Secluded 5.6± Acre Off-Grid Property

Camden, Mississippi
Madison County

$125,000

Tom Smith LAND AND HOMES

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2011-2026 BEST BROKERAGES

TomSmithLandandHomes.com **Office: 601.898.2772**

Property Information

Location:

- 664 Mount Zion Road, Camden, MS 39045

Coordinates:

- 32.8407, -89.766

Property Use:

- Hunting, Investment, Recreational, Residential, Timber

Property Highlights

- 5.6± wooded acres in Madison County, Mississippi
- Two county-permitted off-grid accessory structures built in 2025
- Main structure features a sleeping loft, covered porch, and modern off-grid amenities
- High-capacity battery power system with generator backup
- Public electricity and community water available through local utility providers
- Mature hardwood timber with peaceful valley views
- Surrounded by large tracts of pine and hardwood timberland
- Outstanding hunting, abundant wildlife, and excellent recreational opportunities
- Ample road frontage with room for future improvements
- Furnishings, appliances, cookware, and security cameras included
- Ideal for a hunting camp, weekend getaway, off-grid retreat, or future homesite

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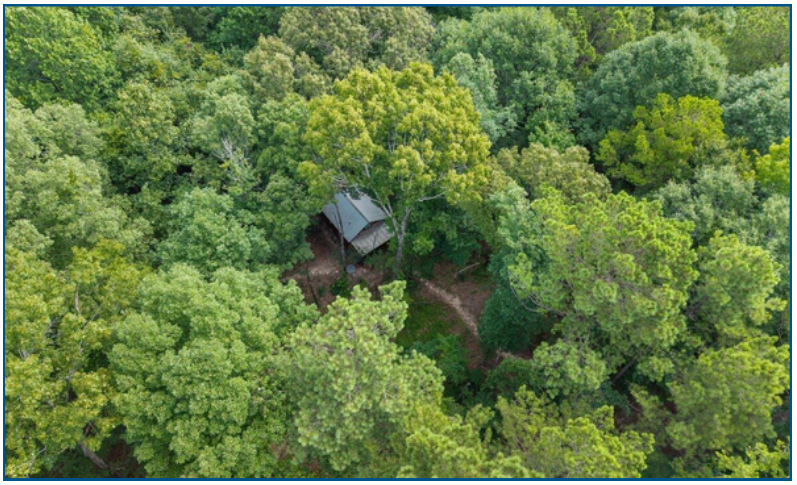
The Retreat

5.6± Acres

Escape to the peace and privacy of the Mississippi countryside with this unique 5.6± acre retreat in Camden, Mississippi, located in Madison County. Surrounded by mature hardwoods and neighboring large tracts of pine and hardwood timberland, this secluded property offers outstanding hunting, abundant wildlife, and the tranquility of true country living. The rolling terrain includes a small valley view, creating a scenic backdrop for recreation or relaxation. While the property currently operates completely off the grid, public electricity and community water are available through local utility providers should a future owner choose to connect. With ample road frontage and room for future improvements, this versatile property is well suited as a private hunting camp, weekend getaway, off-grid retreat, or future homesite in one of Madison County's most peaceful settings.



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Structures

Completed in 2025, the property features two Madison County-permitted off-grid accessory structures built with quality materials and designed for comfort and functionality. The main structure includes an open living area, study nook, sleeping loft, gas cooktop, refrigerator, portable sink with hot water, composting toilet, wood-burning stove, propane heater, air conditioning, and a spacious covered porch overlooking the hardwood forest. A high-capacity battery system with generator backup provides dependable off-grid power, and HughesNet Wi-Fi offers internet connectivity. The second structure includes its own covered porch, cooktop, and independent battery system, providing flexible space for a variety of uses. Furnishings, appliances, cookware, and security cameras will remain with the property, allowing the next owner to begin enjoying this exceptional retreat from day one.

