

14.32+/- Acres

1,500 Sq. Ft. Metal Building

Lumberton, MS in Lamar County



\$ 249,000



David Belden



Tom Smith
LAND AND
HOMES

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Property Information

Location:

- Lumberton, MS on Smith Road
- 730 +/- ft. of Road Frontage on Smith Road
- 328 +/- ft. of Road Frontage on Tatum Salt Dome Road

Property Use:

- Residential
- Hunting Camp
- Mini Farm
- Recreational

Coordinates:

- 31.12715, -89.5962

Property Highlights

- 14.32 +/- Acres
- 15 Minutes from the Wolf River WMA
- Road access from both Smith Road and Tatum Salt Dome Road
- Power on Site
- 1,500 Sq. Ft. Metal Building 60% complete with front porch and side equipment storage



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The Property

14.32 +/- Acres

Tucked away in Lamar County, Mississippi, just outside of Lumberton, this secluded 14.32± acre property offers the perfect blend of privacy, convenience, and opportunity. Ideally suited for residential living, hunting, mini-farming, or creating your own private retreat, the land provides endless possibilities in a peaceful country setting. Located just 15 minutes from both Hattiesburg and Wolfe Creek Wildlife Management Area, the property offers easy access to nearby amenities while still providing the seclusion many buyers are looking for. A 1,500± square foot metal building, approximately 60% complete, is already in place and ready for your finishing touch. Whether you're looking to build, invest, or escape to the outdoors, this is a rare opportunity to make this versatile property your own.



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The Residence

1500 +/- Sq. Ft.

This 1,500± square foot metal building is approximately 60% complete and ready for your vision. Once finished, it will offer a spacious three-bedroom, two-bath home featuring a welcoming front porch and a convenient side storage area for equipment, tools, or outdoor gear. The area surrounding the home provides plenty of yard space and could easily be transformed into a mini farm, garden area, or peaceful country setting. With power already on site and much of the work completed, this property offers an excellent opportunity to finish the home to your taste and be move-in ready in a short amount of time.



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Inside the Home

Inside the metal building, much of the work has already been completed. Most of the electrical and plumbing are in place, and the interior walls have been framed, making this property well on its way to completion. With insulation, sheetrock, and a few finishing touches, this building can be transformed into a beautiful place to call home. The surrounding acreage also provides plenty of room to expand, garden, mini-farm, or simply enjoy the privacy and space of country living.



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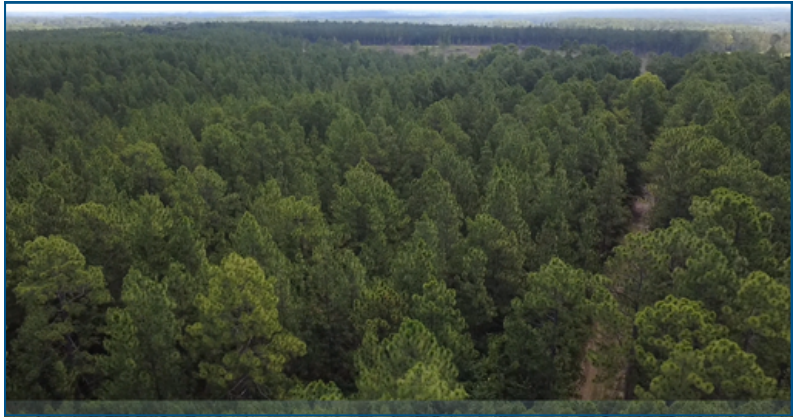
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Aerial Photos



