

35.5± ACRES
LAUDERDALE COUNTY, MS
\$159,750



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE LAUDERDALE 35.5

PROPERTY PROFILE

LOCATION:

- Blizzard Road
Meridian, MS 39305
- Lauderdale County
- 1± Mile E of Okatibbee Lake
- 12± Miles N of Meridian

COORDINATES:

- 32.50254, -88.75928

PROPERTY USE:

- Potential Home/Cabin Sites
- Potential Development
- Investment

PROPERTY INFORMATION:

- 35.5± Acres
- Gentle Terrain
- Regenerated Pine Timber
- Small Stream with Remaining SMZ
- 1,100'± Frontage on Blizzard Road
- West Lauderdale School District

TAX INFORMATION:

- Parcel: 78-27-0-0000-000-03000
- \$99.59



ADAM HESTER, ALC | ASSOCIATE BROKER
C: 601-506-5058 | adam@smalltownproperties.com

DEREK EAVES | LAND SPECIALIST
C: 662-803-2001 | derek@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE LAUDERDALE 35.5

WELCOME TO THE LAUDERDALE 35.5, SITUATED JUST 12 MILES NORTH OF MERIDIAN AND ONLY ONE MILE EAST OF OKATIBBEE LAKE. The 35.5± acre Lauderdale County, MS, property offers 1,100± feet of frontage along Blizzard Road and sits within the highly desirable West Lauderdale School District.

The property features gentle terrain, a seasonal stream, and young regenerating pine throughout. Enjoy the nearby outdoor recreation at Okatibbee Lake while still being only a short drive from the conveniences of Meridian. Whether you're looking for a potential homesite, recreational retreat, or small-scale development, the land provides flexibility. Electricity runs along the road, and water is nearby, but both need to be verified.

The Lauderdale 35.5 provides excellent accessibility, location, and multiple opportunities for the next owner.

Call Derek Eaves and Adam Hester to learn more.



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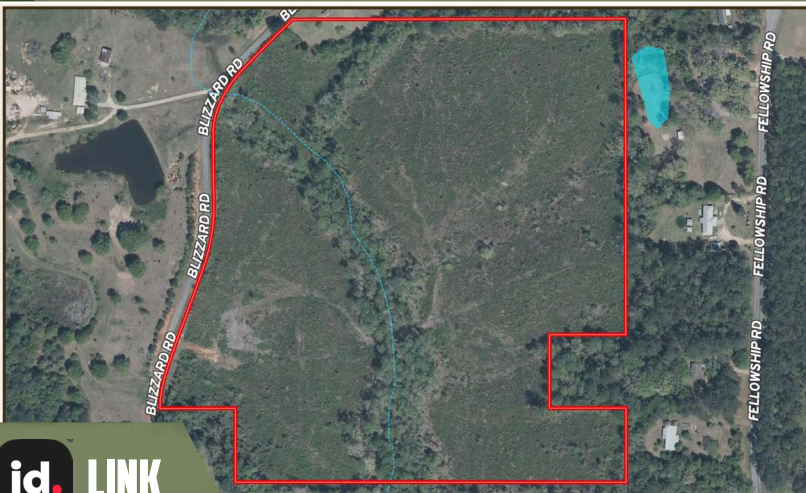
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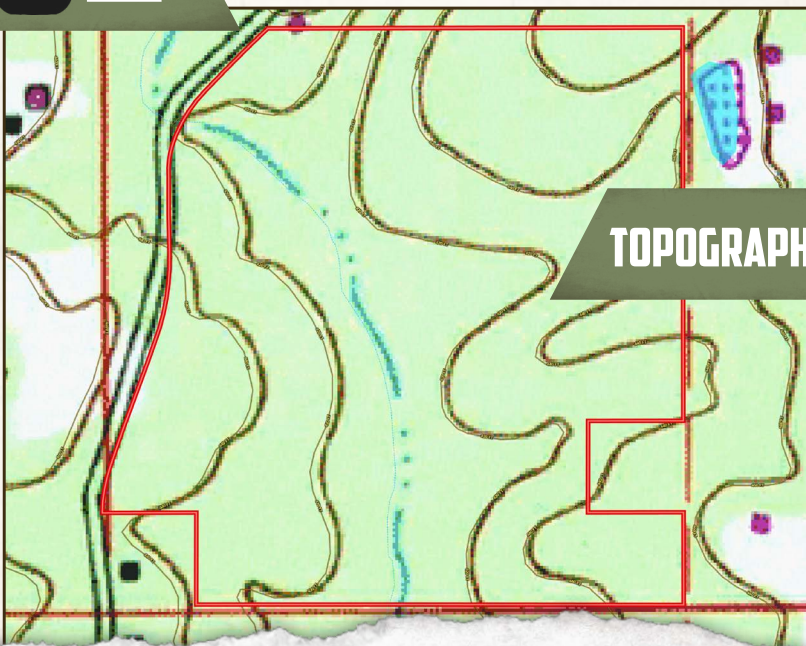
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land id. LINK



