

A HOME ON 4± ACRES LOWNDES COUNTY, MS

\$315,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 338-2027

THE LOWNDES 4

PROPERTY PROFILE

LOCATION:

- 373 South Smith Mill Road
Caledonia, MS 39740
- Lowndes County
- Minutes to the AL State Line
- 4.8± Miles E of Caledonia
- 15.1± Miles NE of Columbus AFB
- 17.3± Miles N of Columbus

COORDINATES:

- 33.6734, -88.2599

PROPERTY USE:

- Residential
- Investment

PROPERTY INFORMATION:

- 4± Acres
- 3,232± SqFt Home
- 4 Bedrooms/2 Baths
- Detached Garage with 1 Bath
- 1 Bed/1 Bath Apartment
Over Garage
- Poll Barn
- Fenced and Gated
- Paved Road Frontage
- Caledonia School District
- Seller Will Finance

TAX INFORMATION:

- Parcel 1005
- 2024: \$3,025.96



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JACOB HANSON

LAND SPECIALIST

C: 662-386-3814

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jacob@smalltownproperties.com

501 Hwy 12 W, Ste 150B - Starkville, MS 39759

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE LOWNDES 4

THE LOWNDES 4 IS WAITING FOR SOMEONE TO BRING IT TO LIFE! Situated in the coveted Caledonia School District in Lowndes County, MS, this 4± acre property features a charming “fixer-upper” home offering incredible potential. Whether you’re a first-time buyer eager to build equity or an investor looking for your next project, this property is ideal for someone with vision and creativity.

A 3,232± square foot home, built in 1989, offers four bedrooms and two bathrooms, providing the perfect blend of space, privacy, and opportunity. A detached four-stall garage not only offers ample room for vehicles, hobbies, or storage but also features a one-bedroom, one-bath apartment above, ideal for guests, rental income, or a private studio. There is also a poll barn on the property large enough to fit a RV/camper.



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MORE ABOUT THE LOWNDES 4

Offered "as is," this property presents a blank canvas ready for transformation into something truly special. The seller is also offering financing, making it easier than ever to invest in your future.

With its generous layout, versatile additional living space, expansive lot, and unbeatable location, the Lowndes 4 is just waiting for the right person.

**Contact Jacob Hanson today to learn more
and schedule a personal tour.**



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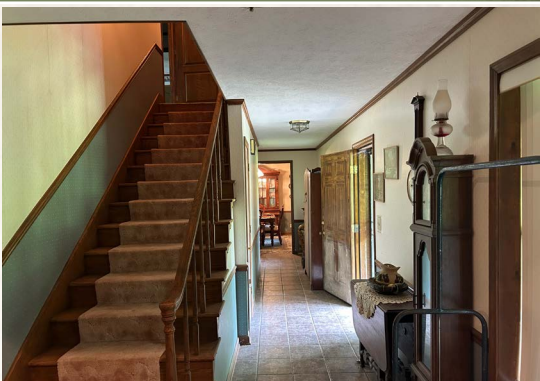
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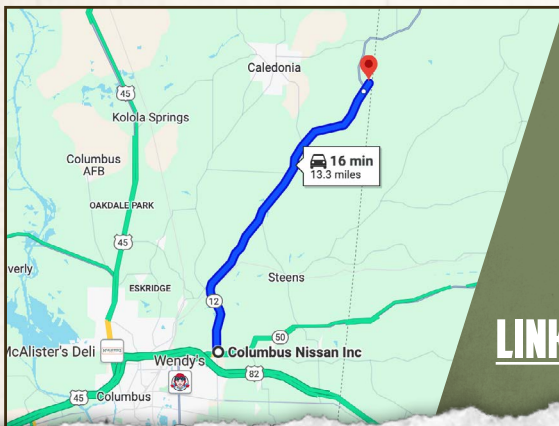
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A HOME ON 4± ACRES

LOWNDES COUNTY, MISSISSIPPI



land id. LINK



Directions From Columbus Nissan, Inc: Turn right on MS-12 E and travel 12.9 miles. Make a slight right on S Smith Mill Road and in 0.4 miles, the destination will be on the left.

Physical Address:
373 S Smith Mill Road
Caledonia, MS 39740

[LINK TO GOOGLE MAP DIRECTIONS](#)



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