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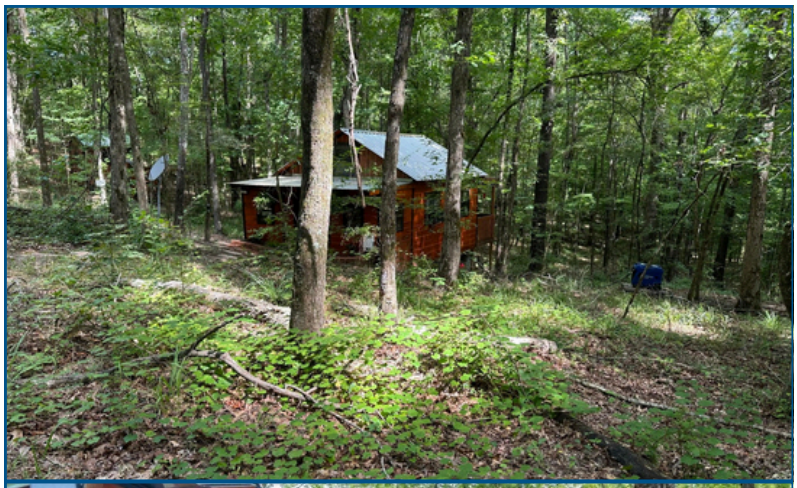
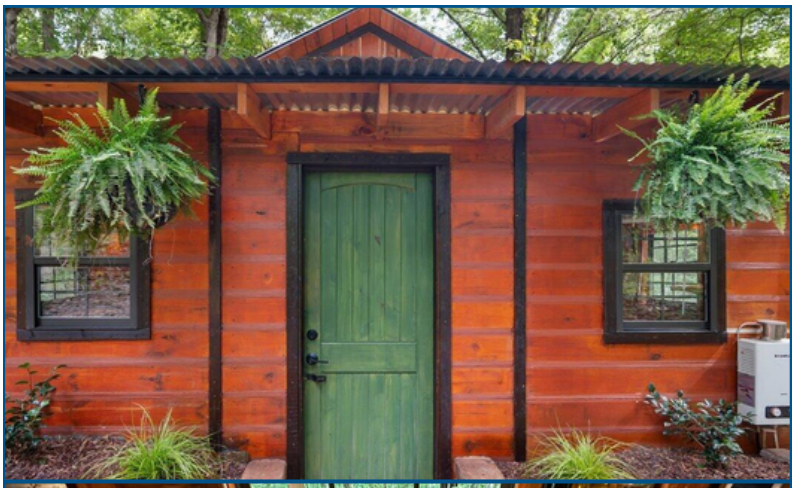

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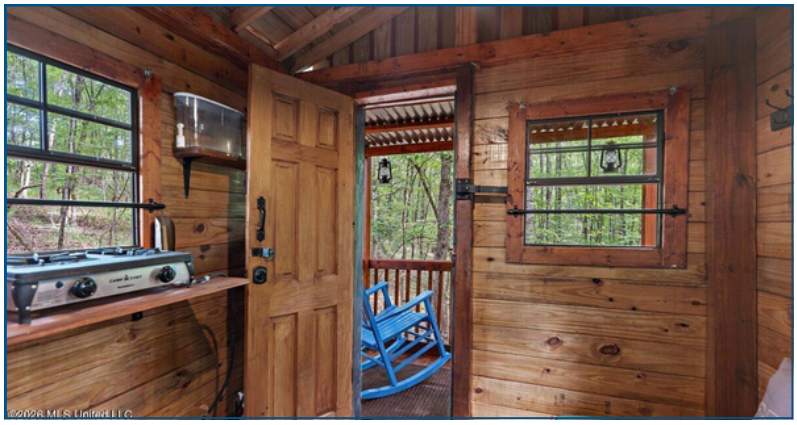
Camden, Mississippi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Aerial Map

