

89.81± ACRES
LOWNDES COUNTY, MS
\$119,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 338-2027

THE LOWNDES 89.81

PROPERTY PROFILE

LOCATION:

- W Jess Lyons Road
Columbus, MS 39705
- Lowndes County
- 1.5± Miles to Hwy 45N
- 5.3± Miles to Walmart
in Columbus
- 12± Miles to Caledonia
- 14± Miles to West Point

COORDINATES:

- 33.5875, -88.4472

PROPERTY USE:

- Recreational
- Hunting
- Potential Cabin Site

PROPERTY INFORMATION:

- 89.81± Acres
- Cutover
- Logging Trails
- Paved Road Frontage
- Multiple Access Points
- Utilities Available at the Road

TAX INFORMATION:

- Tax code area 2011
- 2024 - \$188.09



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JACOB HANSON

LAND SPECIALIST

C: 662-386-3814

O: 662-338-2027

jacob@smalltownproperties.com

501 Hwy 12 W, Ste 150B - Starkville, MS 39759

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE LOWNDES 89.81

DISCOVER ULTIMATE RECREATION ON THIS 89.81± ACRE CUTOVER TRACT, PERFECTLY SITUATED IN THE HEART OF THE GOLDEN TRIANGLE. Located just minutes from modern conveniences, this Lowndes County, MS property offers ample opportunities for adventure and relaxation.

Positioned less than two miles from Hwy 45N, this property provides quick access to Columbus, West Point, and Caledonia, ensuring you never have to sacrifice comfort for adventure. Ideal for hunting, ATV riding, and dirt biking, traversing the property is not only a breeze but also fun, thanks to the existing logging trails. The tract offers multiple access points and paved road frontage on Hwy 373 and W Jess Lyons Road. Utilities are available at the road, so building a cabin or setting up an RV should be possible.

If you've been searching for a prime piece of land to indulge in your passion for the outdoors, this Lowndes County recreational tract is the perfect fit.

Call Jacob Hanson today to schedule a showing and be on your way to owning an exceptional recreational haven.



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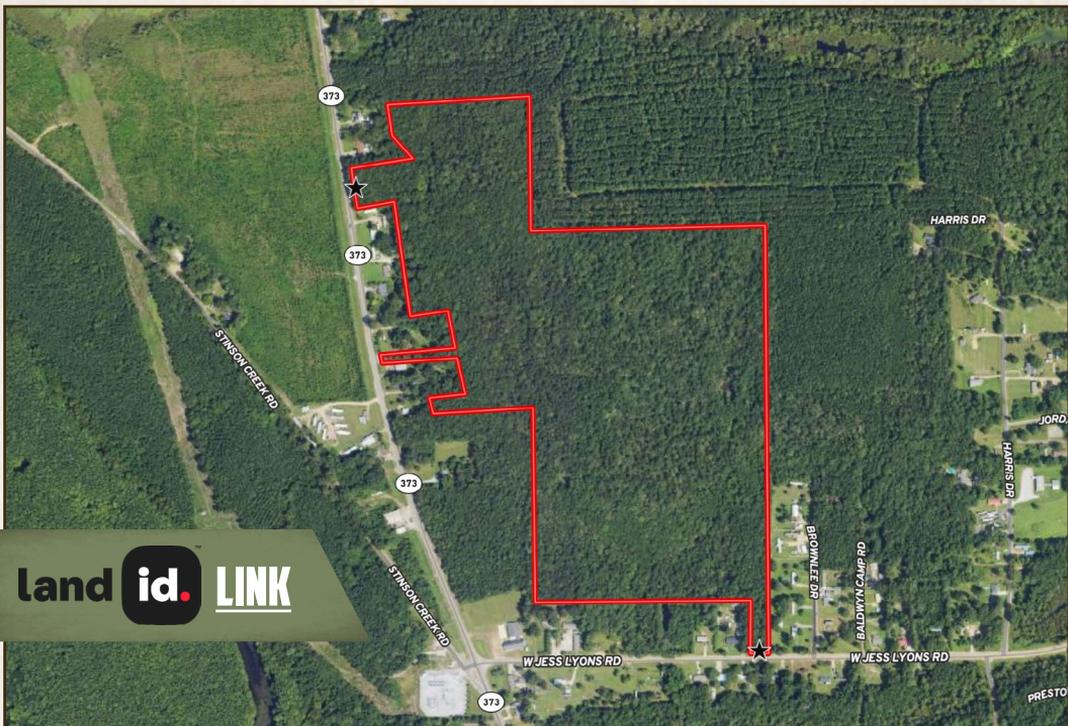
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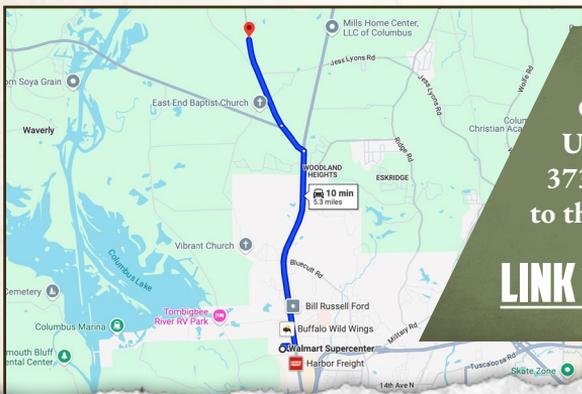
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LOWNODES COUNTY, MISSISSIPPI



land id. LINK



Directions From Walmart in Columbus, MS: Travel 3.4 miles on US-45/Hwy 45 N. Turn left onto MS-373 N/MS-50 W and continue 1.3 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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