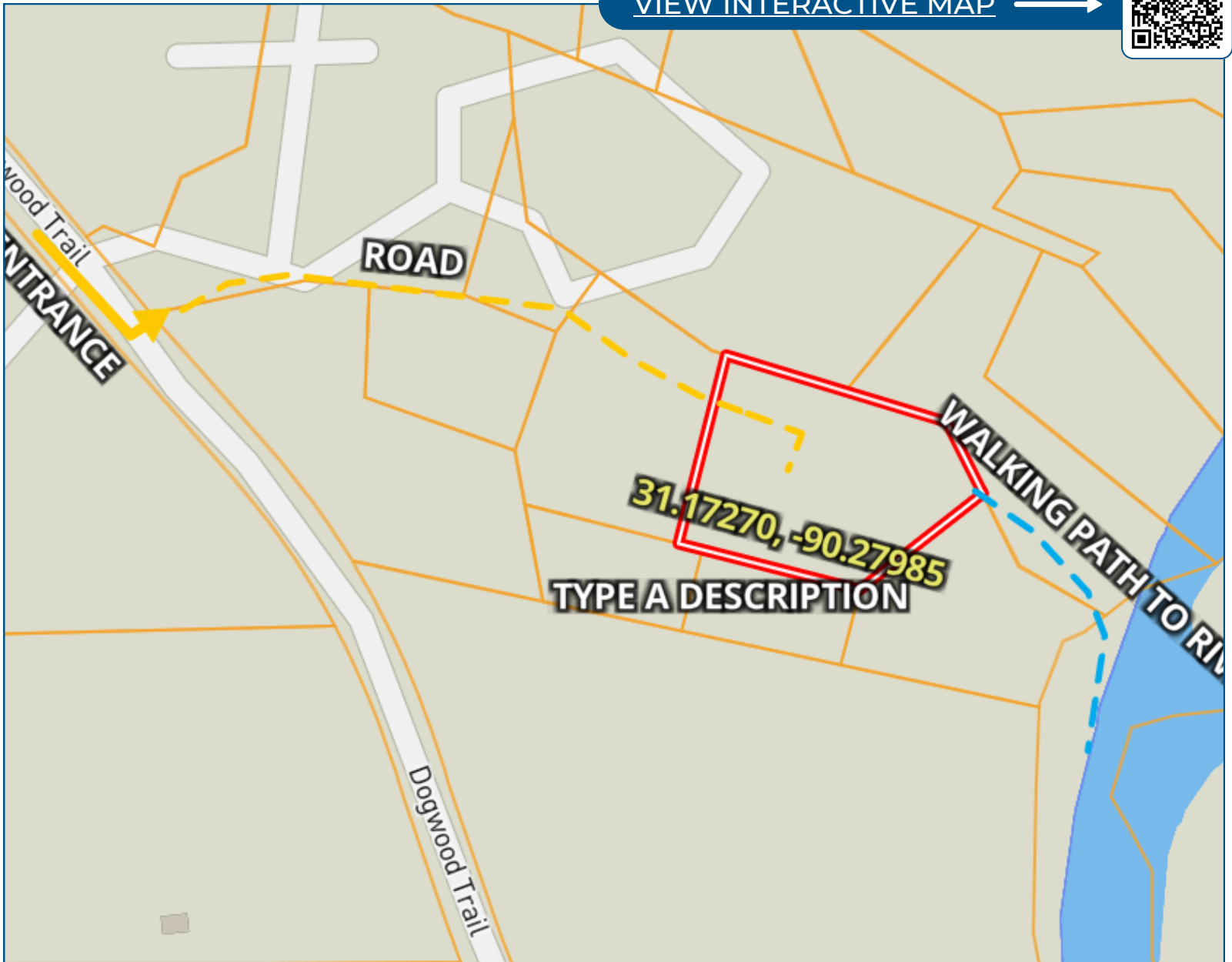
RRitchie@TomSmithLand.com



Expect More. Get More.

