

# 40± Acre Recreational Tract

Delancey Road

Simpson County, Harrisville, MS



**\$169,000**



# Property Information

## Location:

- Delancey Road, Harrisville, MS

## Coordinates:

- 31.9636, -90.0244

## Property Use:

- Recreation
- Hunting
- Homesite
- Mixed Pine & Timber

# Property Highlights

- 40± Acres
- 28± Acres of IP Loblolly Pine
- 8± Acres of Hardwood SMZ
- 4± Acres of Mixed Pine & Hardwoods
- Water & Power Available on Leming Road
- Abundant Deer & Turkey



**TOM  
SMITH**  
ALC®, BROKER  
Office: 601.898.2772  
Cell: 601.454.9397  
Tom@TomSmithLand.com



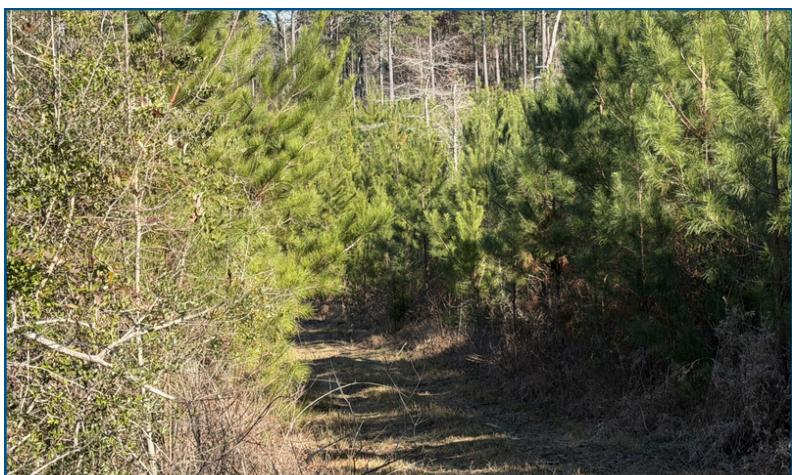
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Today!**



# The Property

40± Acres

Beautiful 40± acre tract with frontage on Delancy and Leming Road, offering multiple excellent homesites. Approximately 28± acres are in 9-year-old second-generation IP Loblolly pines, complemented by an 8± acre hardwood SMZ draw of mature timber and 4± acres of mixed pine and hardwoods along the northern boundary. Water and power are available on Leming Road. Abundant deer and turkey make this property ideal for a private homesite, weekend retreat, or hunting getaway. Call Tom today for viewing instructions!



