

32.62± ACRES
PIKE COUNTY, MS
\$146,790



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE PIKE 32.62

PROPERTY PROFILE

LOCATION:

- Magnolia, Mississippi 39652
- Pike County
- Accessed off Hwy 568
- 11.3± Miles South of McComb
- 87.5± Miles North of Baton Rouge

COORDINATES:

- 31.0992, -90.5101

TAX INFORMATION:

- 2023 - \$152.59
- Parcel #701085-A

PROPERTY USE:

- Recreational
- Hunting
- Investment
- Home Place

PROPERTY INFORMATION:

- 32.62± Acres
- Great Wildlife Habitat
- Mature Pine Timber
- Interior Roads



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
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Information is believed to be accurate but not guaranteed.

LUKE SANDERS | LAND SPECIALIST
C: 601-953-3535 | luke@smalltownproperties.com

WELCOME TO THE PIKE 32.62

WELCOME TO THE PIKE 32.62! LOCATED JUST SOUTH OF MCCOMB, MS ONLY MINUTES OFF I-55, THIS TRACT IS CONVENIENT FOR ANYONE LOOKING FOR A HOME PLACE OR A HUNTING TRACT. The 32.62± acre Pike County property is made up of mostly mature pine timber with one small hardwood vein in the back of the place that would make for great bowhunting opportunities. When you enter the property off Highway 568 you will find an internal road that will take you from one end all the way to the other with ease.

If you have been searching for the perfect tract to build your forever home or even a weekend getaway the Pike 32.62 may be for you. Small acreage tracts in this area don't last long!

**Give Luke Sanders or Michael Oswalt
a call today for your private tour.**

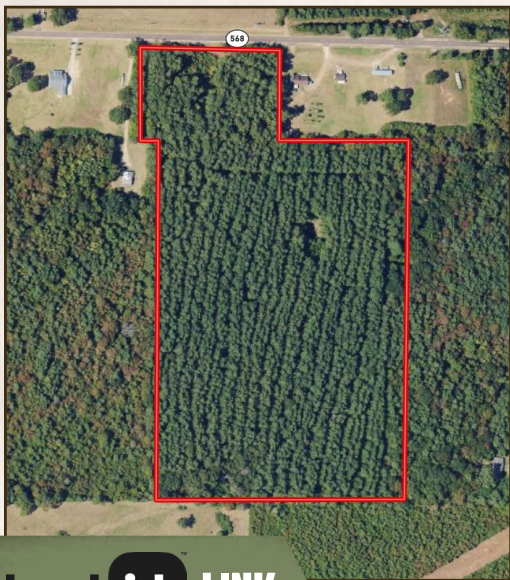


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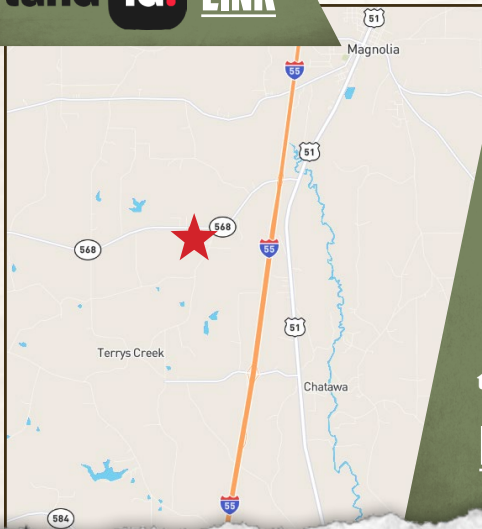
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land id. LINK



Directions From I-55 in McComb, MS: Travel south on I-55 for 9.3 miles and take Exit #8 onto Highway 568. Continue for 1.8 miles and the destination will be on your left.

Directions From I-10 in Baton Rouge, LA: Travel east on I-10 for 2.5 miles keeping left onto I-12. Continue for 38.3 miles and take Exit #38B merging onto I-55 North. Stay on I-55 for 44.6 miles and take Exit #8 onto Highway 568, travel east. In 1.9 miles the destination will be on your left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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