

15.1± Acres Off of Hwy 49

Simpson County, MS

Braxton, Mississippi



\$ 151,000



JAKE CALLENDER
REALTOR®
O: 601.898.2772 | C: 601.955.2559
Jake@TomSmithLand.com

BROOKS MAGEE
REALTOR®
O: 601.898.2772 | C: 601.613.4568
Brooks@TomSmithLand.com

Expect More. Get More. *The Real Estate Experts You Can Trust!*

TomSmithLandandHomes.com **Office: 601.898.2772**



Property Information

Location:

- 3 minutes from D'lo
- 7 minutes from Mendenhall
- 30 minutes from Jackson

Property Use:

- No zoning restrictions

Coordinates:

- 32.0034, -89.91265

Property Highlights

- 15.1± Acres off of Hwy 49
- \$10,000/Acre
- Approximately ¼ miles of Hwy 49 Frontage

JAKE CALLENDER

REALTOR®

O: 601.898.2772 | C: 601.955.2559

Jake@TomSmithLand.com



BROOKS MAGEE

REALTOR®

O: 601.898.2772 | C: 601.613.4568

Brooks@TomSmithLand.com

Expect More. Get More.

The Real Estate Experts You Can Trust!

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



The Property

15.1± Acres

Located along Highway 49 in Simpson County, Mississippi, this 15.1± acre tract offers outstanding commercial, residential, or investment potential in a rapidly accessible location. The property is situated just 3 minutes from D'Lo, 7 minutes from Mendenhall, and approximately 30 minutes from Jackson, providing convenient access to major markets while maintaining a rural setting.

Featuring approximately one-quarter mile of frontage along Highway 49, the tract offers excellent visibility and accessibility for a variety of development opportunities. With no zoning restrictions, buyers have the flexibility to utilize the property for commercial, industrial, residential, or mixed-use purposes. Utilities and community water are available, further enhancing the property's development potential. Offered at \$10,000 per acre, this highly visible Highway 49 property presents a rare opportunity to acquire unrestricted land in a strategic location with exceptional frontage and access.



JAKE CALLENDER
REALTOR®
O: 601.898.2772 | C: 601.955.2559
Jake@TomSmithLand.com



BROOKS MAGEE
REALTOR®
O: 601.898.2772 | C: 601.613.4568
Brooks@TomSmithLand.com

Expect More. Get More.

The Real Estate Experts You Can Trust!

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



The Property



JAKE CALLENDER
REALTOR®
O: 601.898.2772 | C: 601.955.2559
Jake@TomSmithLand.com



BROOKS MAGEE
REALTOR®
O: 601.898.2772 | C: 601.613.4568
Brooks@TomSmithLand.com

Expect More. Get More.

The Real Estate Experts You Can Trust!

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



The Property



JAKE CALLENDER
REALTOR®
O: 601.898.2772 | C: 601.955.2559
Jake@TomSmithLand.com



BROOKS MAGEE
REALTOR®
O: 601.898.2772 | C: 601.613.4568
Brooks@TomSmithLand.com

Expect More. Get More.

The Real Estate Experts You Can Trust!

