



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

**53± ACRES**  
**KEMPER COUNTY, MS**  
**\$99,500**



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# THE KEMPER 53

## PROPERTY PROFILE

### LOCATION:

- Air Base Road  
Preston, MS 39354
- Kemper County
- 11± Miles W of DeKalb
- 15± Miles E of Philadelphia
- 21± Miles W of Scooba

### COORDINATES:

- 32.78041, -88.84505

### TAX INFORMATION:

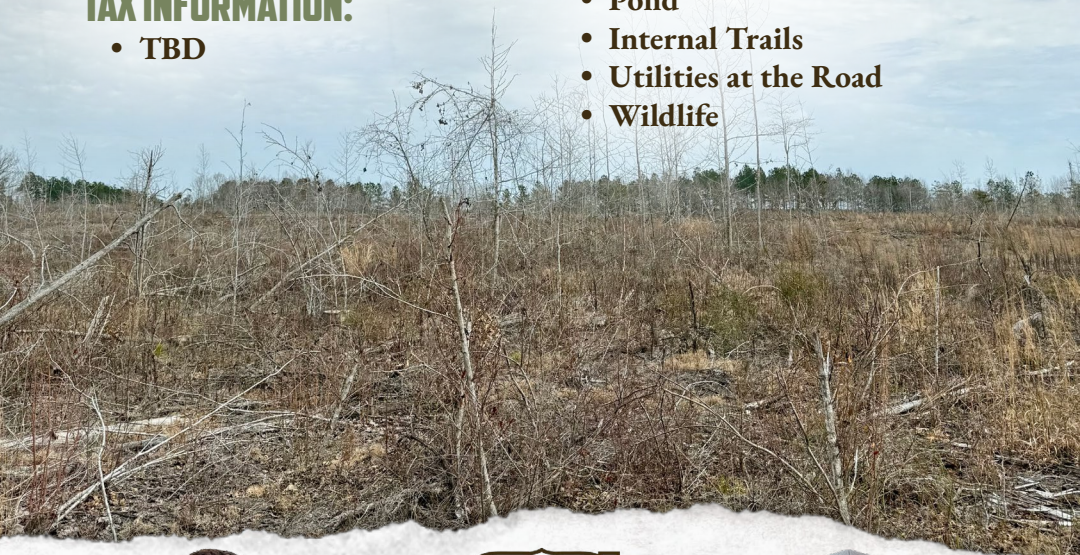
- TBD

### PROPERTY USE:

- Recreational
- Hunting
- Potential Home/Cabin Site

### PROPERTY INFORMATION:

- 53± Acres
- Rolling Terrain
- Paved Road Frontage
- Recently Clear-Cut
- Pond
- Internal Trails
- Utilities at the Road
- Wildlife



**MICHAEL COOPER** | MANAGING BROKER  
C: 662-285-8686 | [mcooper@smalltownproperties.com](mailto:mcooper@smalltownproperties.com)

**JACOB HANSON** | LAND SPECIALIST  
C: 662-386-3814 | [jacob@smalltownproperties.com](mailto:jacob@smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

501 Hwy 12 W Ste.150B - Starkville, MS 39071 | O: 662-338-2027 | [smalltownproperties.com](http://smalltownproperties.com)



# WELCOME TO THE KEMPER 53

**ARE YOU IN THE MARKET FOR A PRIVATE RETREAT OR A PROPERTY WITH HOMESITE POTENTIAL?** The Kemper 53 is worth considering! This 53± acre clear-cut tract, situated on Air Base Road in Kemper County, MS, features rolling terrain and is ideal for hunting, recreation, and exploring. Recently clear-cut, the land is primed for regeneration, with natural browse and vegetation enhancing the wildlife habitat over time. A small pond adds to the appeal, providing a great water source for wildlife or a peaceful spot to enjoy nature. The abundance of wildlife makes this a true outdoor paradise. Additionally, with paved road frontage and utilities available, this tract has potential for a home or cabin site. Additional acreage is available, and a survey will be required.

**The Kemper 53 checks many boxes; call Michael Cooper or Jacob Hanson today for more details!**



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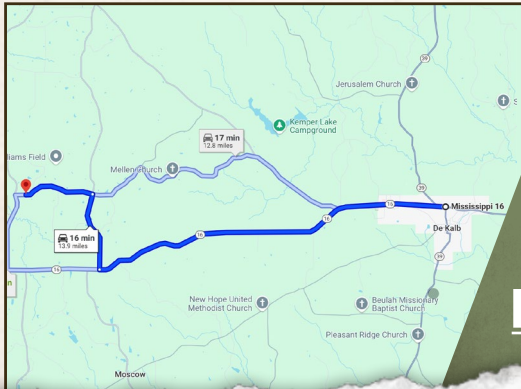
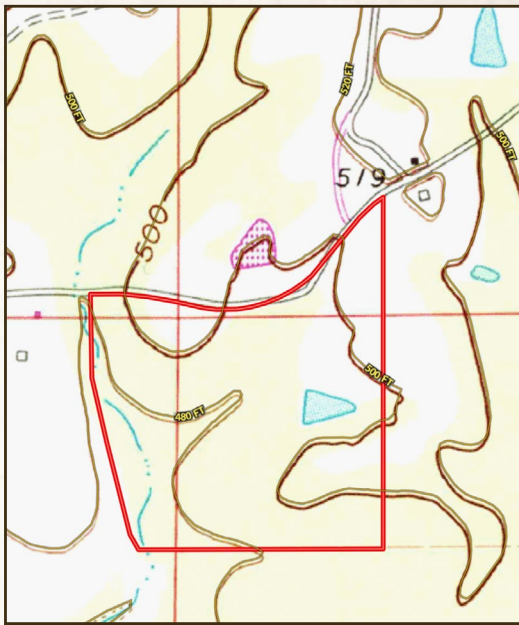


53± ACRES

KEMPER COUNTY, MISSISSIPPI

land id. LINK

## TOPOGRAPHY MAP



Directions From the Intersection of Hwy 16 and Hwy 39 in Dekalb, MS: Travel 9.6 miles west on Highway 16. Turn right onto Hwy 493 N and continue 2.2 miles. Turn left onto Air Base Road and in 1.7 miles the destination will be on the left.

**LINK TO GOOGLE MAP DIRECTIONS**



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