

40± Acres

Tupelo Gum Brake

Kemper County, MS



\$84,000



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Property Information

Location:

- Kemper County
- Preston, MS

Property Use:

- Investment
- Hunting

Coordinates:

- 32.86975, -88.9123

Property Highlights

- 40± Acres
- Tupelo Gum Brake
- Surrounded by large timber tracks
- No current easement to the property; buyer should verify access during due diligence period.



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The Property

40± Acres

Located in the Preston Community of Kemper County, this 40± acre tract features a tupelo gum brake and a diverse wetland habitat that supports abundant wildlife, including waterfowl. Situated within a flood zone, the property's natural hydrology creates an ideal environment for recreation, hunting, and conservation. This secluded tract offers a rare opportunity to own an unspoiled piece of Mississippi wilderness. The property is currently without deeded legal access, and buyers should perform their own due diligence regarding future access options.

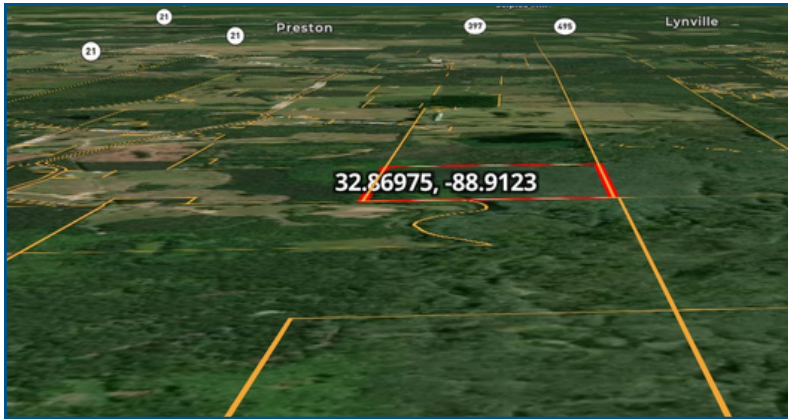


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The Property



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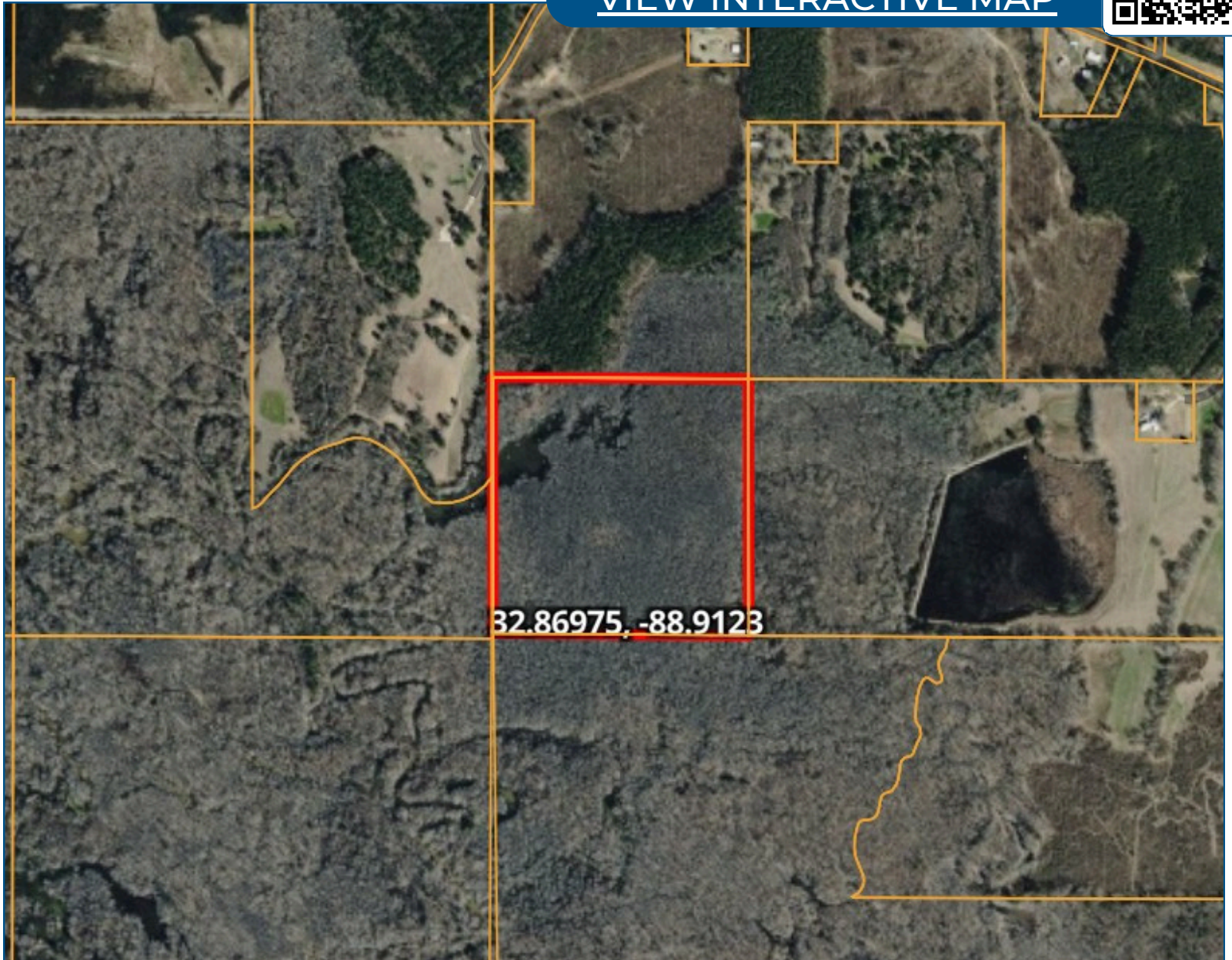