TomSmithLandandHomes.com

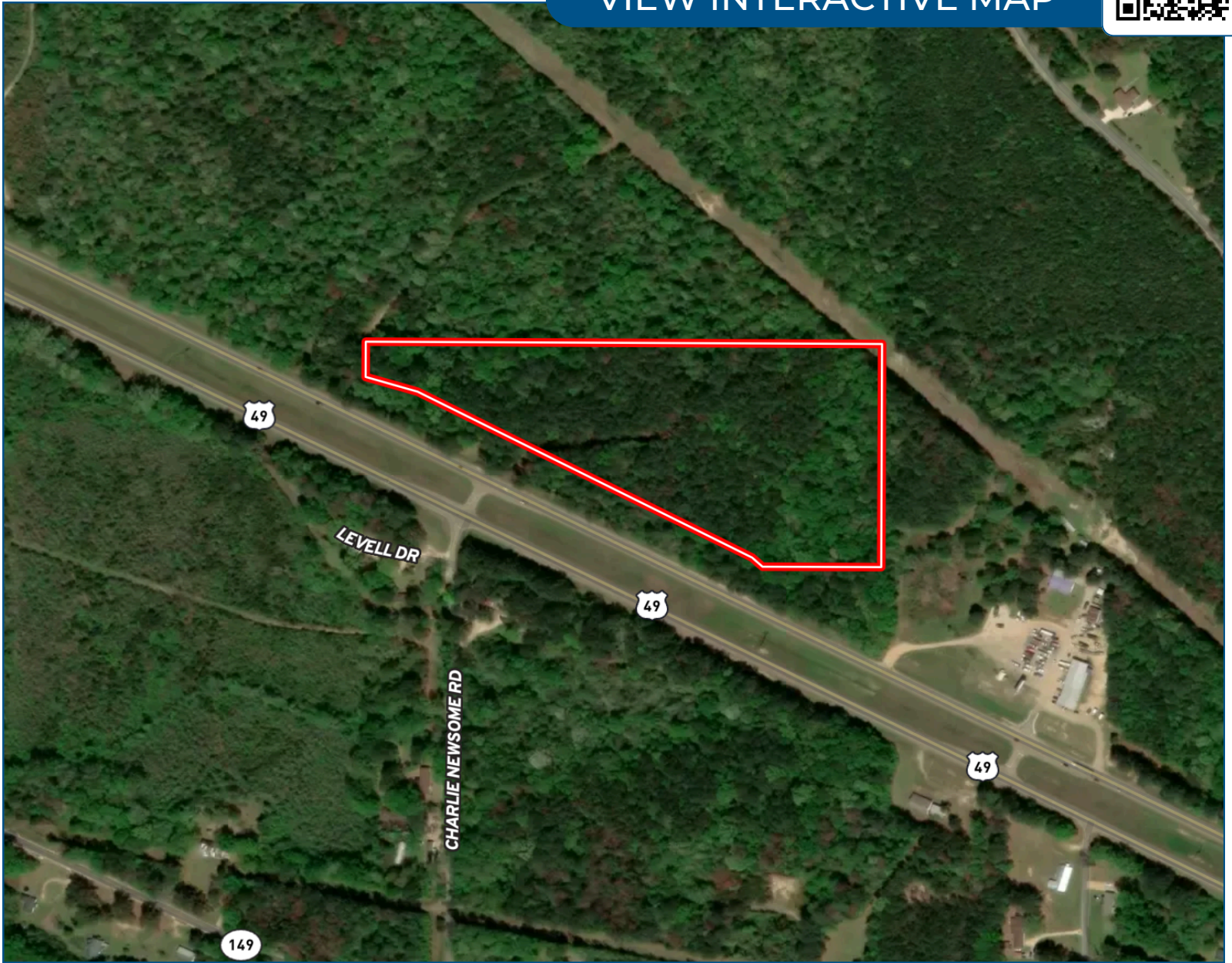
Information is believed to be accurate but not guaranteed.



Aerial Map



[VIEW INTERACTIVE MAP](#)



JAKE CALLENDER
REALTOR®
O: 601.898.2772 | C: 601.955.2559
Jake@TomSmithLand.com



BROOKS MAGEE
REALTOR®
O: 601.898.2772 | C: 601.613.4568
Brooks@TomSmithLand.com

Expect More. Get More.

The Real Estate Experts You Can Trust!



