

53.8± ACRES
PRENTISS COUNTY, MS
\$395,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 238-4077

THE PRENTISS 53.8

PROPERTY PROFILE

LOCATION:

- 380 County Road 3501
New Site, MS 38829
- Prentiss County
- 300± Feet From
Bay Springs Lake
- 1.1± Miles From
Bay Berry Boat Launch
- 18.2± Miles SE of Booneville
- 33.4± Miles SE of Corinth
- 39.8± Miles NE of Tupelo
- 21.3± Miles NW of
Red Bay, AL

COORDINATES:

- 34.580339, -88.352667

PROPERTY INFORMATION:

- 53.8± Acres
- 9 Established Camp Sites
- Internal Trail System
- Thinned Plantation Pines
- Water, Power, and
Septic Available
- Bordered by Army Corps
of Engineers

PROPERTY USE:

- Investment
- Recreational
- Cabin/Home Site
- Timberland

TAX INFORMATION:

2023 - \$177.65

- Parcel# 150200-09-00100
- Parcel# 150200-10-00900



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ANNAH BARNES

LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

O: 662-238-4077

annah@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE PRETISS 53.8

LOCATION! LOCATION! LOCATION! Investors, boaters, and campers, the Pretiss 53.8 needs your attention! This incredible investment opportunity is located in New Site, MS, joining Bay Springs Lake, just over one mile from the newly renovated Bay Berry Boat Launch. The 53.8± acre Prentiss County property offers nine established campsites with power, water, and septic. Roads are already in place for the addition of more camp, cabin, or home sites. This tract borders the Army Corps of Engineers on two sides, offering incredible lake views and gorgeous home sites. The property could also serve as a great timber investment with a stand of thinned plantation pines.

If you have been looking for an excellent investment opportunity, you're going to want to see this rare find! Priced to sell, it shouldn't last long, so ACT FAST! Call Annah Barnes today!



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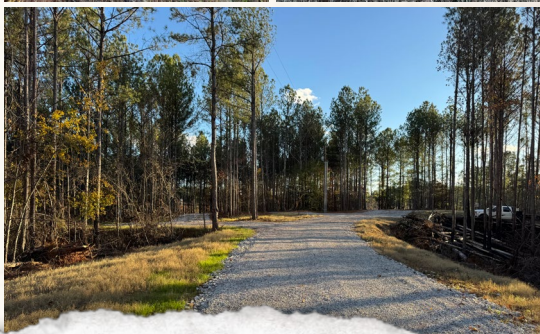
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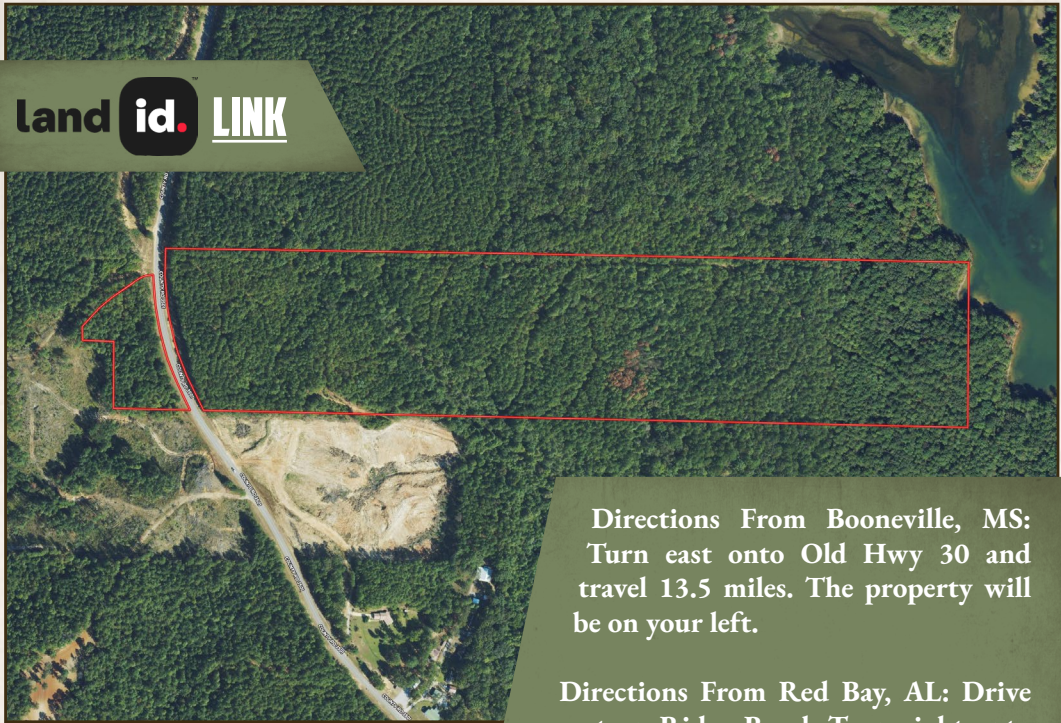
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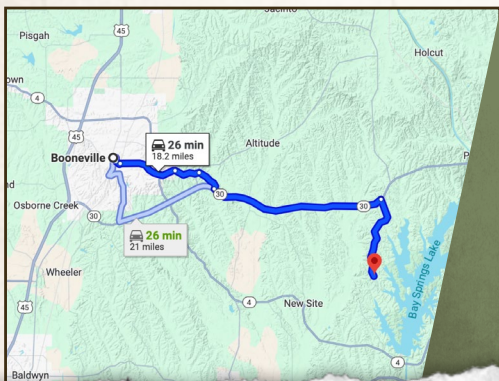
PRENTISS COUNTY, MISSISSIPPI

land id. LINK



Directions From Booneville, MS:
Turn east onto Old Hwy 30 and travel 13.5 miles. The property will be on your left.

Directions From Red Bay, AL: Drive west on Ridge Road. Turn right onto MS-25 N. In 0.6 miles turn left onto County Rd 864/Red Bud Rd. In 7.5 miles turn right onto John Rankin Hwy and proceed 2.8 miles. Turn left onto MS-4 W and drive 1.7 miles. Turn right onto Old State Hwy 4, and in 4.2 miles the property will be on your right.



[LINK TO GOOGLE MAP DIRECTIONS](#)



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