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Aerial Map



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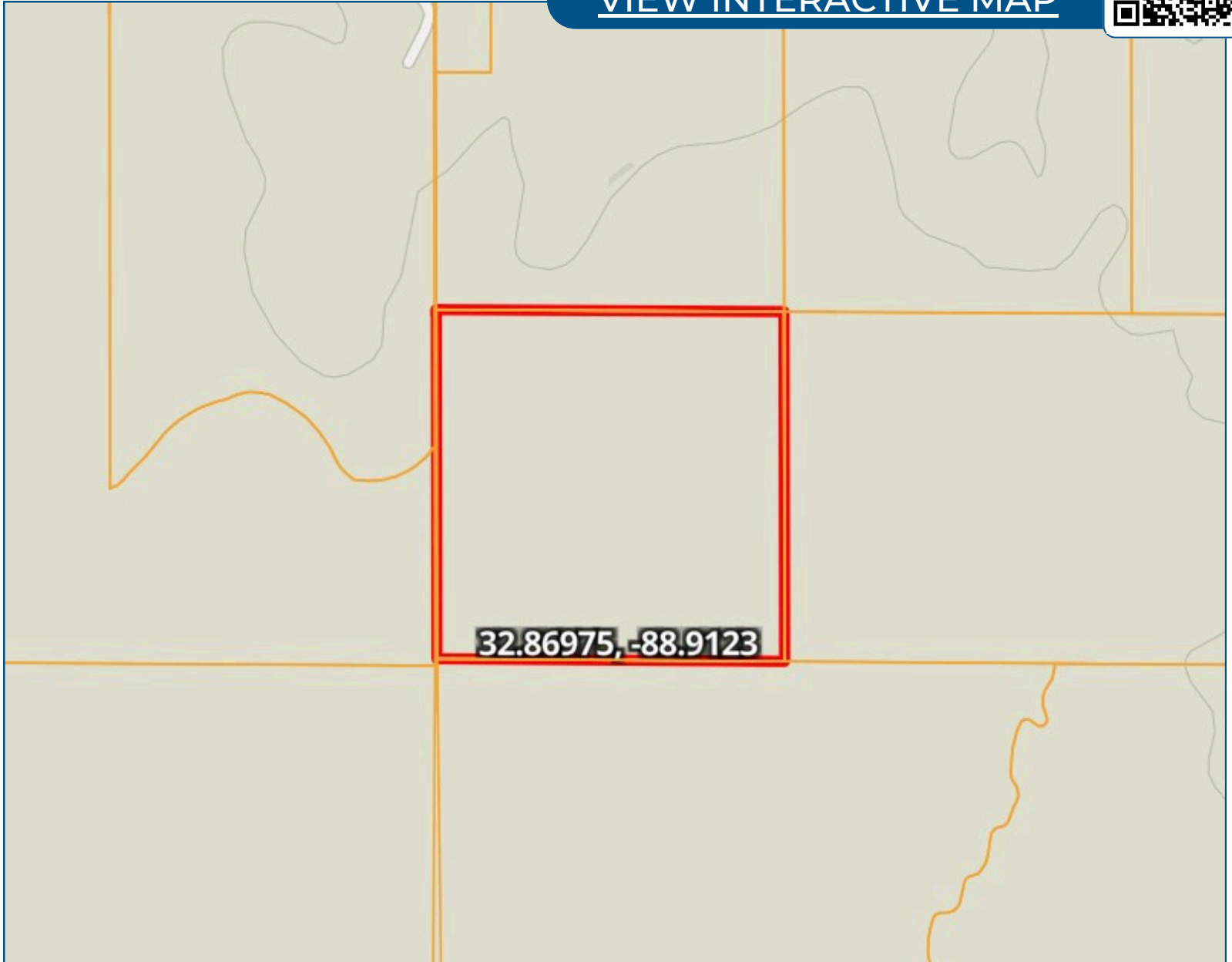