VIEW INTERACTIVE MAP

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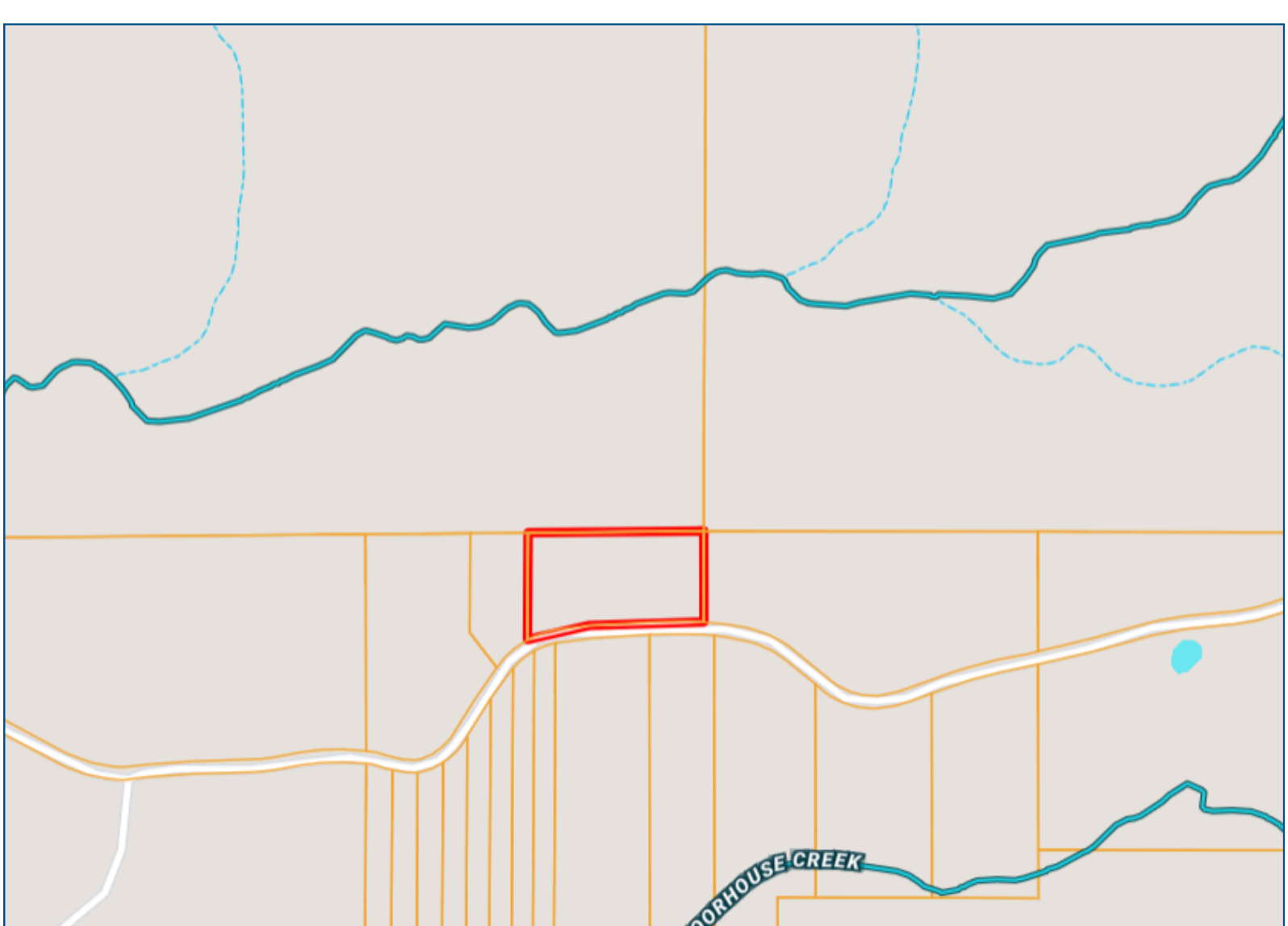
Ownership Map



