



"Your One Stop Real Estate Shop"

LAND & TIMBER | RESIDENTIAL | COMMERCIAL | OIL & GAS

- * ONLY \$389,000.00
- * \$1,037.33 acres +/-
- * Sportsman Paradise

Hardwood Honey-Hole

375 ac +/- Perfect weekend get-a-way

- Arcadian 5/2 Cabin, powered by generator.
- Live creeks, ponds, hardwoods
- Living off the grid!
- Great Hunting opportunity
- Address: Access from Hwy 491, Philadelphia, MS
- GPS: 32.865022 88.930560



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Looking for a place to Live-off-the-GRID!



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Property Highlights-

Price-to-Sell \$389,000 or \$1,037.33/ac

Location Located in Neshoba County approximately 12 miles east of Philadelphia, MS off Highway 21, access is from Hwy 491, see attached maps.


Description Approximately 375 acres of mixed use recreational, timberland and hunting property offers year round use for deer, turkey, flooded timber duck hunting, and freshwater fishing along Bogue Chitto and Owl Creeks. (Addition acreage available.)

Property Amenities An 1,800 SF Acadian camp house (5 bedroom/2 bath) powered by generator located on the south side of the property. Roads, trails, food plots, blinds. The Bogue Chitto and Owl Creeks run through the property. Adjacent to Mississippi Choctaw Reservation lands.

Family Activities The property also provides excellent hiking trails, and bird watching, and trail riding.