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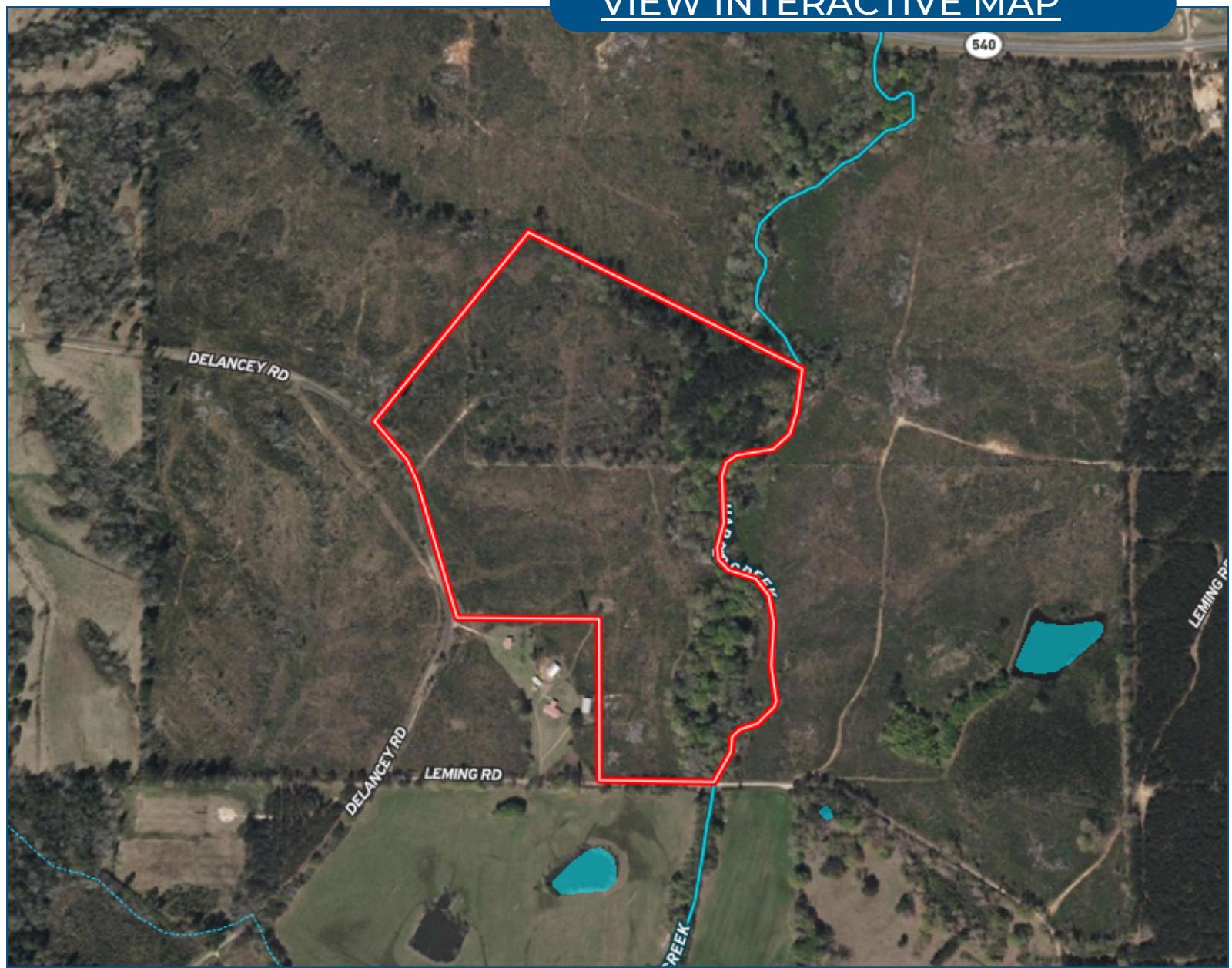
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# Aerial Map