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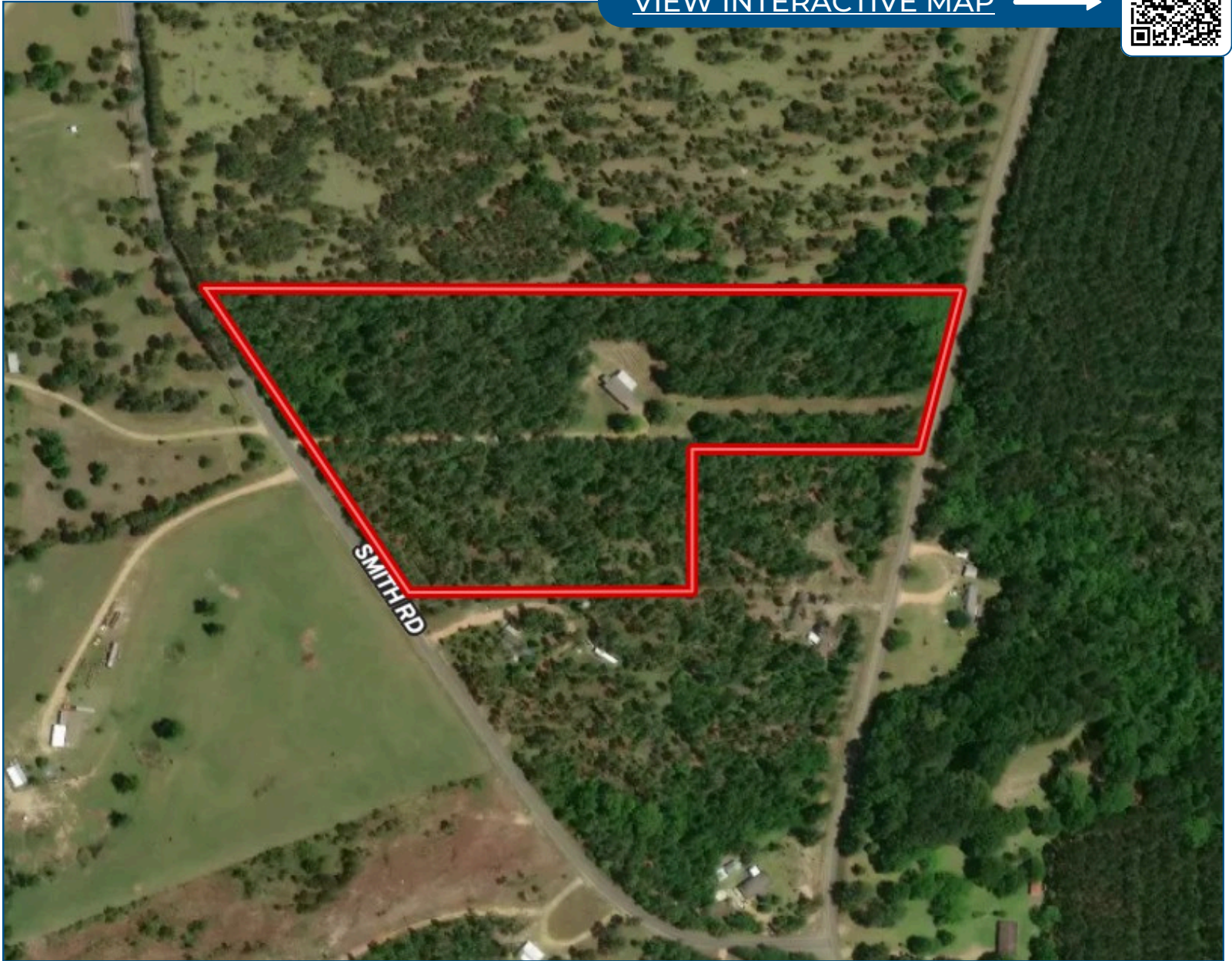
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Aerial Map