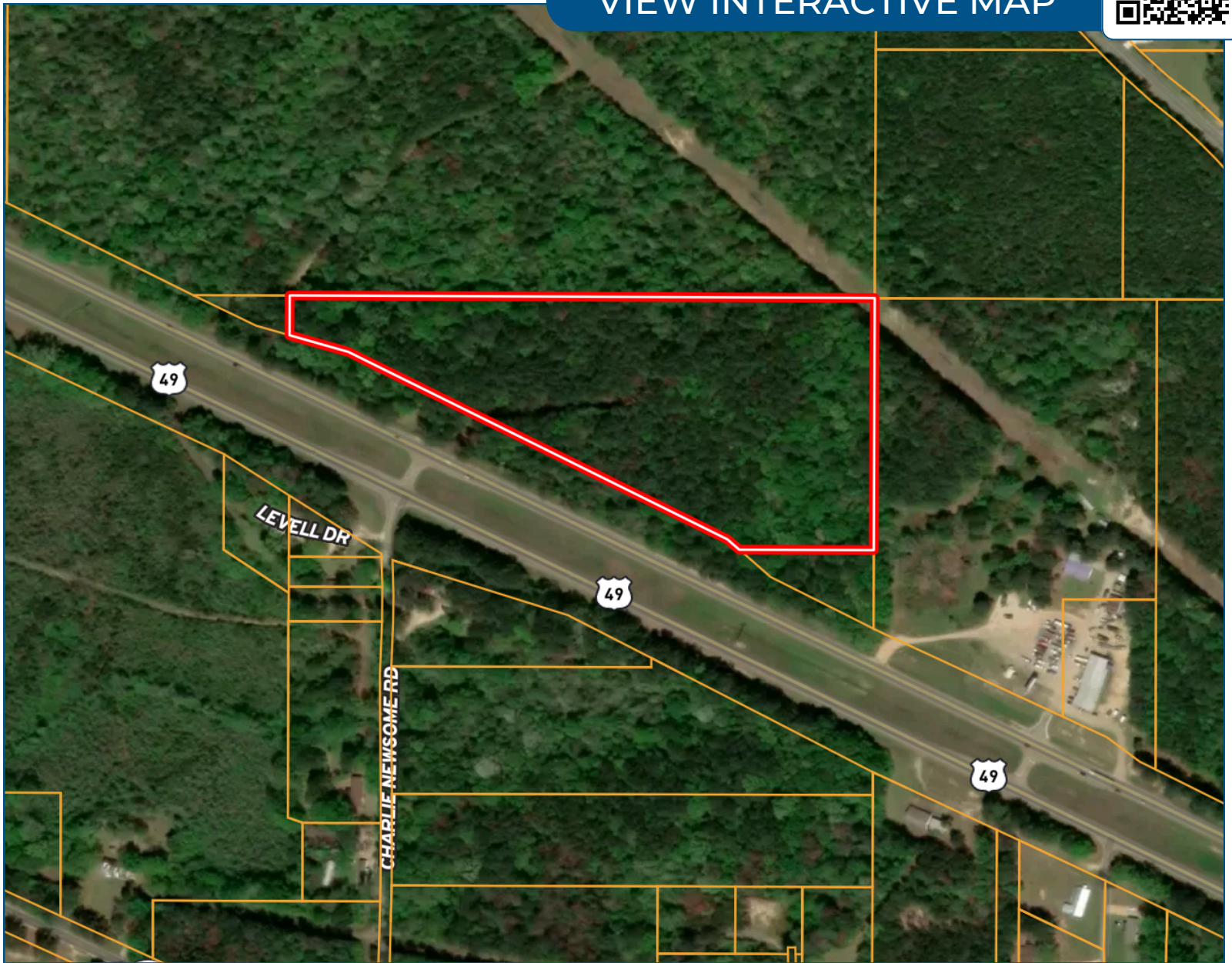
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Ownership Map



[VIEW INTERACTIVE MAP](#)



JAKE CALLENDER
REALTOR®
O: 601.898.2772 | C: 601.955.2559
Jake@TomSmithLand.com



BROOKS MAGEE
REALTOR®
O: 601.898.2772 | C: 601.613.4568
Brooks@TomSmithLand.com

Expect More. Get More.

The Real Estate Experts You Can Trust!



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Topo Map



VIEW INTERACTIVE MAP



JAKE CALLENDER
REALTOR®
O: 601.898.2772 | C: 601.955.2559
Jake@TomSmithLand.com

BROOKS MAGEE
REALTOR®
O: 601.898.2772 | C: 601.613.4568
Brooks@TomSmithLand.com

Expect More. Get More.

The Real Estate Experts You Can Trust!