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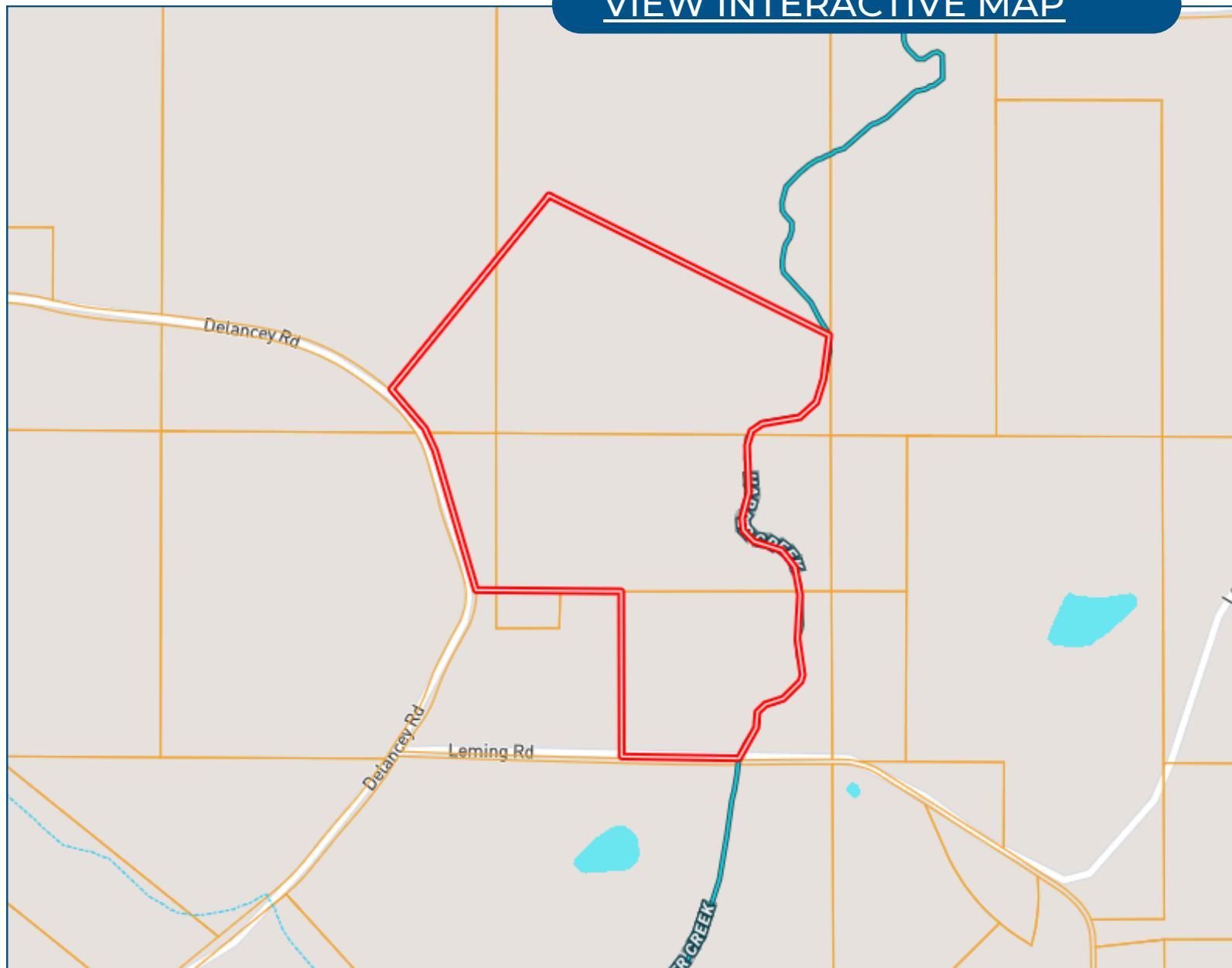