[VIEW INTERACTIVE MAP](#) →



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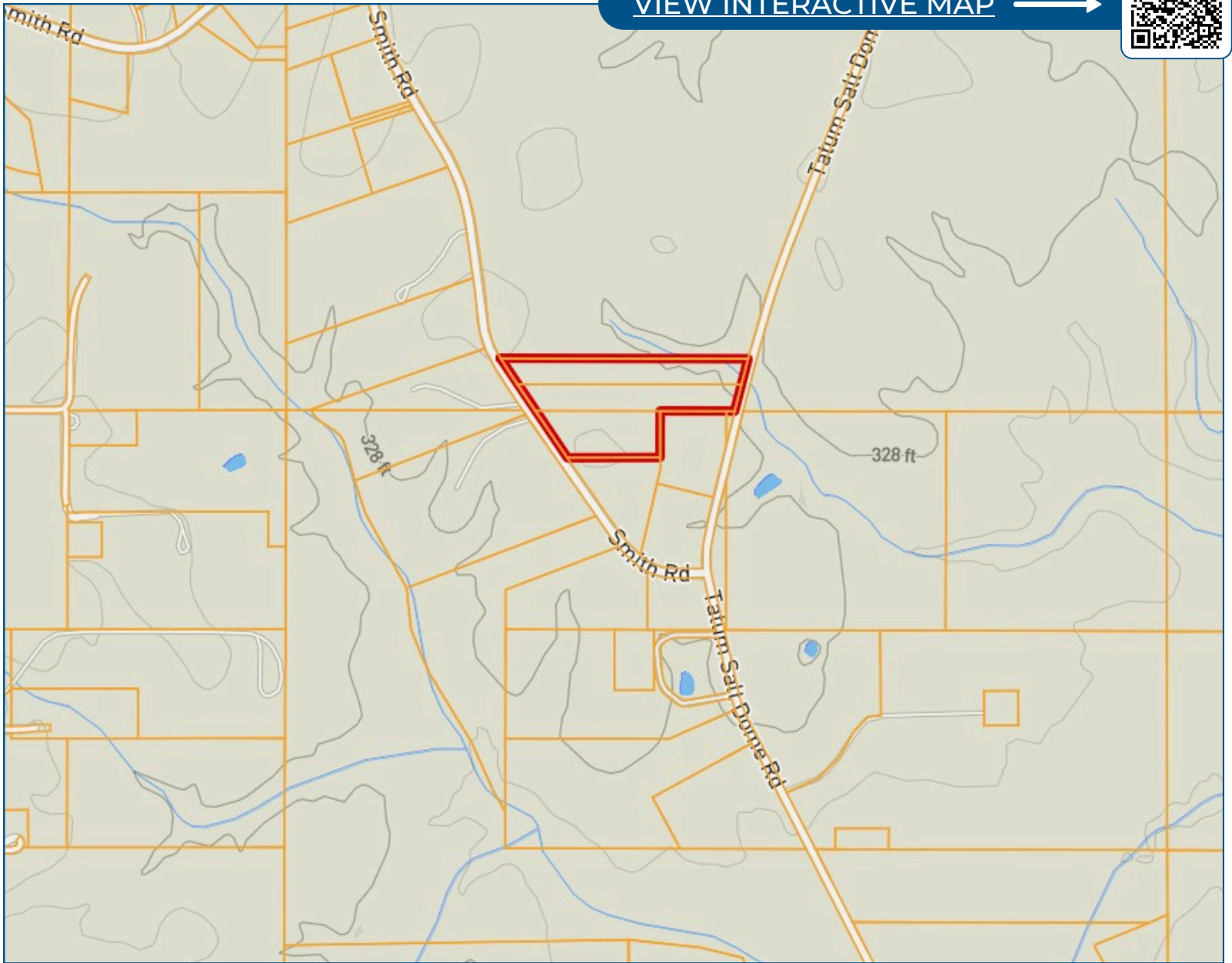


