

344± Acres

Recreation / Investment

Neshoba County, MS



\$775,000



Expect More. Get More.

TomSmithLandandHomes.com

Office: 601.898.2772

Property Information

Location:

- 000 County Rd 1327,
Philadelphia, MS 39350

Coordinates:

- 32.7168, -89.1239

Property Use:

- Recreational
- Timber
- Investment

Property Highlights

- 344± Acres
- Extensive Road System
- Canal Running Through the Property
- Ample Wildlife



**JAKE
CALLENDER**
REALTOR®

Office: 601.898.2772
Cell: 601.955.2559
Jake@TomSmithLand.com



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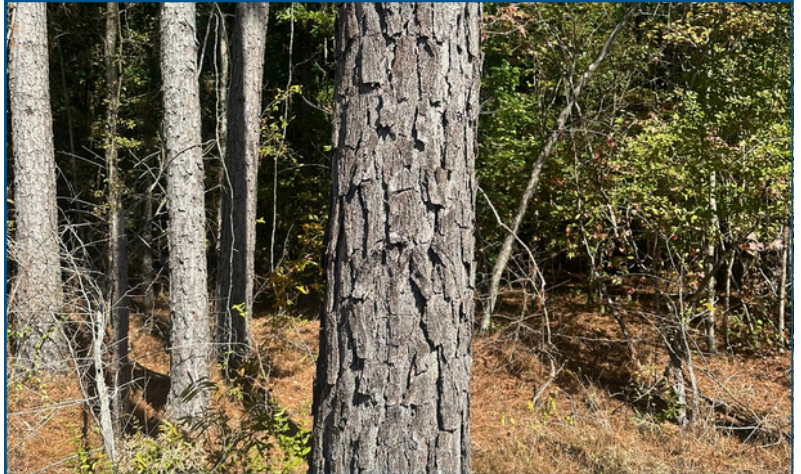
**A Real Estate Expert
You Can Trust!**



The Property

344± Acres

This 344± acre tract in Neshoba County, MS offers an exceptional opportunity for anyone seeking a premier recreational and investment property. With a well-maintained internal road system, navigating the property is effortless, allowing easy access to all corners of the land. The tract features a diverse mix of timber, including both pine and hardwood stands that provide long-term investment potential as well as excellent wildlife habitat. Established food plots are already in place, creating ideal hunting locations throughout the property. Deer, turkey, and other native wildlife are abundant, making this a standout destination for outdoor enthusiasts. The combination of mature timber, habitat diversity, and well-planned access makes this property well-suited for recreation, timber investment, or a private retreat. Whether you're looking for a hunting property, long-term land investment, or a place to escape into the outdoors, this 344± acres in Neshoba County is one you won't want to miss. Call Jake Callender with Tom Smith Land and Homes to schedule your private showing today!



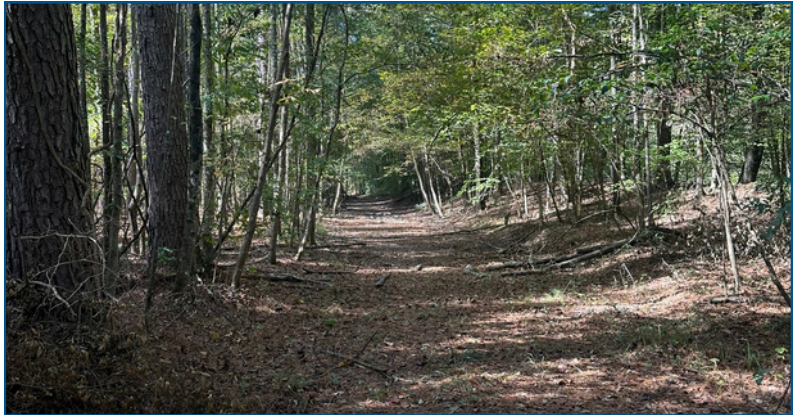
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The Property