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# Ownership Map

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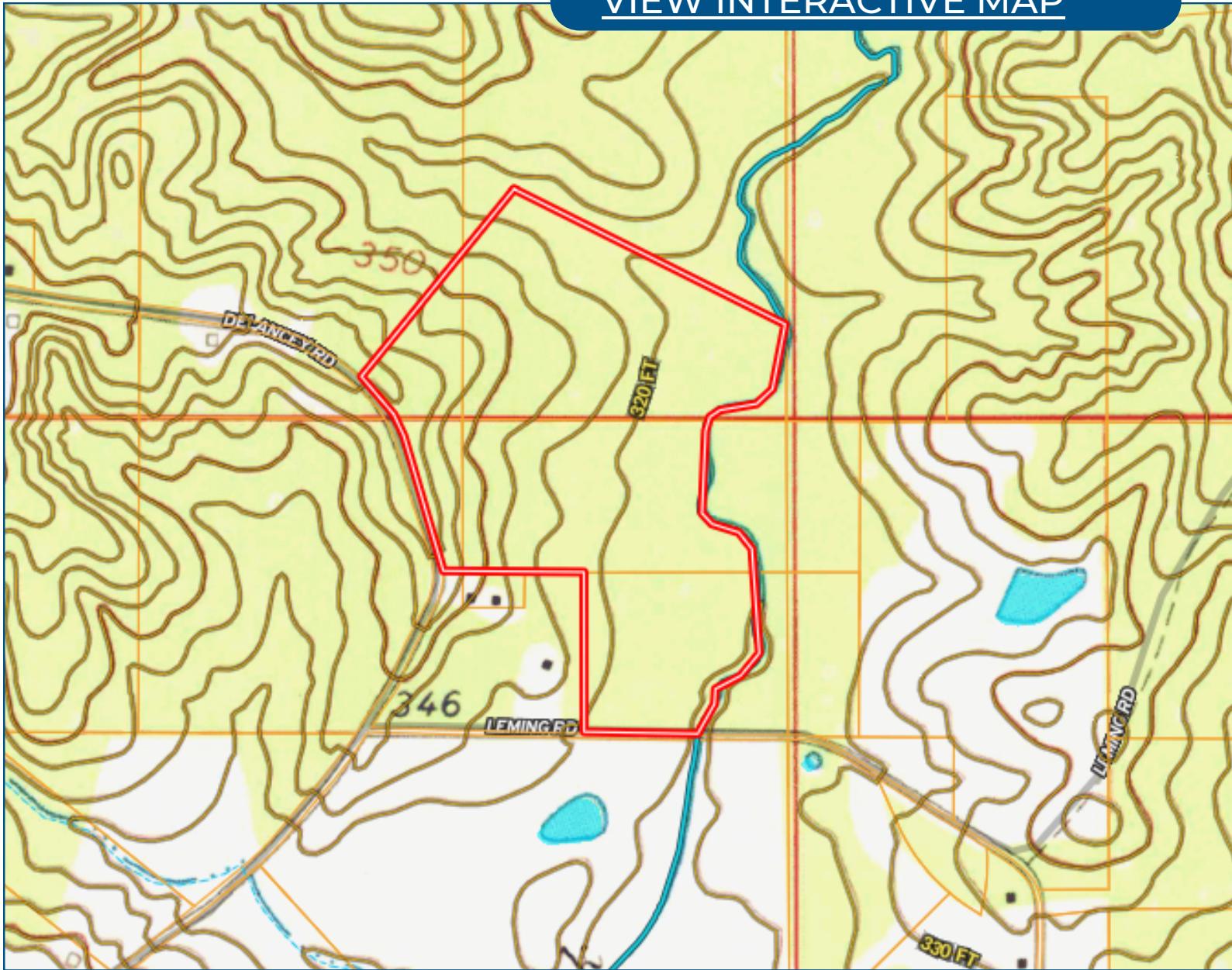


