

32± ACRES
KEMPER COUNTY, MS
\$76,800



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

OFFICE (769) 760-0005 | WWW.SMALLTOWNPROPERTIES.COM

THE KEMPER 32

PROPERTY PROFILE

LOCATION:

- Highway 495 and Roebuck Drive
Preston, MS 39354
- Kemper County
- 16.9± Miles W of DeKalb
- 19.9± Miles E of Philadelphia
- 30.1± Miles SE of Louisville

COORDINATES:

- 32.80545, -88.8543

PROPERTY USE:

- Potential Home/Cabin Site
- Hunting
- Livestock
- Hobby Farm

PROPERTY INFORMATION:

- 32± Acres
- Recent Clear-Cut
- 1,140'± Frontage
on Roebuck Drive
- 1,340'± Frontage
on Highway 495
- Power, Water, and
Internet Available

TAX INFORMATION:

- Parcel 069-15-10.000
(32± Acres to be surveyed
out of this parcel)
- Taxes: TBD



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DEREK EAVES

LAND SPECIALIST

C: 662-803-2001

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derek@smalltownproperties.com

2121 5th St., Suite 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE KEMPER 32

DISCOVER A VERSATILE 32± ACRE MULTI-USE PROPERTY IN KEMPER COUNTY, MISSISSIPPI. Offering excellent access, strong utility availability, and endless potential for residential, recreational, or agricultural use, the Kemper 32 is a solid choice!

Conveniently situated at the intersection of Highway 495 and Roebuck Drive in Preston, this tract provides both accessibility and the privacy of rural living. With over 2,400 feet of total road frontage, enjoy multiple access points and excellent layout flexibility. The location places you just 16.9± miles from DeKalb, 19.9± miles from Philadelphia, and roughly 30 miles from Louisville, making it an ideal central location in east-central Mississippi.



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MORE ABOUT THE KEMPER 32

Recently clear-cut, the land is ready for your vision—suitable for various purposes, whether you want to build a home, establish a farm, or create a weekend getaway. Utilities, including power, water, and high-speed internet, are available at the road, making development straightforward and cost-effective.

The Kemper 32 offers the rare combination of accessibility, utility availability, and flexibility, making it well-suited for a wide range of buyers from homeowners to investors and outdoor enthusiasts.

**Contact Derek Eaves today for a personal tour
and experience #TheSmallTownWay!**



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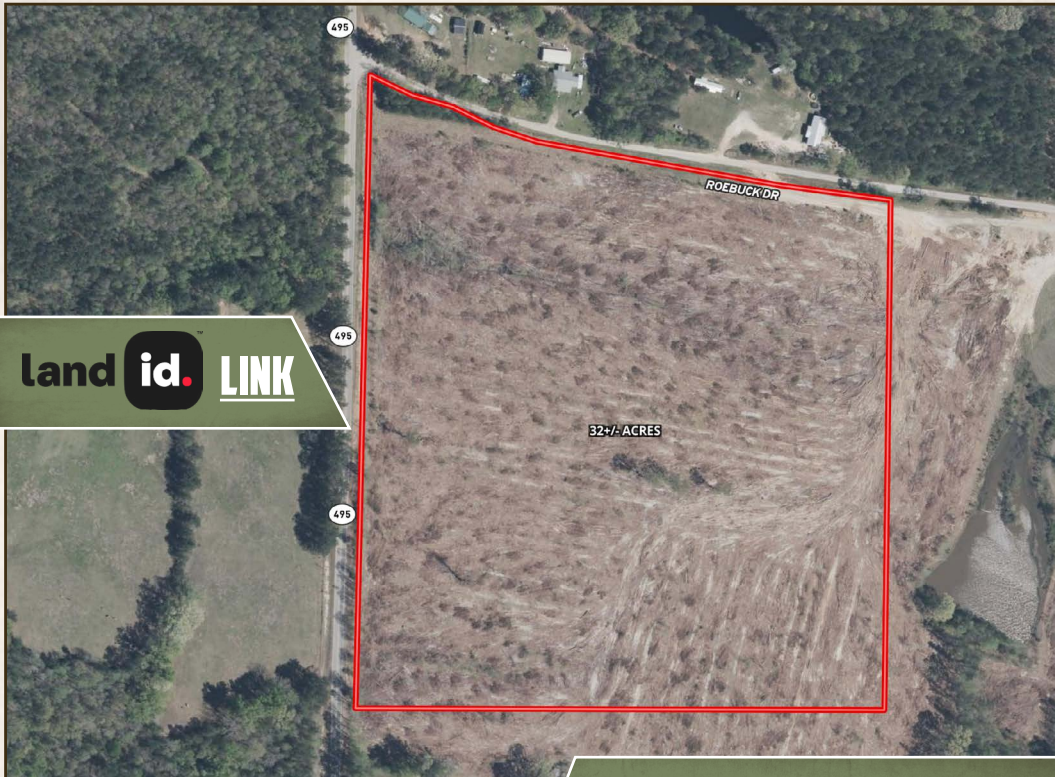
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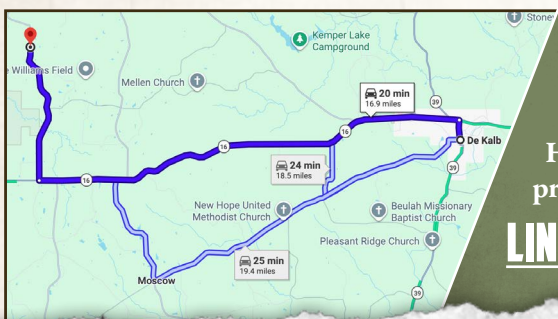
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KEMPER COUNTY, MISSISSIPPI



land id. LINK

32± ACRES



Directions from DeKalb, MS: Travel 0.6 miles north on Main Avenue. Turn left on MS Highway 16 W and continue 12.3 miles. Turn right on MS Highway 495 and travel 4 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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