TOPOGRAPHY MAP



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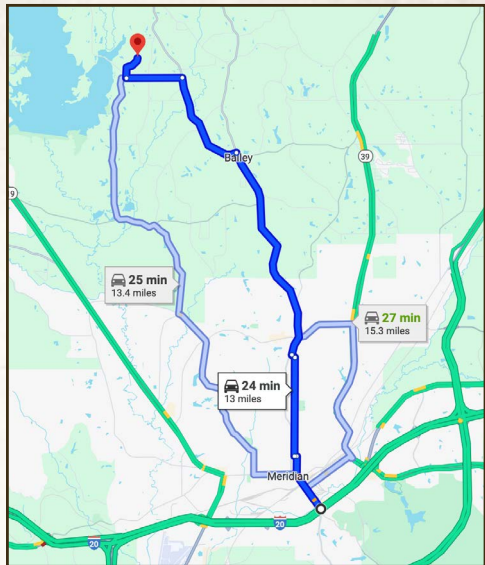
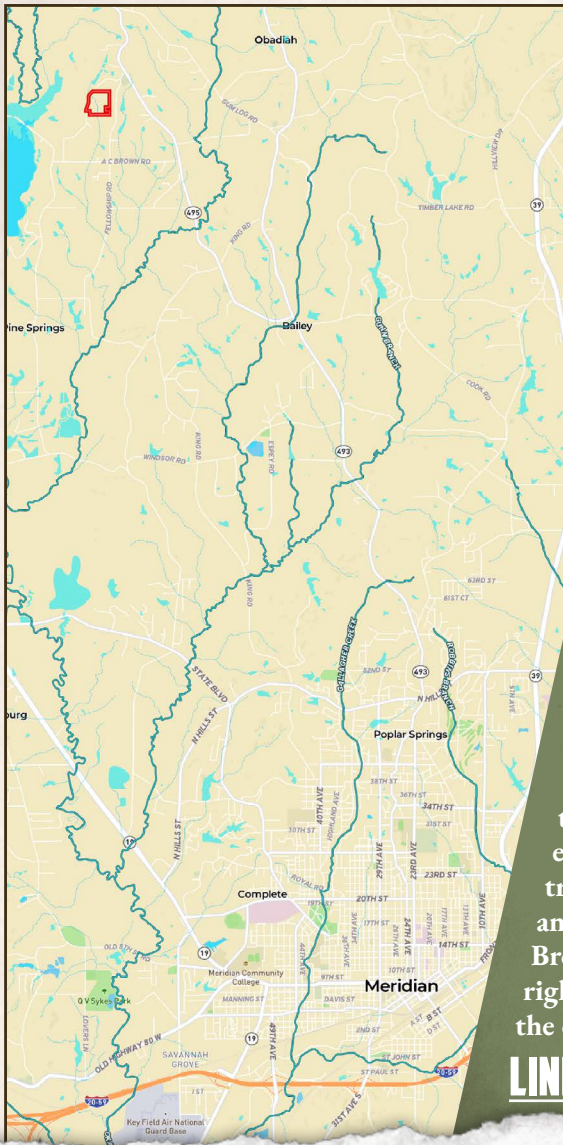
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Directions From Exit #153 off I-20 in Meridian, MS: Travel 1.4 miles northwest on Mississippi 493 (22nd Avenue). Turn left on 14th Street and take a right at the first cross street, 23rd Avenue. Proceed 2.2 miles and turn left on 43rd Street. It will dead end into Mississippi 493, turn right and travel 5.1 miles. Turn left on MS-495 N and continue 2.4 miles. Turn left on A C Brown Road and continue 1.3 miles. Turn right on Blizzard Road and in 0.6 miles the destination will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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