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Ownership Map

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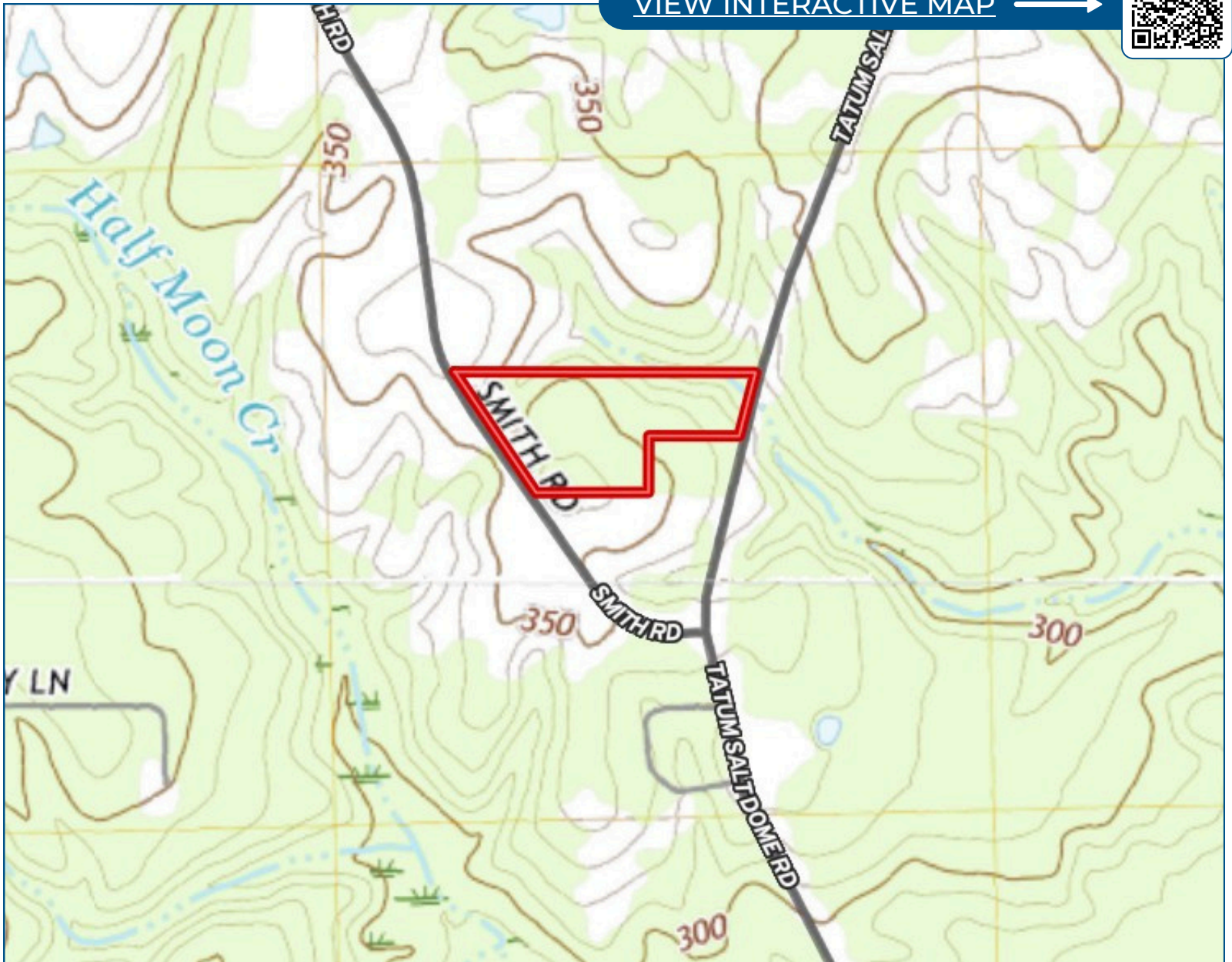
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Topo Map