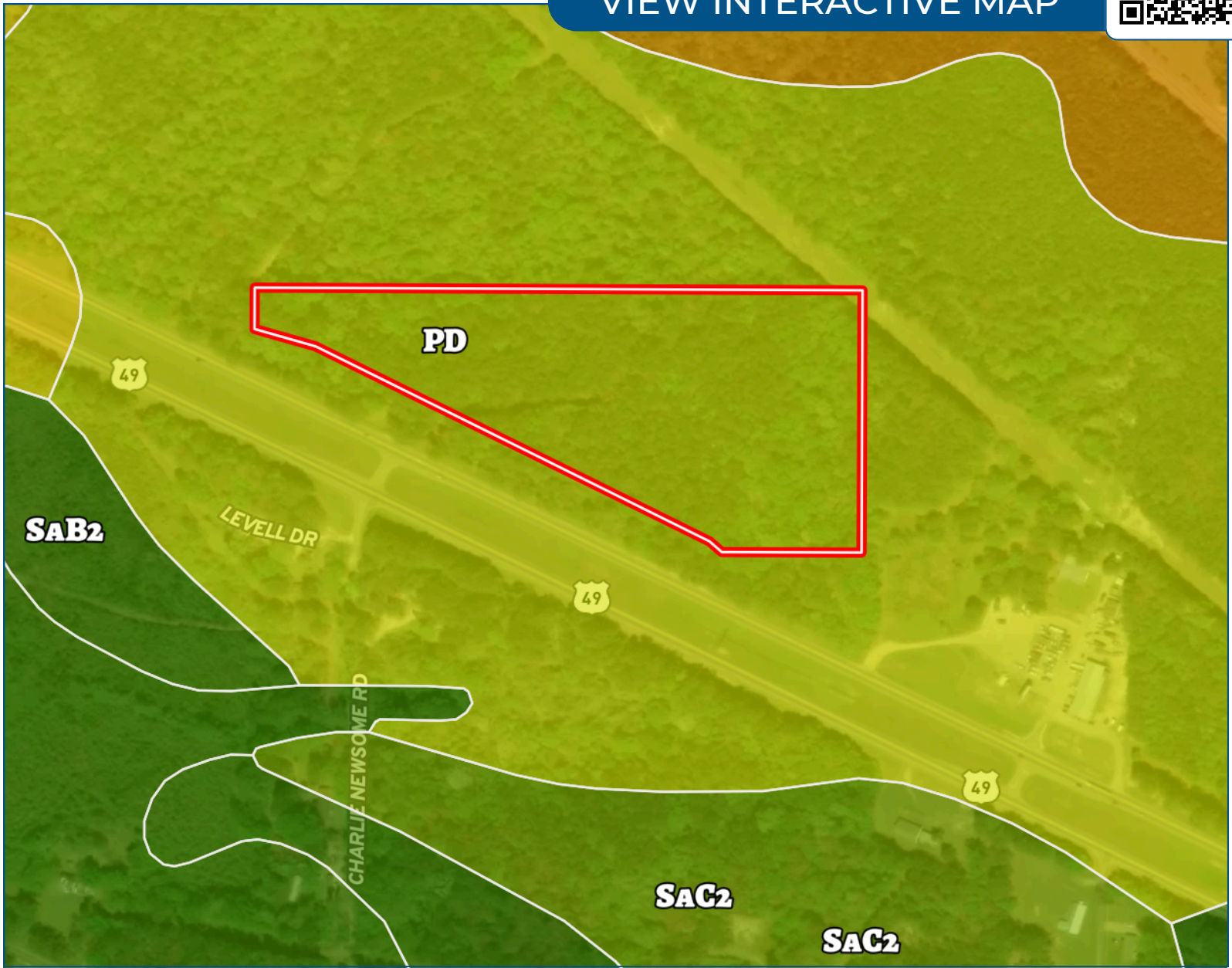
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Soil Map



[VIEW INTERACTIVE MAP](#)



JAKE CALLENDER
REALTOR®
O: 601.898.2772 | C: 601.955.2559
Jake@TomSmithLand.com



BROOKS MAGEE
REALTOR®
O: 601.898.2772 | C: 601.613.4568
Brooks@TomSmithLand.com

Expect More. Get More.

The Real Estate Experts You Can Trust!

