



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**7.9± ACRES**  
**LOWNDES COUNTY, MS**  
**\$70,000**



OFFICE (662) 338-2027 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE LOWNDES 7.9

## PROPERTY PROFILE

### LOCATION:

- 120 Weaver Road  
Columbus, MS 39702
- Lowndes County
- 6.4± Miles SE of  
New Hope High School
- 12.5± Miles SE of Columbus
- 37± Miles SE of Starkville

### COORDINATES:

- 33.3804, -88.3095

### PROPERTY USE:

- Investment
- Recreational
- Potential Home/Cabin Site

### PROPERTY INFORMATION:

- 7.9± Unrestricted Acres
- Gated Entrance
- Driveway
- RV Shed
- Utilities Available
- Frontage on MS-69 S
- Frontage on Weaver Road
- New Hope School District

### TAX INFORMATION:

- Tax Code Area 3006
- 2025 Taxes: \$408.34



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**JACOB HANSON**

LAND SPECIALIST

C: 662-386-3814

O: 662-338-2027

[jacob@smalltownproperties.com](mailto:jacob@smalltownproperties.com)

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

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE LOWNDES 7.9

**WELCOME TO THE LOWNDES 7.9, LOCATED JUST OUTSIDE OF COLUMBUS, MISSISSIPPI.** This beautiful 7.9± acre tract in the New Hope School District in Lowndes County is being sold with no restrictions, offering endless possibilities for your future homesite or investment.

Located in a highly desirable area on a quiet, low-traffic county road, the Lowndes 7.9 features an established address at 120 Weaver Road, an existing driveway, and pre-existing access to utilities—saving you time and expense when building. The property is gated and offers a very private feel, making it an ideal setting for anyone seeking space and seclusion. You'll also enjoy the added convenience and visibility of frontage on MS-69 S.

**Call Jacob Hanson today to learn more  
and experience #TheSmallTownWay!**



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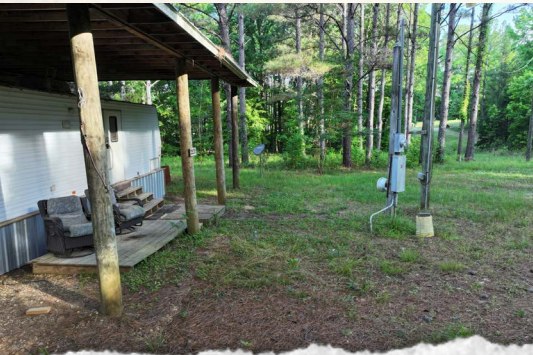
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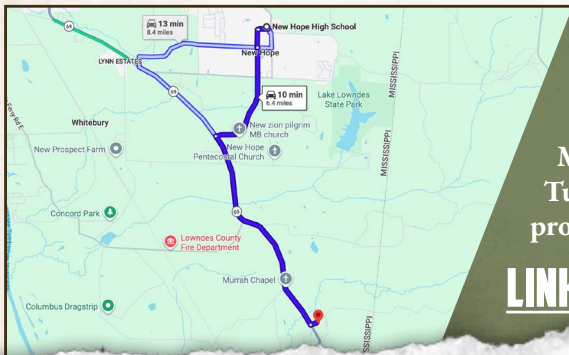
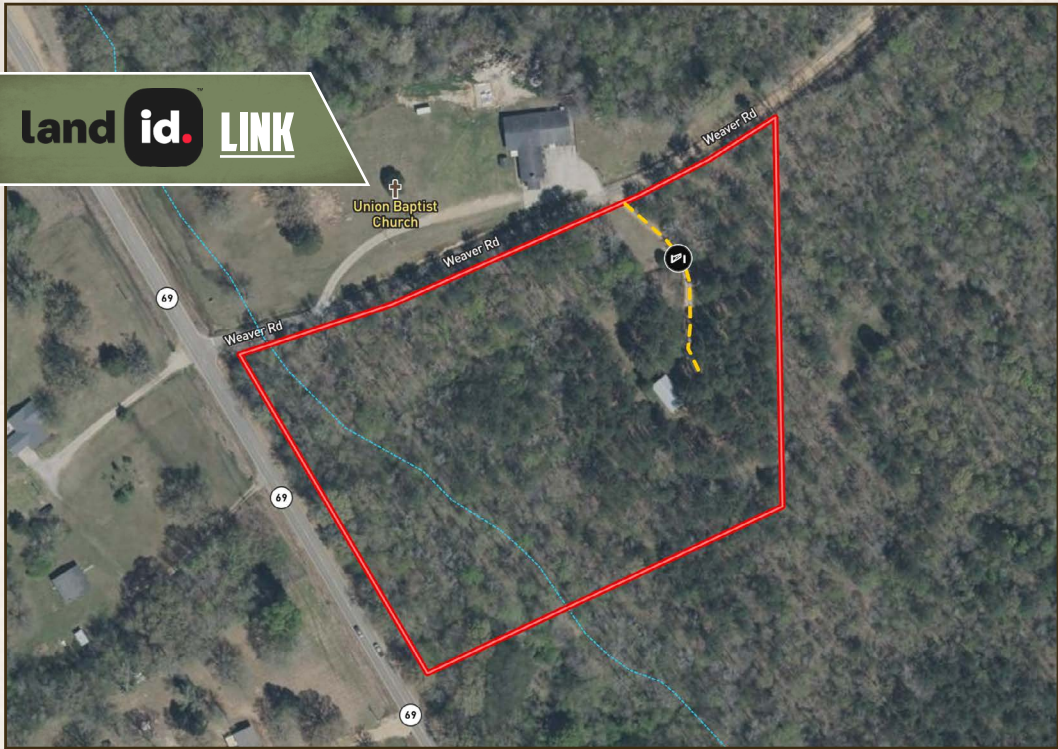
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LOWNDES COUNTY, MISSISSIPPI

land id. LINK



Directions From New Hope School in Columbus, MS: Travel on New Hope Road for 2 miles. Turn left onto MS-69 S and continue for 3.8 miles. Turn left onto Weaver Road, and the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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