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Wildlife



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Aerial Photos



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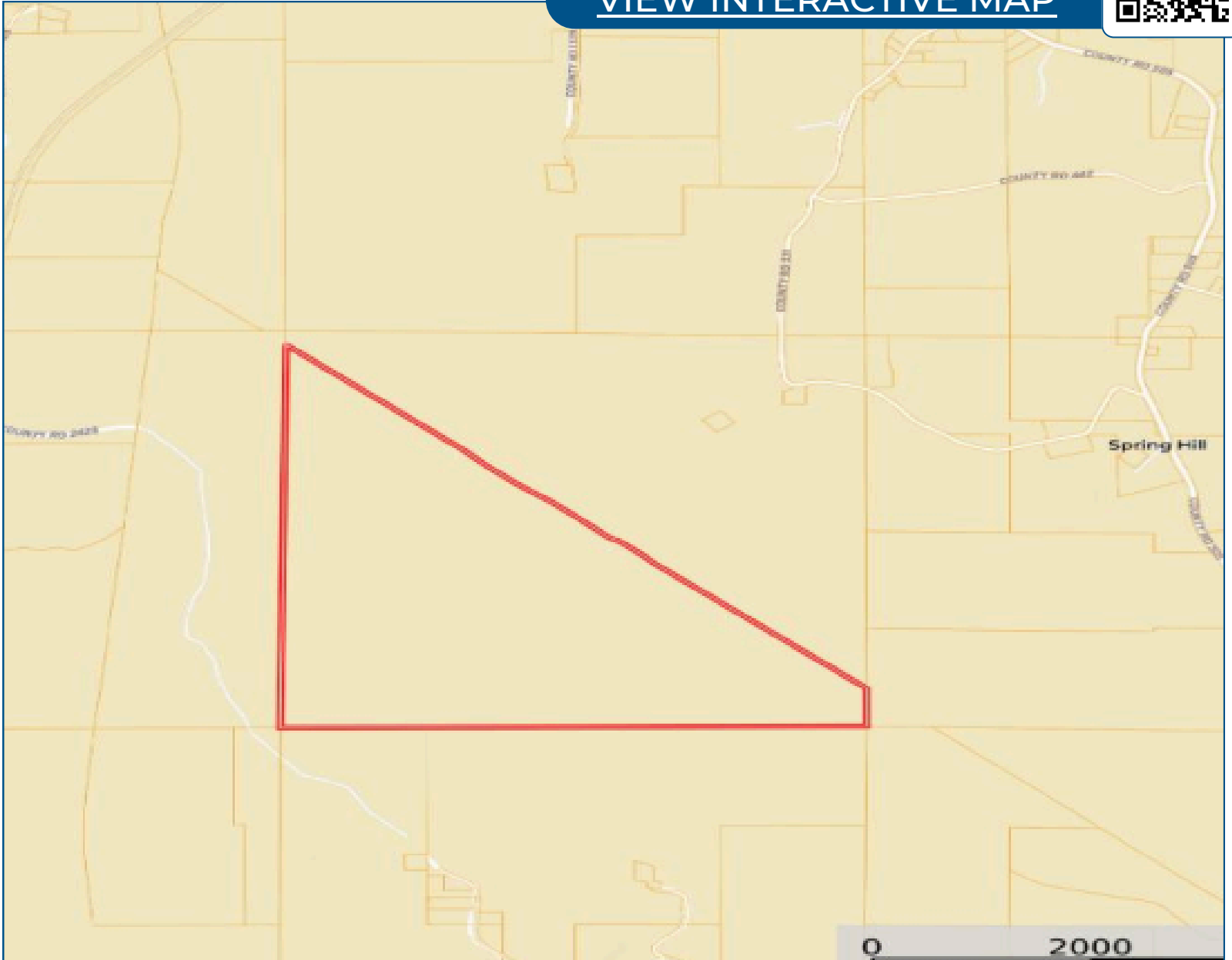


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Ownership Map



[VIEW INTERACTIVE MAP](#)