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Ownership Map



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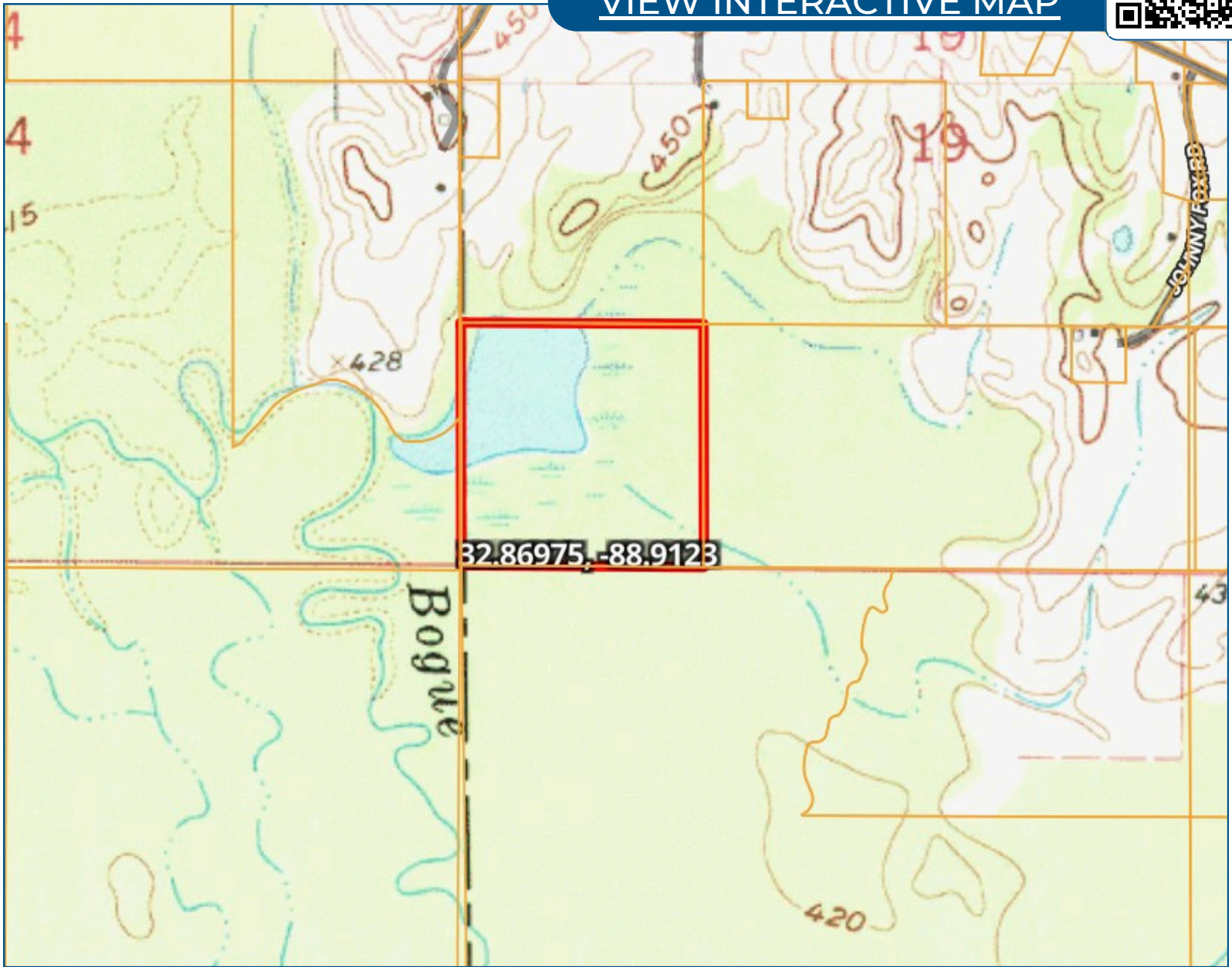
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Topo Map