Neshoba 375

Legend

 Neshoba 375

Hwy 21/Hwy 491
Intersection

21

495

397

493

Bogue Chitto

Philadelphia

Google Earth


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7 mi



Neshoba 375

Legend

 Neshoba 375

Cabin and
Driveway

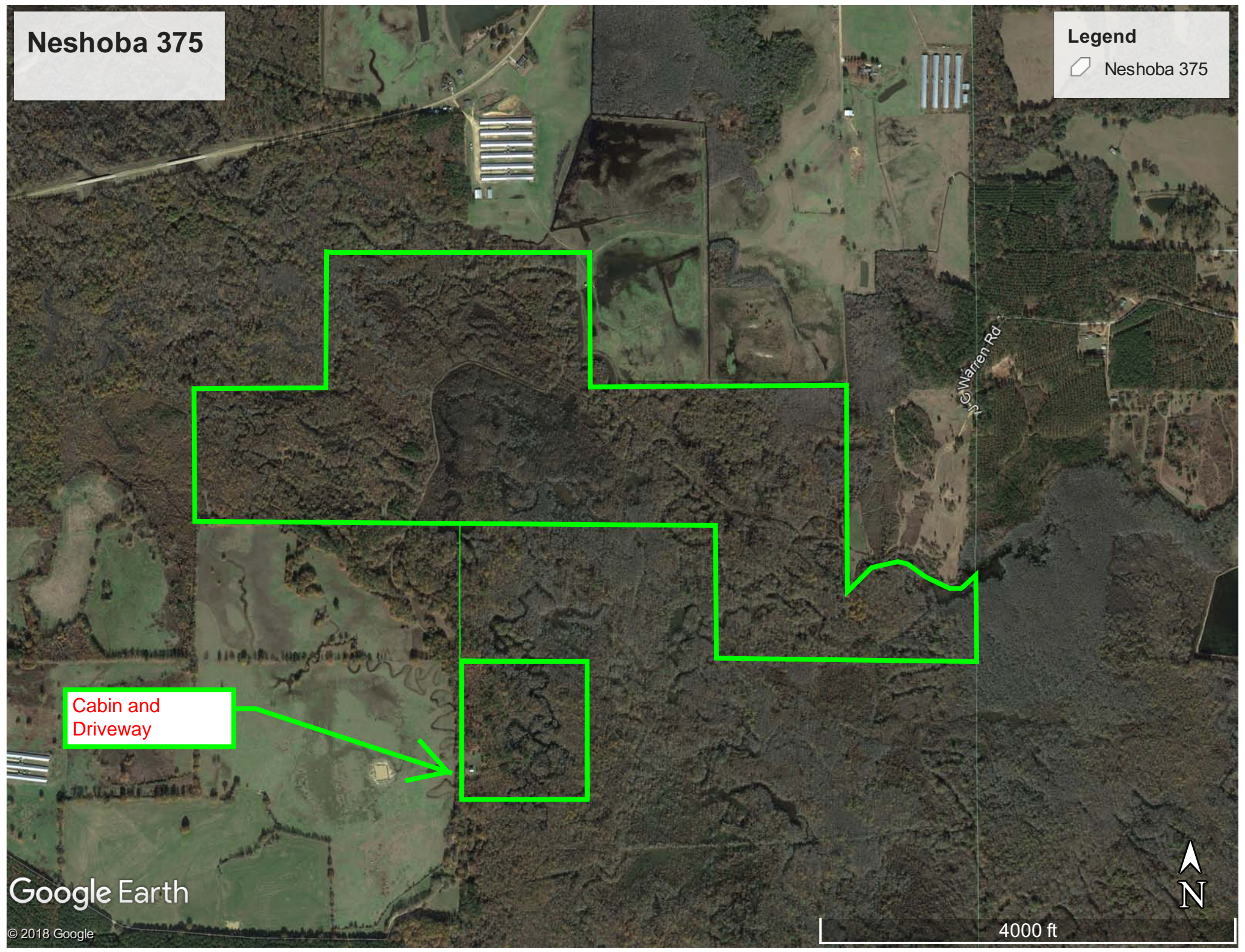
Warren Rd

Google Earth

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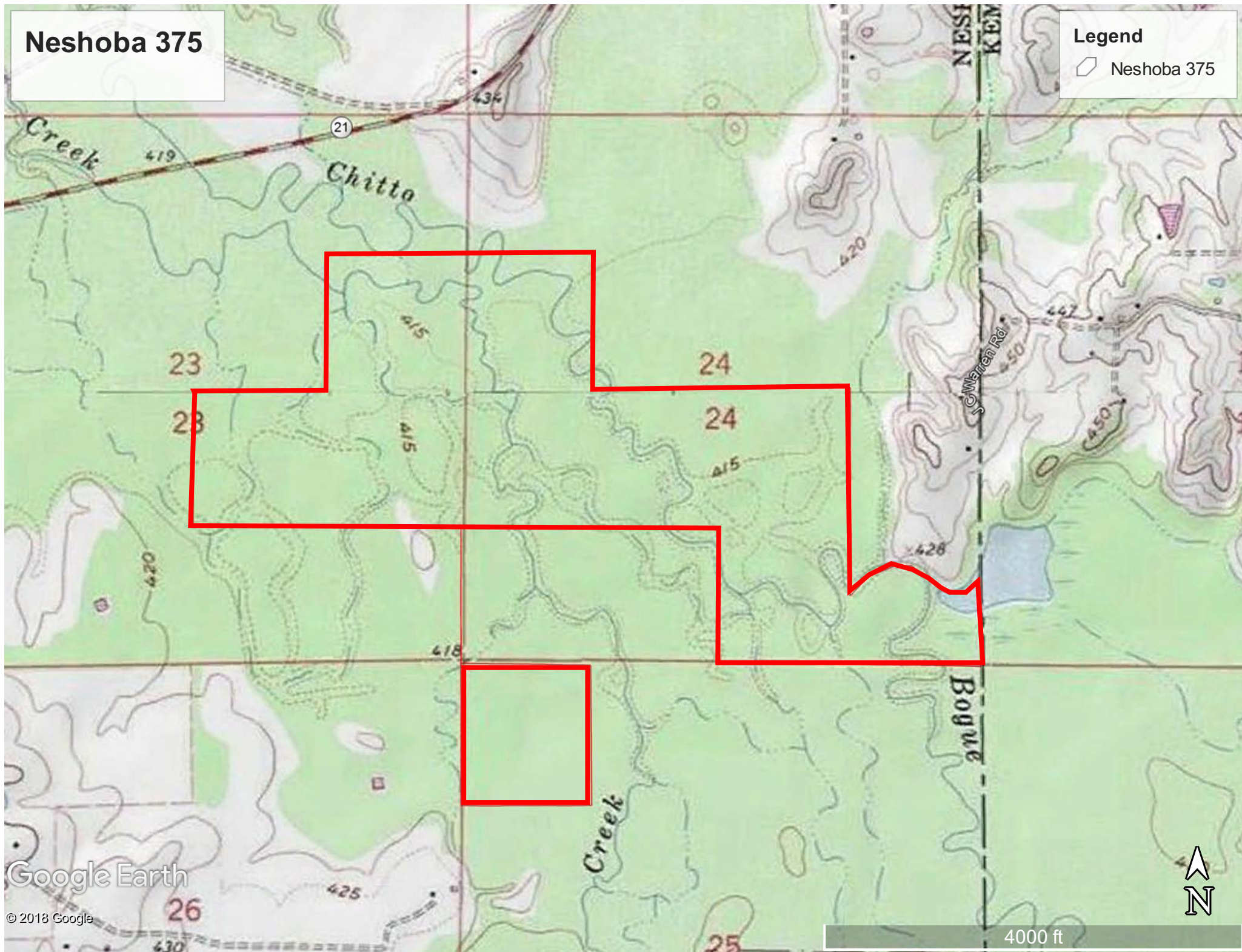
4000 ft



Neshoba 375

Legend

 Neshoba 375



Google Earth

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