

An aerial photograph of a rural property. The top portion of the image is obscured by a white, torn-paper-like border. Below this border, the text '10± ACRES' is written in a large, bold, black sans-serif font. Underneath that, 'NESHOPA COUNTY, MS' is written in a similar bold, black font. Below the county name, '\$49,500' is written in a bold, green sans-serif font. The main body of the image shows a large, open field with a mix of green grass and brown, harvested crops. In the center of the field, there is a small, white, rectangular structure, possibly a shed or a small barn. The field is bordered by dense green trees on the left and right sides. At the bottom of the image, there is a dark green, torn-paper-like border.

10± ACRES
NESHOPA COUNTY, MS
\$49,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE NESHOBA 10

PROPERTY PROFILE

LOCATION:

- Neshoba County, MS
- 1± Mile from the Neshoba County Fairgrounds
- 7± Miles from Philadelphia
- Road Frontage on CR 404

COORDINATES:

- 32°42'21.9", -89°13'48.8"

TAX INFORMATION:

2023 - \$60

PROPERTY USE:

- Recreational
- Small Farm
- Cabin or Camper Spots

PROPERTY INFORMATION:

- Water and Power Available
- 4± Acres of Pasture
- 26'x30' Shed



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AUSTIN VOWELL

LAND SPECIALIST

C: 601-616-8261

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4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE NESHOBA 10

HAVE YOU BEEN SEARCHING FOR ACREAGE NEAR THE NESHOBA COUNTY FAIRGROUNDS? If so, your search ends here! This 10+/- acre tract is situated less than one mile from the Fairgrounds in Neshoba County, MS and roughly seven miles from Philadelphia. With over four acres of open land, a 26' x 30' shed, and approximately six acres in natural growth, this property offers options. Other features include accessible utilities (power and water) and road frontage on CR 404. This place is ideal for building a cabin or home, or creating a small farm.

Small tracts in this area can be hard to find, contact **Austin Vowell** today to schedule a showing of the Neshoba 10!



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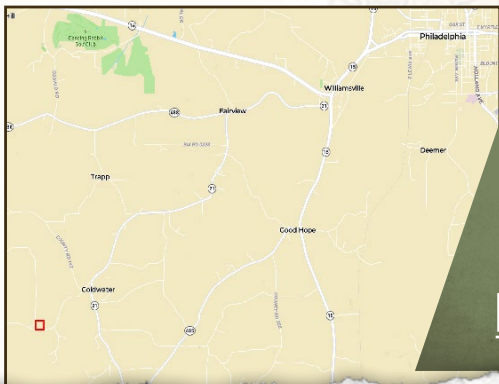
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10 ± ACRES

NESHOPA COUNTY, MISSISSIPPI

land id. LINK



Directions from Philadelphia, MS:
Travel west on MS-21N/Beacon St
and then turn right on MS-21N/MS-
488W. Proceed for 1.8 miles then turn
left onto MS/21N and continue for 3.9
miles. Turn right onto County Road 404
and in one mile the property will be on
the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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