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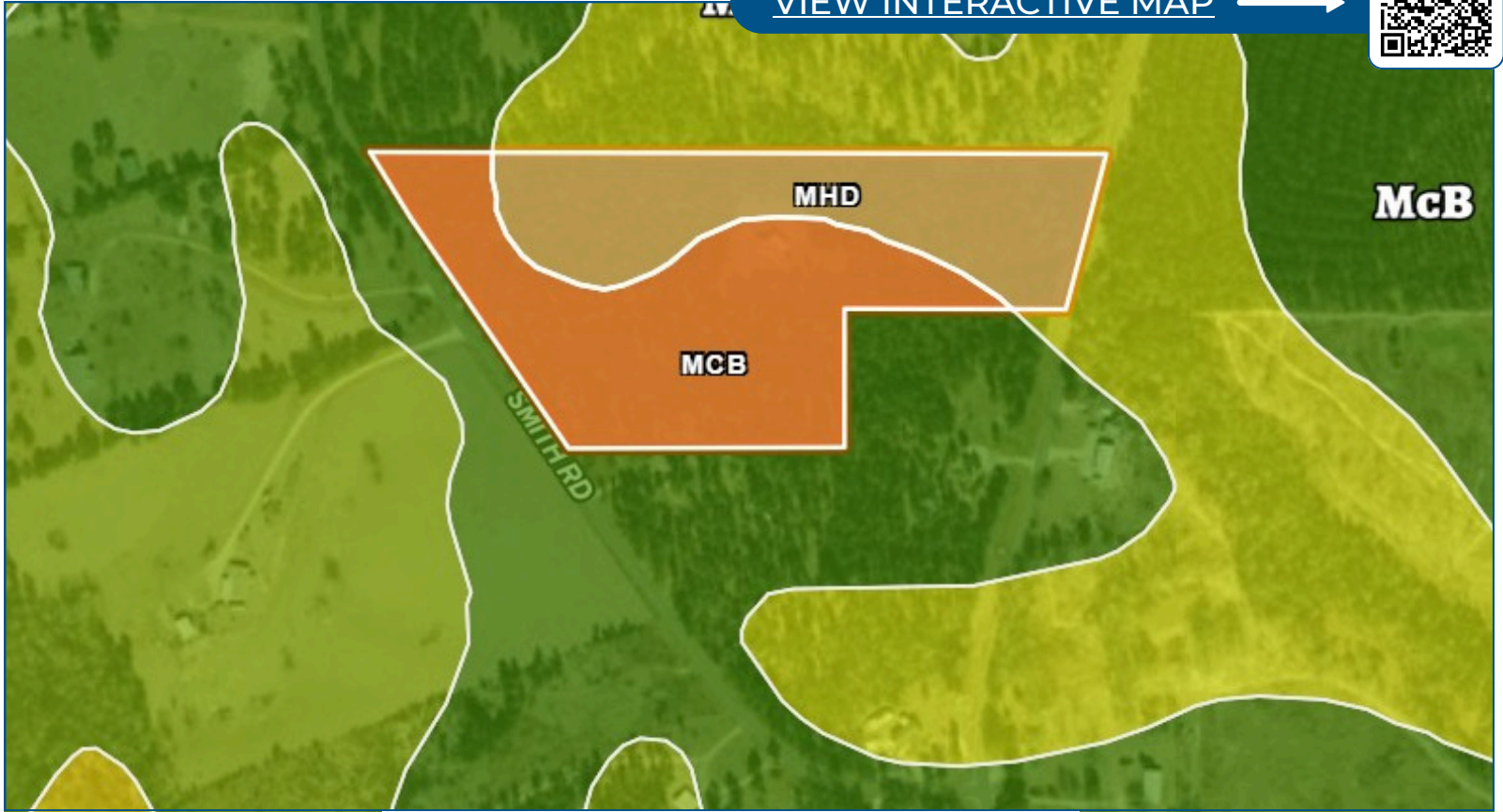
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Soil Map

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Code	Description	Acres	%	CPI	NCCPI	CAP
McB	McLaurin fine sandy loam, 2 to 5 percent slopes	8.14	57.73%	-	47	2e (
MhD	McLaurin and Cahaba soils, 8 to 12 percent slopes (heidel, smithdale)	5.96	42.27%	-	47	4e (
Totals		14.10 ac		0 CPI Average	47 NCCPI Average	2.85 Cap Average