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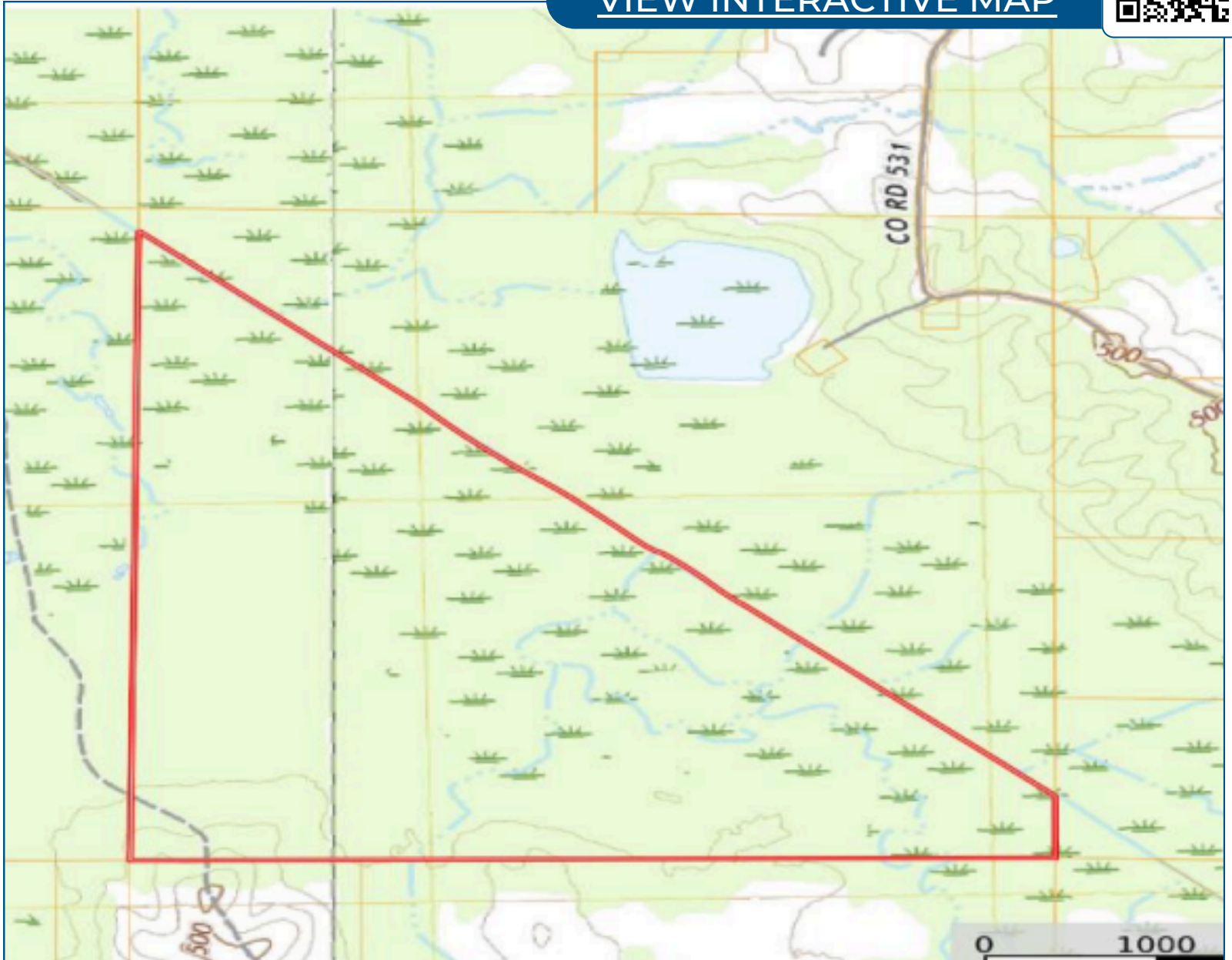


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Topo Map



[VIEW INTERACTIVE MAP](#)