Ownership Map

[VIEW INTERACTIVE MAP](#) →



**ROBERT
RITCHIE**
REALTOR®

Office: 601.898.2772
Cell: 985.750.2968

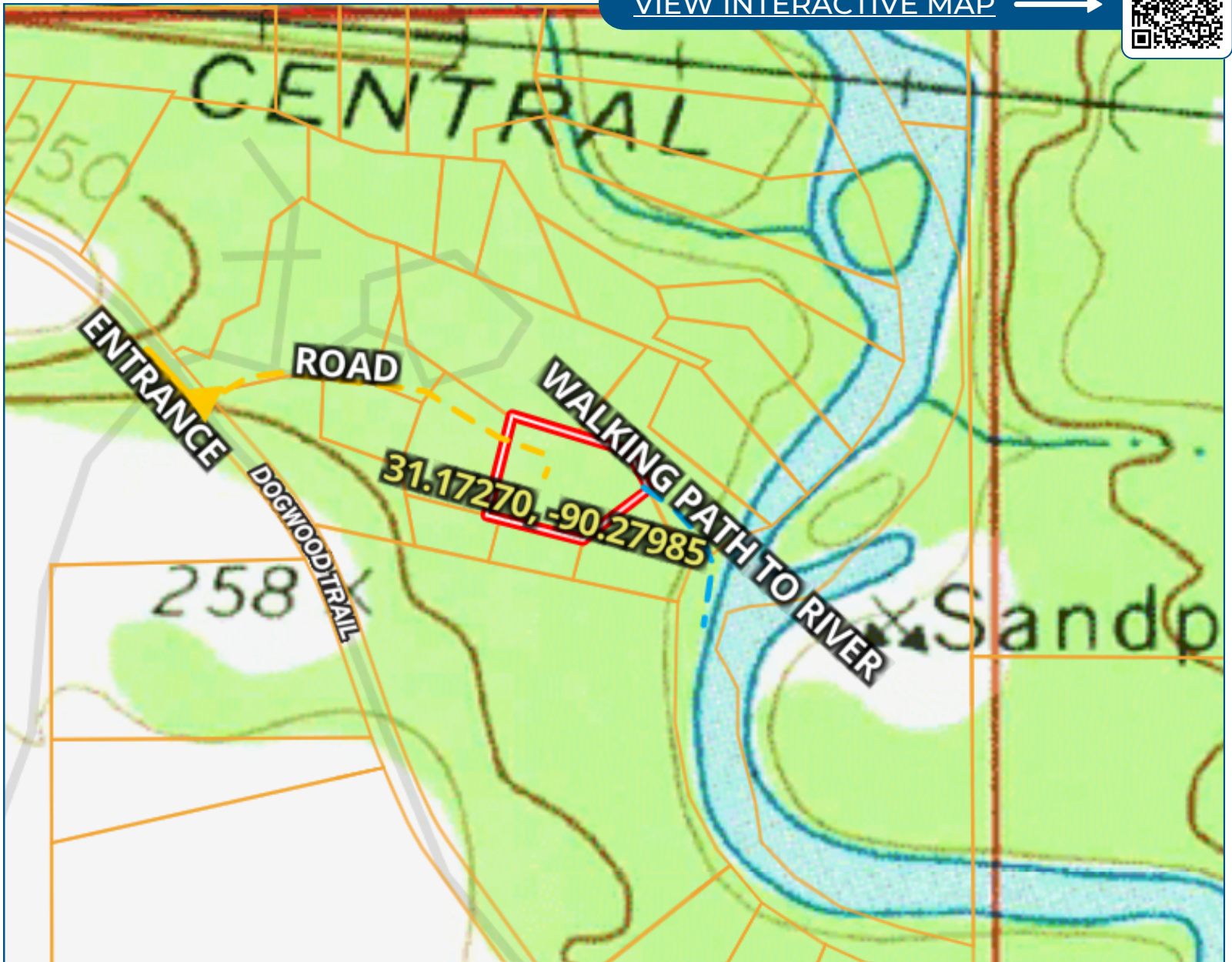
RRitchie@TomSmithLand.com



Expect More. Get More.