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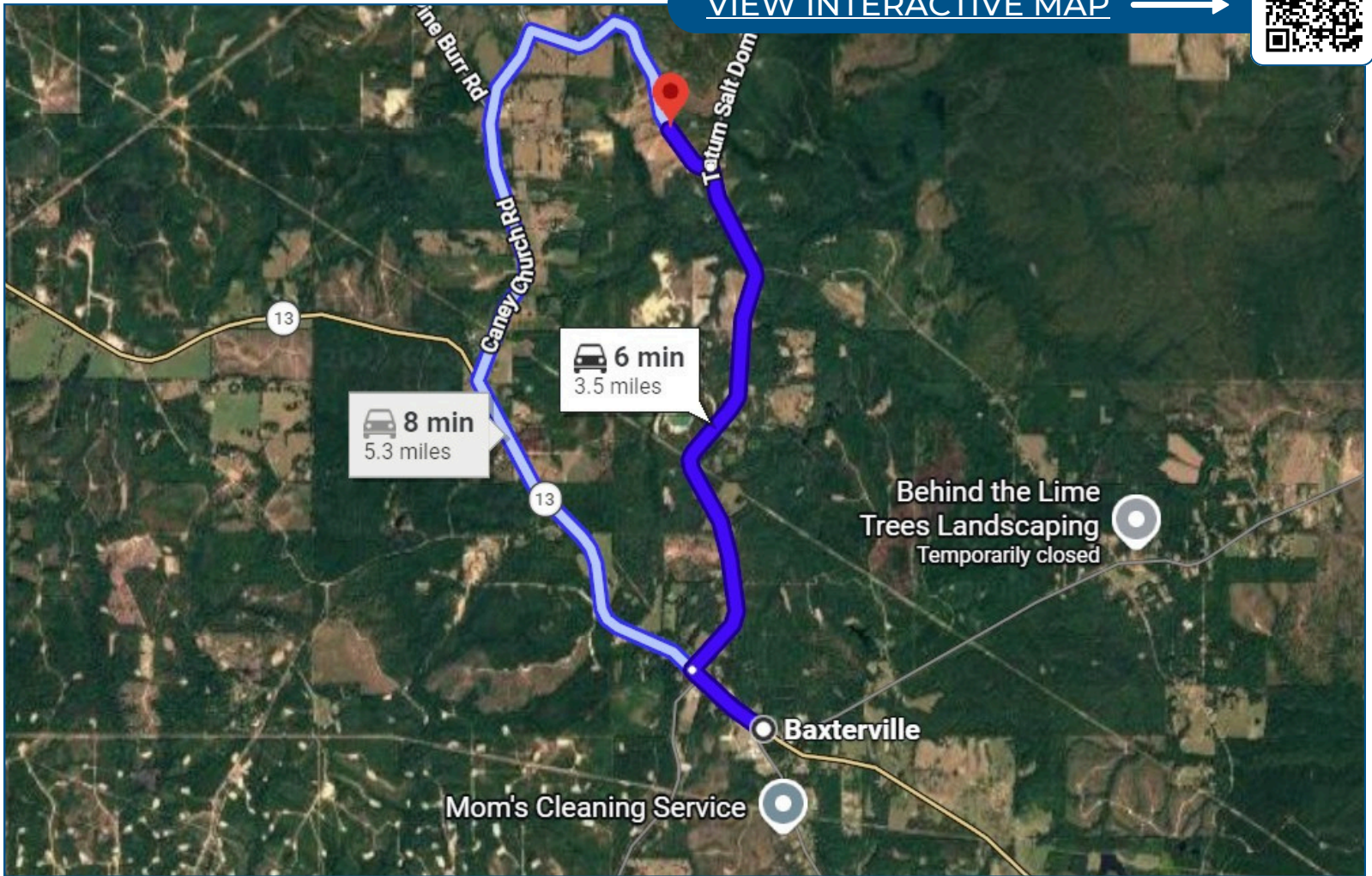


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Directional Map

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From Highway 13 in Baxterville, MS go .5 miles to Tatum Salt Dome Road and take a right. Travel 2.8 miles and take a left onto Smith Road. Proceed .3 miles and the destination is on the right at 202 Smith Road, Lumberton, MS 39455.



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