

# 0.7± ACRE LOT ON LAKE EDDINS JASPER COUNTY, MS

**\$26,500**



**SMALLTOWN**  
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& REAL ESTATE<sup>SM</sup>

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# THE LAKE EDDINS 0.7 LOT

## PROPERTY PROFILE

### LOCATION:

- Pine Tree Road  
Pachuta, MS 39347
- Jasper County
- Lake Eddins Community
- 33± Miles to Meridian
- 31± Miles to Laurel
- 22± Miles to Bay Springs
- 15± Miles to Quitman

### COORDINATES:

- 32.05621, -88.9768

### PROPERTY USE:

- Recreational
- Weekend Getaway
- Potential House / Cabin Site

### PROPERTY INFORMATION:

- 0.7± Acres
- Wooded Lot
- Managed Fishing Lake
- Gated Community

### TAX INFORMATION:

- Taxes 2024 - \$198.51
- HOA Fees \$665.50 in 2024
- Parcel 062Y-33-11A-014.00



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**DEWAYNE ATKINSON**

LAND SPECIALIST

C: 601-832-3075

O: 769-888-2522

dewayne@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



# WELCOME TO THE LAKE EDDINS 0.7 LOT

**DISCOVER THE CHARM OF LAKE EDDINS IN JASPER COUNTY, MISSISSIPPI.** This peaceful lake community in Pachuta is known as a fisherman's paradise. Inside the gated neighborhood, you'll experience the quiet and calm of small-town living, far removed from the rush of daily life. This 0.7± acre waterfront lot offers stunning views and direct access to the lake, making it the perfect location for your dream home or weekend cabin getaway. Enjoy the serenity and beauty of life by the water.

**Contact Dewayne Atkinson today to discuss the possibilities!**



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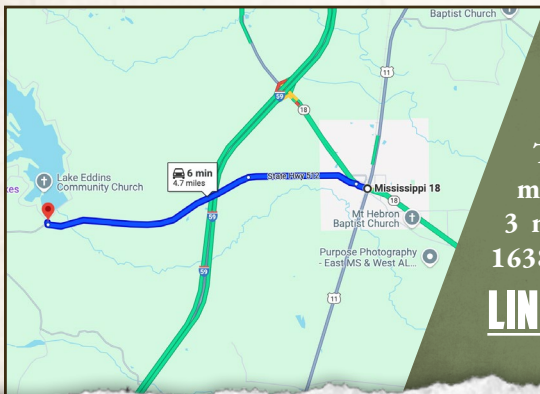


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**land id. LINK**



Directions From the Intersection of Hwy 11 and Hwy 18 in Pachuta, MS:  
Travel 0.2 miles west on W Main Street.  
Turn left on Hwy 512 and proceed 1.5 miles. Continue onto County Road 16 for 3 miles and turn right onto Lake Eddins 1638 to the property on the right.

**LINK TO GOOGLE MAP DIRECTIONS**



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