Topo Map

[VIEW INTERACTIVE MAP](#) →



**ROBERT
RITCHIE**
REALTOR®

Office: 601.898.2772
Cell: 985.750.2968

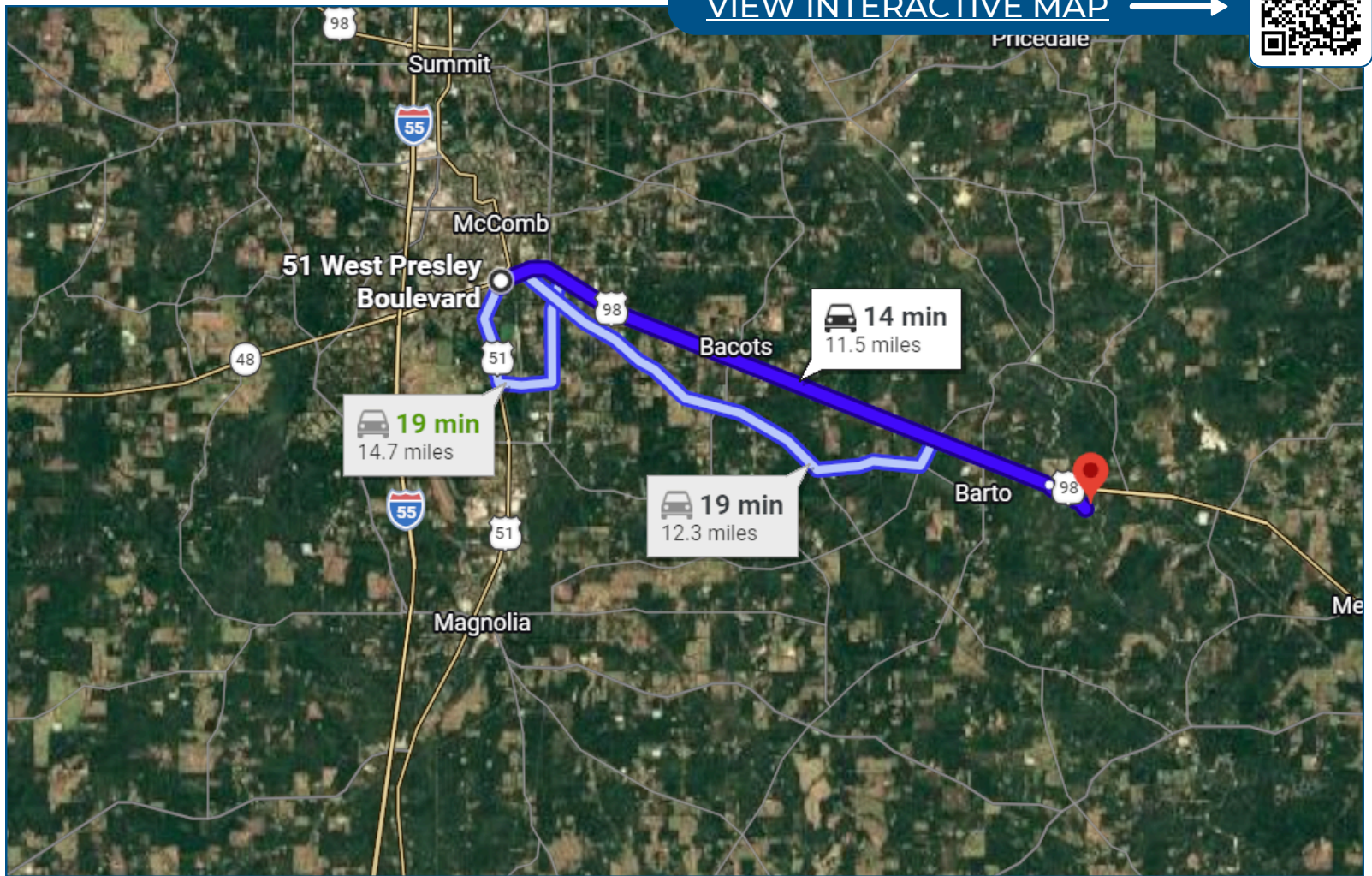
RRitchie@TomSmithLand.com



Expect More. Get More.

Directional Map

[VIEW INTERACTIVE MAP](#) →



From the intersection of Highway 51 and Highway 98 in McComb, MS take US-98 E for 10.4 miles the turn right onto Dogwood Trail and travel .8 miles and the entrance to the campground is on the left.

Travel on the gravel road until you get to the camp on the right, 1149 Dogwood Trail, McComb, MS 39648.

**ROBERT
RITCHIE**
REALTOR®

Office: 601.898.2772
Cell: 985.750.2968

RRitchie@TomSmithLand.com



Expect More. Get More.