



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

88± ACRES
SIMPSON COUNTY, MS
\$396,000

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE SIMPSON 88

PROPERTY PROFILE

LOCATION:

- 646 Harrisville Road
Braxton, MS 39044
- Simpson County
- 22± Miles E of Crystal Springs
- 30± Miles SE of Jackson
- 172± Miles NE of Baton Rouge, LA

COORDINATES:

- 31.9713, -90.0345

TAX INFORMATION:

- \$275.30 (2025)
- Parcel 1-0990-31-00000-000-00400
- Parcel 1-0870-36-00000-000-00101

PROPERTY USE:

- Hunting & Fishing
- Recreational
- Investment
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 88± Total Acres
- 30± Acres of
Pre-Merchantable Pines
- 28± Acres of Pines
Ready for Thinning
- 24± Acres of
Mature Hardwoods
- 4.1± Acre Lake
(Shared Ownership)
- Established Road System
- 2 Ladder Stands
- Tripod Stand
- Box Stand
- Feeder
- Pecan Trees
- 2 Barns
- Storm Shelter
- Power & Water Available



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LUKE SANDERS

LAND SPECIALIST

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4848 Main St. - Flora, MS 39071

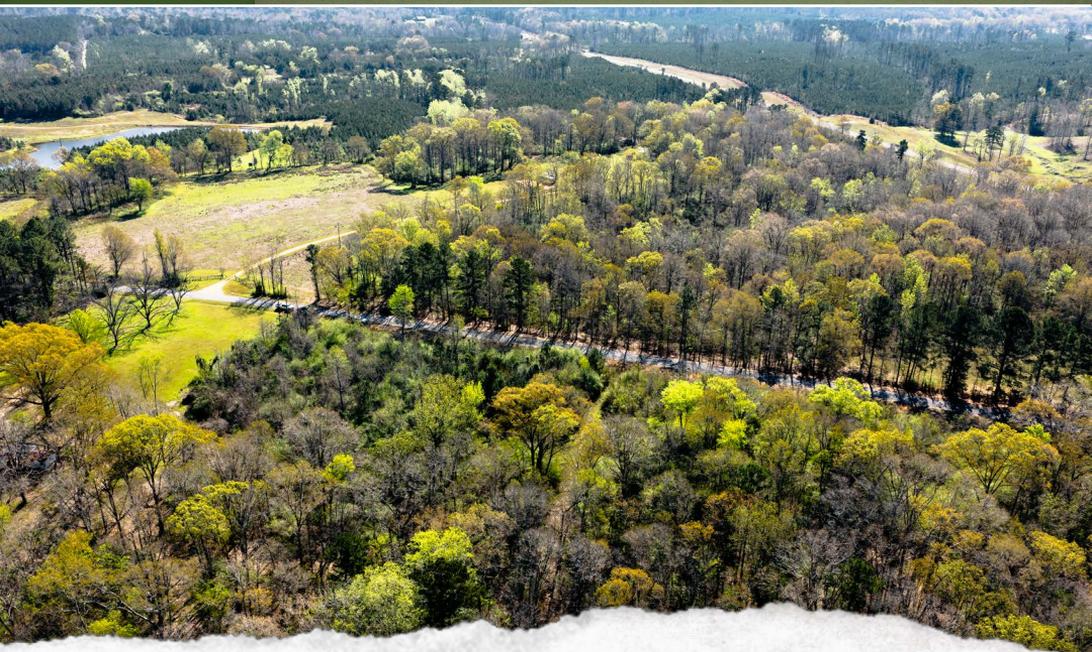
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE SIMPSON 88

IF YOU HAVE BEEN LOOKING FOR A VERY WELL-DIVERSIFIED PROPERTY FROM A RECREATIONAL OR INVESTMENT STANDPOINT WHILE HAVING MULTIPLE BEAUTIFUL PLACES TO BUILD, THEN THE SIMPSON 88 IS FOR YOU! This 88± acre tract in Simpson County, Mississippi, just outside of Harrisville, has a little bit of everything to offer and is perfect for someone looking to build their forever home on acreage or to just have a recreational or investment property.

With easy access off Harrisville Road, you enter the property through a small open field that's got beautiful pecan trees lining the driveway all the way down. As you follow the driveway to the back of the field, you will find that there are several older improvements already in place, consisting of two barns, one with a storm shelter, along with power and water readily available. The Simpson 88 also features shared ownership of a 4.1± acre pond, giving you a great place to fish and enjoy year-round.



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MORE ABOUT THE SIMPSON 88

The land is well-balanced from a hunting or investment standpoint, with three blocks of timber at different stages, making great areas for wildlife from bedding and nesting to the browse of the fall acorn crop. The timber on the Simpson 88 consists of approximately 24 acres of mature hardwood and high-grade pine timber, approximately 28 acres of pine timber ready for its first thinning, and approximately 30 acres of pre-merchantable pine timber that was planted in 2014 using containerized seedlings, setting you up for future income.

For the outdoorsman, the Simpson 88 is ready to go. It includes two ladder stands, one tripod stand, one box stand, and a feeder. A well-established road system runs the perimeter all the way around the property, making access throughout the Simpson 88 easy! This acreage offers great deer and turkey hunting, a beautiful spot to fish, and a peaceful place tucked away with seclusion to build your forever home!

**Call Luke Sanders today to learn more
and experience #TheSmallTownWay!**



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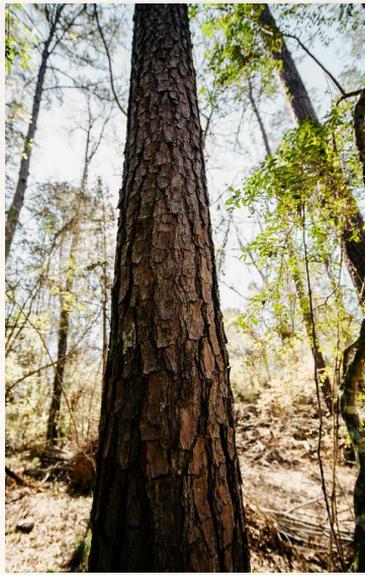
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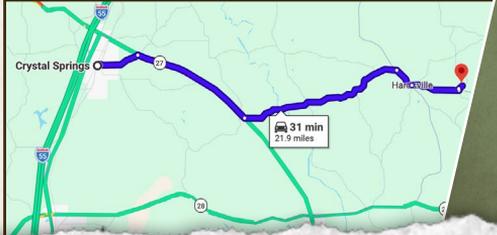
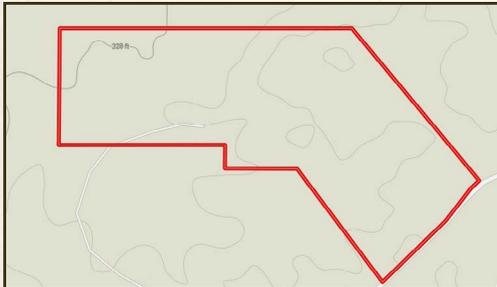
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land id. LINK



Directions From Crystal Springs:
Travel on Lee Avenue for 2.1 miles. At the traffic circle, take the first exit onto MS-27 South and continue for 6.6 miles. Turn left onto Hopewell Road and proceed for 9 miles. Turn right onto MS-469 South and travel for 1.2 miles. Continue straight onto MS-540 East. Travel for 2.5 miles. Turn left onto Delancey Road and then turn right onto Harrisville Road. Continue for 0.2 miles to the property on your left.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)



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