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**Southern
States Realty**



If you've been searching for the perfect small acreage tract to build your dream home while enjoying the outdoors, this 8± acre property in McCall Creek, Franklin County, Mississippi, is worth a look. Located just north of Highway 84 along the Lincoln County line, it offers the ideal blend of convenience, privacy, and natural beauty. A scenic year-round creek winds through the property, creating a peaceful setting while providing excellent wildlife habitat for deer and other native game. With quality road frontage, nearby utilities, and plenty of usable ground, it's well suited for a custom home, weekend retreat, or small recreational property. Just minutes from Brookhaven, you'll enjoy easy access to shopping, restaurants, schools, and medical facilities while still experiencing the quiet charm of country living. Small tracts with creek frontage and outstanding homesite potential are becoming increasingly difficult to find, making this an excellent opportunity for a future homesite, recreational getaway, or long-term investment.

1 Dummyline Road NE, McCall Creek, MS

31.522590, -90.657500 GPS



\$59,000

**8.0± Acres
MLS #4156648**



#HUNTINGLANDMAN