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# Topo Map

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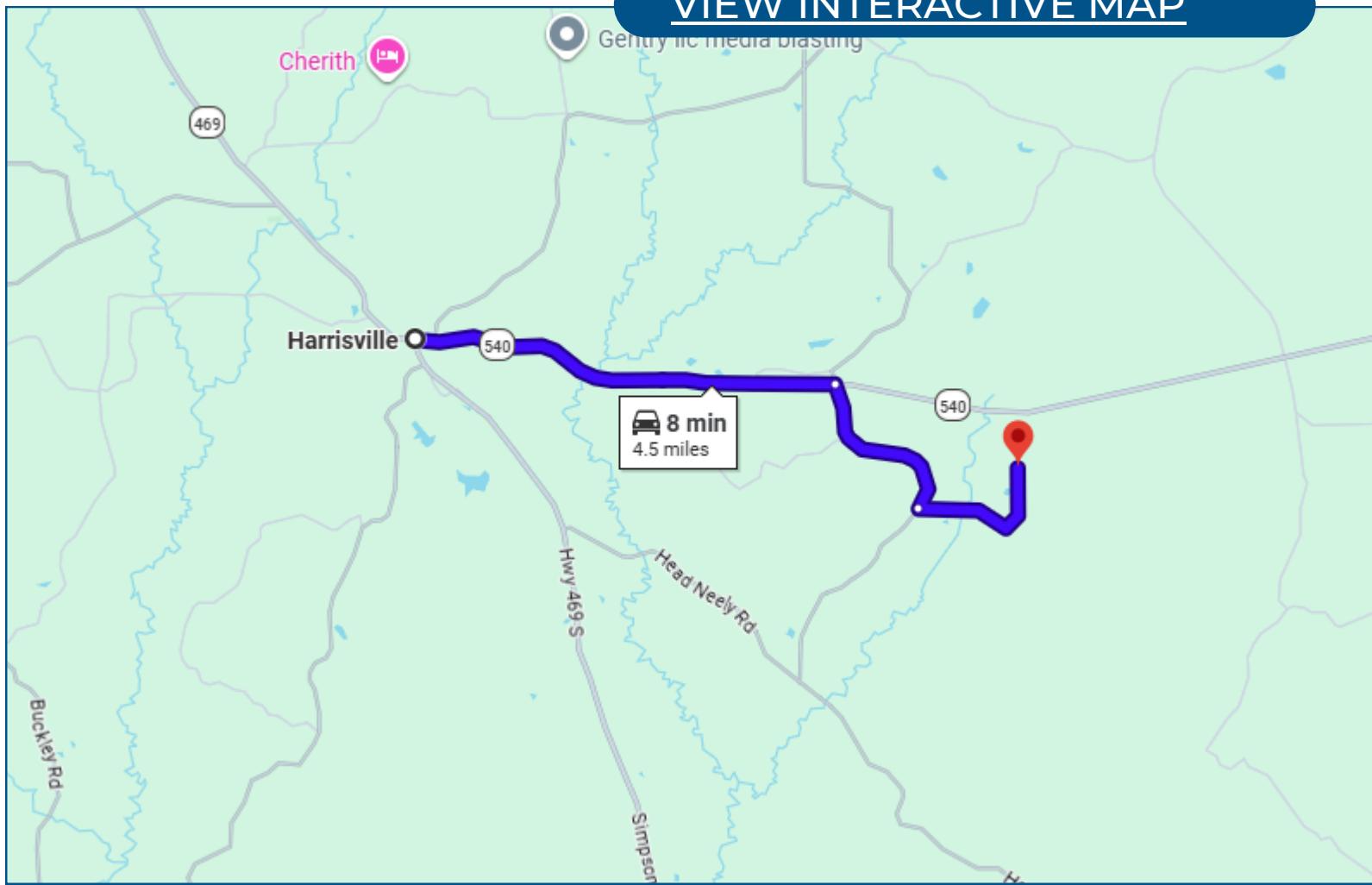
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# Directional Map

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Directions from the Intersection of HWY 469S & HWY 540 in Harrisville, MS: From HWY 469S, take a right onto HWY 540, it will turn into Harrisville Braxton Road. In 2.5mi, turn right onto Delancey Road. In 1.1mi turn left onto Leming Road and in 0.8mi, your destination will be on the left.

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# ***Listing Agent***



## **TOM SMITH** FOUNDER & BROKER, ALC®

*24+ Years in Mississippi Land, Ag and Management*

Tom Smith is the Principal Broker and founder of Tom Smith Land and Homes, bringing over two decades of real estate expertise and a deep-rooted knowledge of the Mississippi market. A native of Meridian, Mississippi, Tom attended Mississippi State University and launched his real estate career in Madison in 2002.

With a strong background in executive leadership, Tom brings a strategic business mindset to real estate, having previously served in top management roles with major companies such as Wal-Mart and Home Depot, as well as holding CEO positions for retail organizations across the U.S.

Tom is one of the few Realtors in the Southeastern U.S. to hold the prestigious Accredited Land Consultant (ALC) designation from the Realtor Land Institute, which he earned in 2006. He is also a recipient of the APEX Award, recognizing him among the top-performing land brokers in America. His specialties include recreational tracts, timberland investment, commercial properties, and 1031 Tax-Deferred Exchanges.

An avid outdoorsman, Tom enjoys hunting, fishing, boating, and golf in his free time. He and his wife of 29 years, Ellen, make their home in Lake Caroline (Madison), Mississippi, and are proud parents of two daughters—one residing in Lakeland, Tennessee, and the other in Charleston, South Carolina.

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