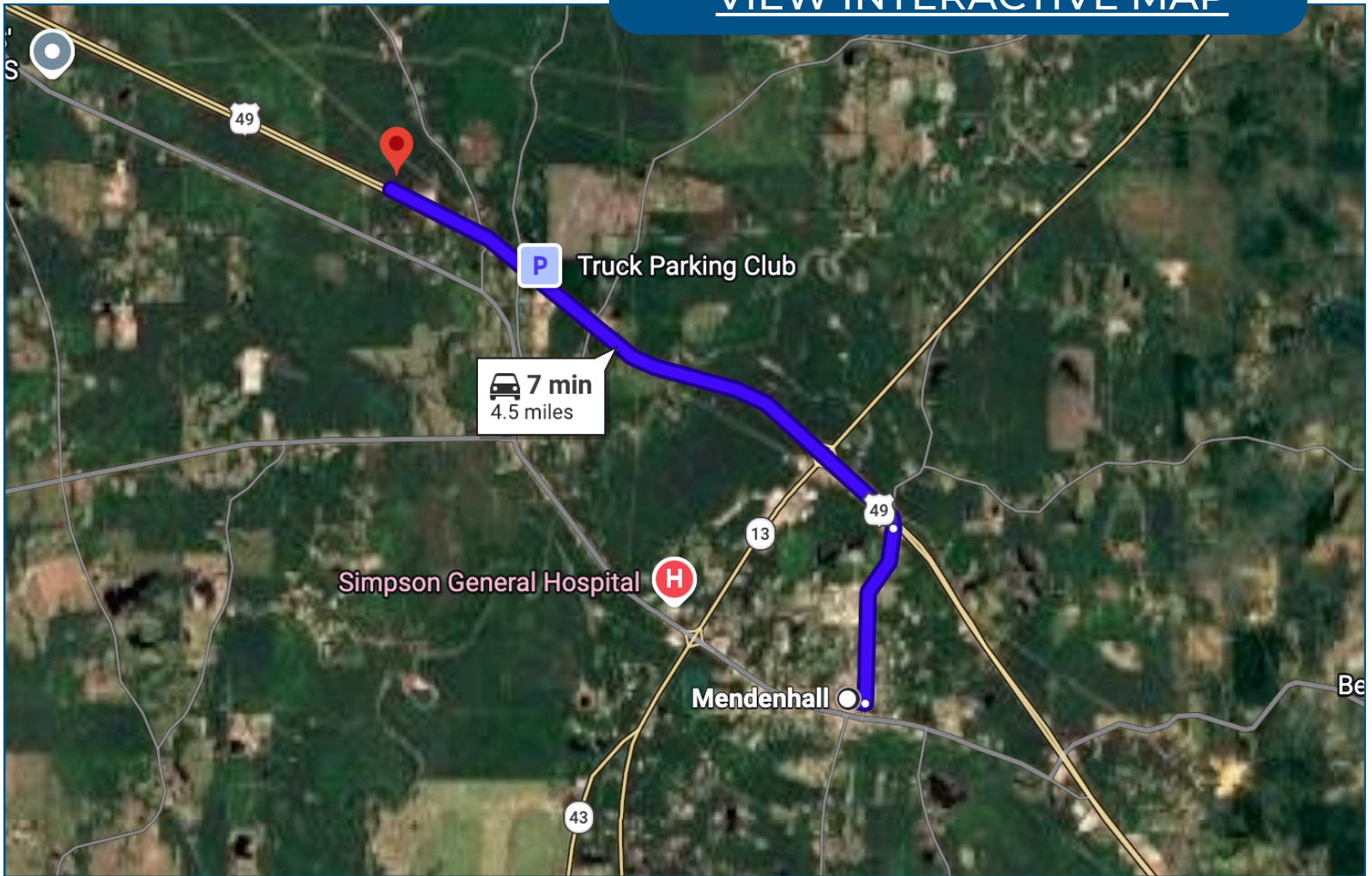


TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Directional Map

[VIEW INTERACTIVE MAP](#)



Directions from Downtown Mendenhall, MS:

From the intersection of Main Street and East Street in Mendenhall, travel north on East Street for approximately 1 mile. Turn left onto US Highway 49 North and continue for approximately 3.4 miles. The property will be located along the east side of Highway 49 in Braxton, Mississippi. Look for the listing signs.

JAKE CALLENDER
REALTOR®
O: 601.898.2772 | C: 601.955.2559
Jake@TomSmithLand.com



BROOKS MAGEE
REALTOR®
O: 601.898.2772 | C: 601.613.4568
Brooks@TomSmithLand.com

Expect More. Get More.

The Real Estate Experts You Can Trust!

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