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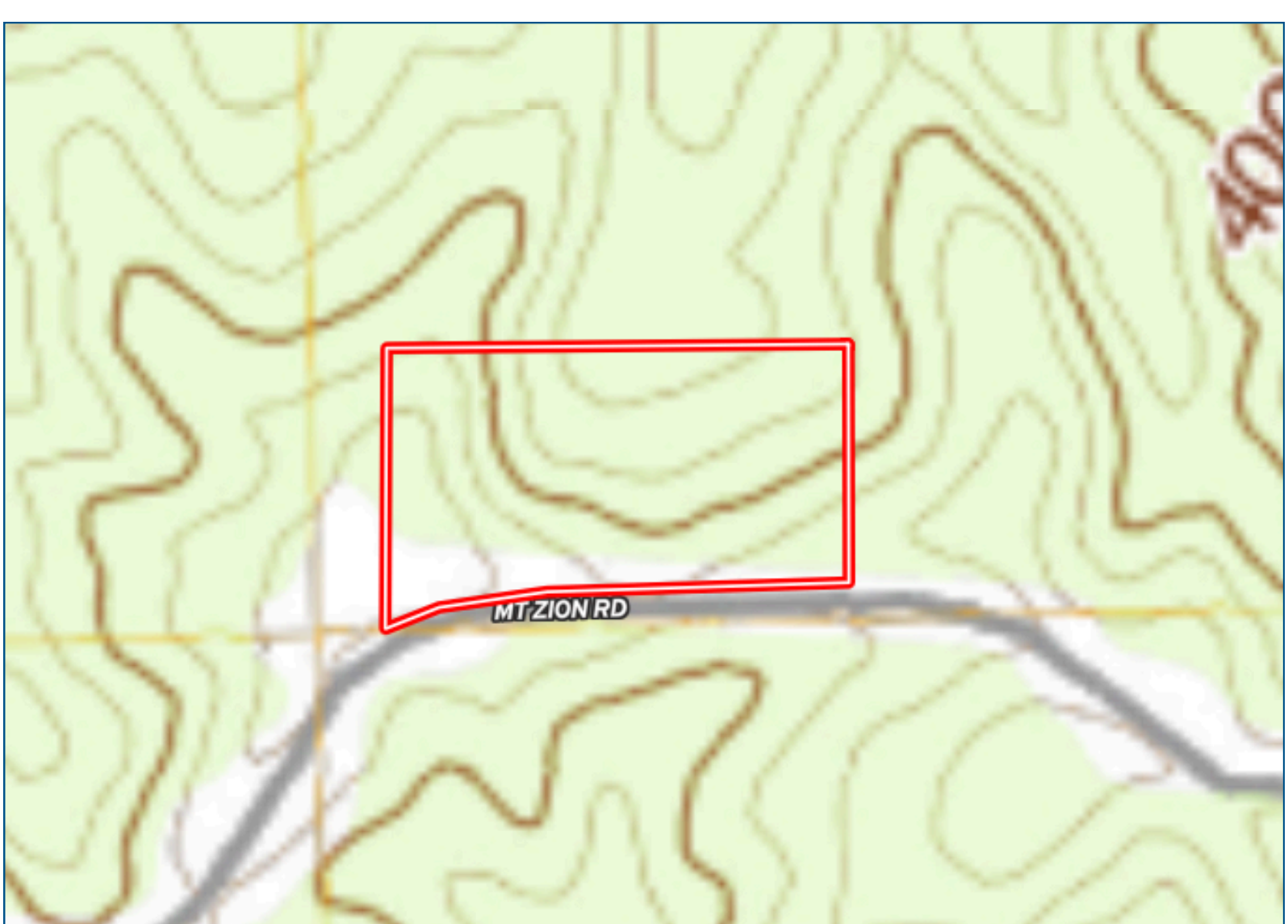
Topo Map