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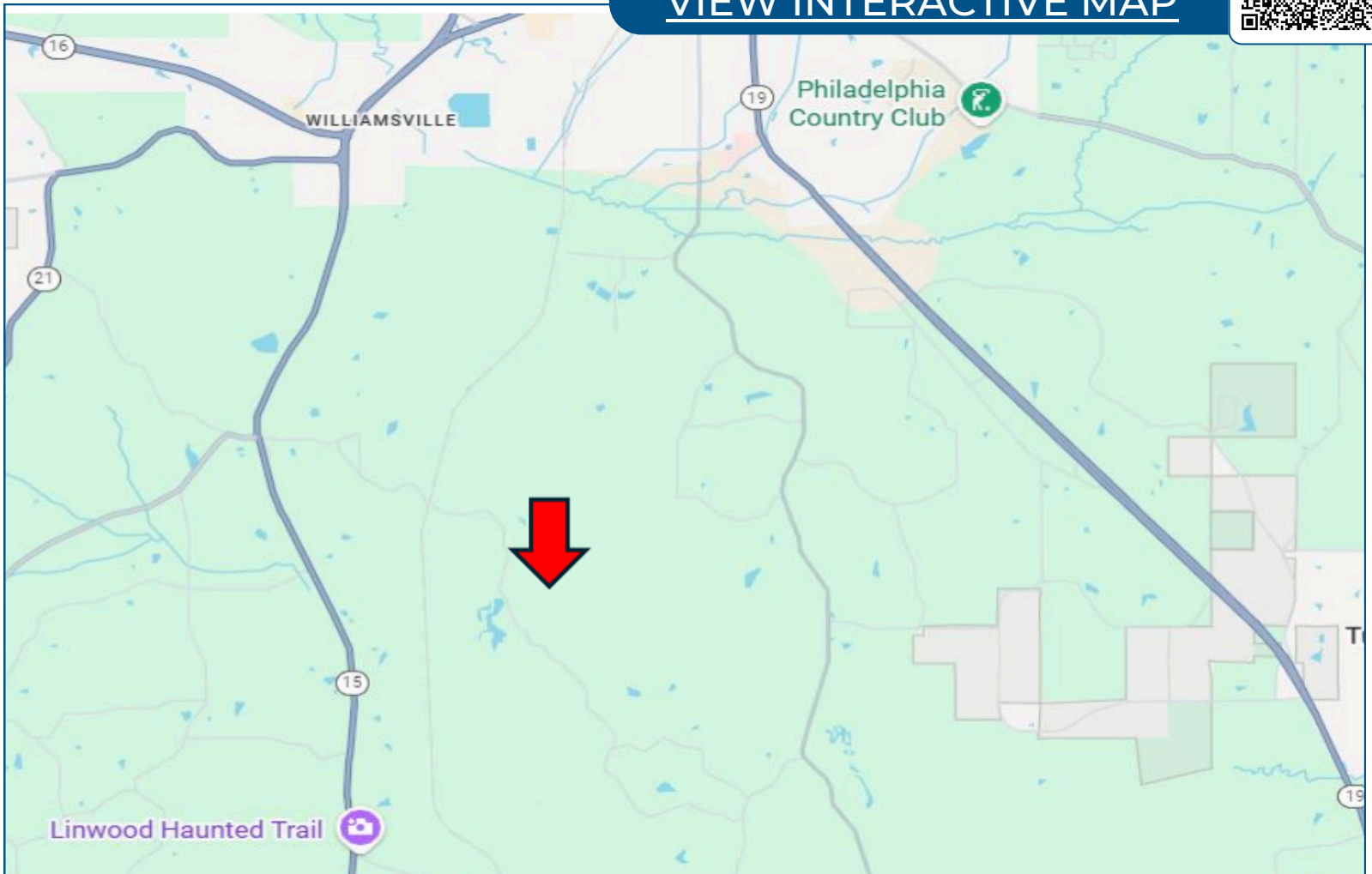


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Directional Map



[VIEW INTERACTIVE MAP](#)



DIRECTONS FROM THE INTERSECTION OF E Main St AND Range Ave.: Continue onto Rd 505 for 4.7 miles. Turn right onto Co Rd 347 and go straight for 0.5 miles. Turn right onto Co Rd 527 and go straight for 1.1 miles. Turn right onto Co Rd 1327 and go straight for 1.6 miles and the property will be straight ahead.

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