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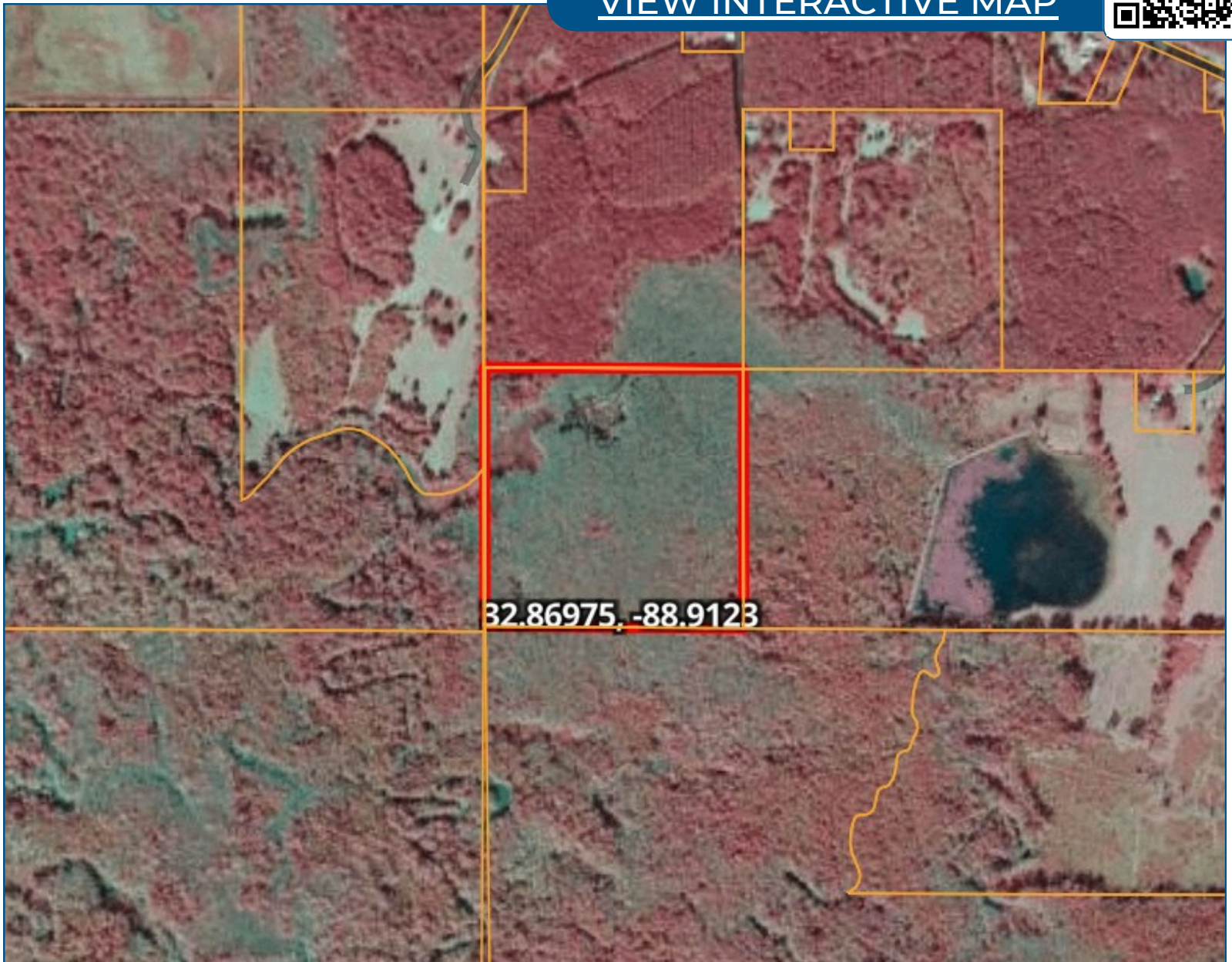