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Directional Map

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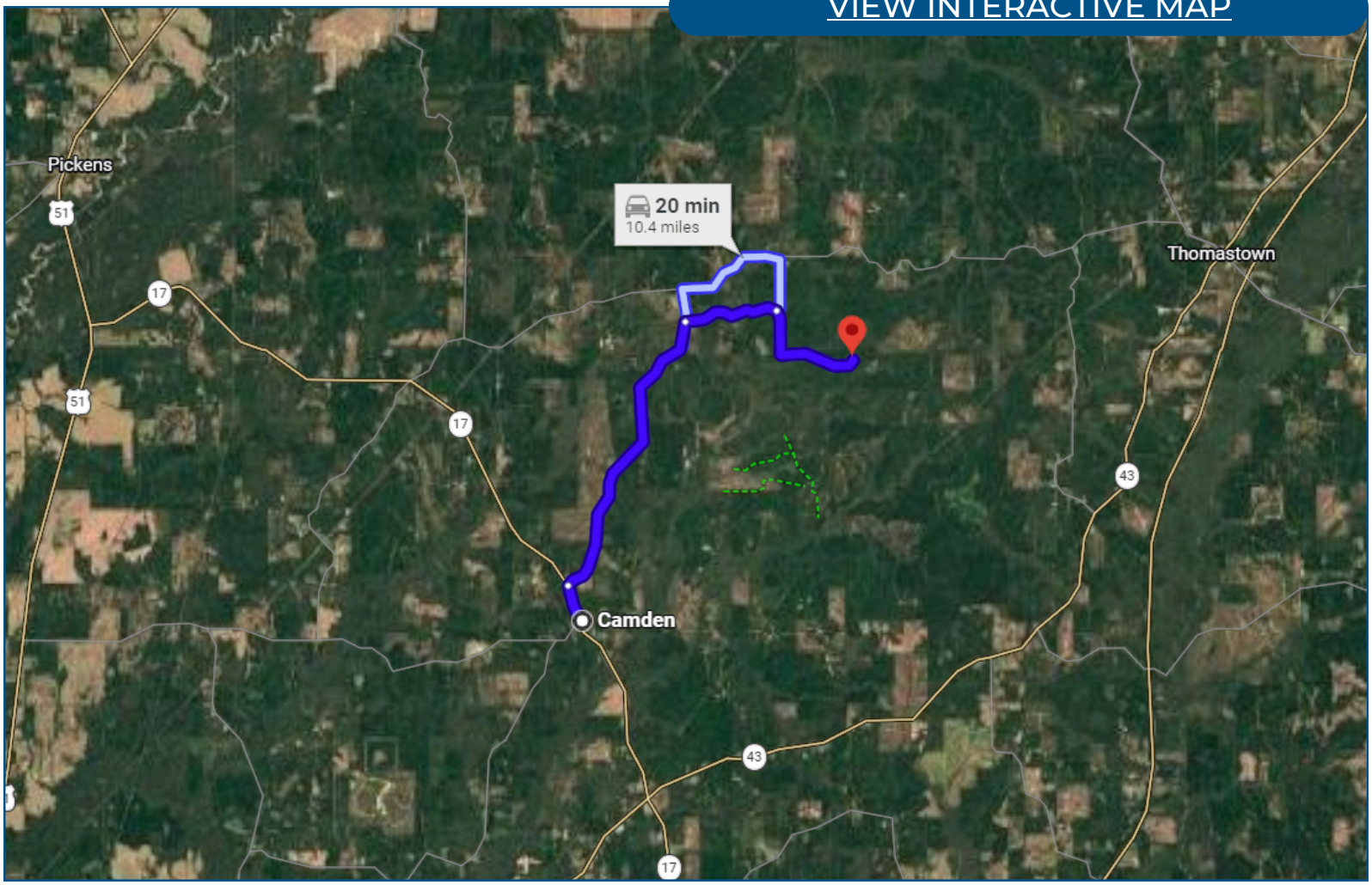

From Camden, head North on MS-17 for .6 miles, then turn right onto Mansell Rd. After 4.8 miles, turn right onto Albert Catchings Rd and then continue onto Mt Zion Rd after 1.5 miles. Once on Mt Zion Rd, the property will be on your left after 1.9 miles. This address is GPS friendly.

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