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Infrared Map



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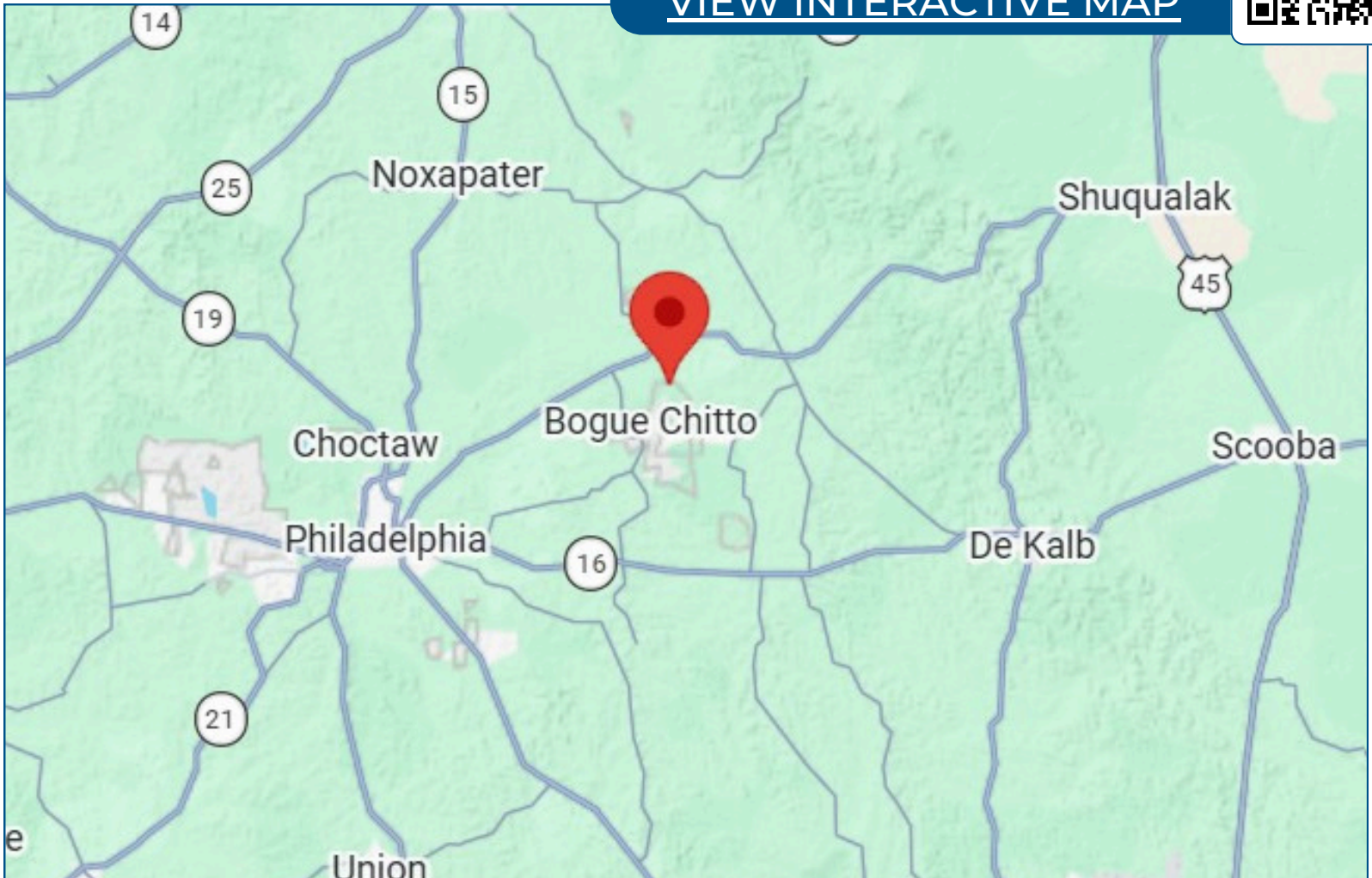


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Directional Map



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Currently, there is no easement to the property; buyers should research to evaluate the potential for access during the due diligence phase of the contract. The property is located in the Preston, MS community just south of Coy, MS and Highway 21.



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