Simpson County Homesites

2 Lots Ranging from 5± Acres to 8.25± Acres

Braxton, MS



See Page 2





Tom Smith Land and Homes

Expect More. Get More.

TOM SMITH
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Tom@TomSmithLand.com

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LandReport 2011-2026 America's Best Brokerages

The Property

5± to 8.25± Acres

Looking for the perfect homesite in Simpson County that allows you to enjoy the peace and quiet of country living? You just found your opportunity to get your pick of the 2 tracts ranging from 5± acres to 8.25± acres. You can also adjust the acreage at this point if needed, as the tracts have not been surveyed, which allows you to be flexible in your selection. You will be getting in on the ground floor of this new community, so take a look today! There are deed restrictions to protect your property values, so you will enjoy your investment for generations to come! Call Tom Smith today for more information!

LOT 1	5± Acres	$6,000 per acre	$30,000
LOT 2	8.25± Acres	$4,000 per acre	$33,000

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DEED RESTRICTIONS, August 30th, 2025

1. A reference of these will be incorporated into the warranty deed at the time of sale.

2. The following property rights and deed restrictions shall apply to the property

Subdivision of Unit - No portion of the land shall be subdivided. The lot shall remain the same size without further division.

Estate Lots – Any residential dwelling shall be no closer than one hundred fifty (150) feet to any existing road or 30' from any existing property line.

Unsightly or Unkept Conditions - No wrecked/non-operable vehicles or other mechanical devices shall be visible from the public road.

No more than 1 residential dwelling per lot without prior approval from Circle N Land, LLC.

Prohibited:

Utility sheds, barns or other detached buildings may be added to the property as long as they are at least 150' from any existing road or 30' from any existing property line.

Mobile homes are allowed but must be no older than 2 years before the purchase date of the property. (For example: If purchased in 2026, the mobile home must be a 2024 or newer model). Title to the home must be provided, prior to placement. In addition, all mobile homes must be skirted.

Small domestic chicken houses and farm animals are allowed. No commercial farms with chicken houses, pig farms or other commercial agricultural or industrial uses are allowed.

Attachment of Utilities - During the life of these restrictions, Circle N Land, LLC retains the right to access any of the existing utilities via an access easement at the most convenient point.

No dirt pits, industrial or commercial uses allowed without prior consent for Circle N Land, LLC.

Violation - Any violation of these deed restrictions may be corrected by Circle N Land, LLC with a 30 day written notice to the violator. If the violation is not cured, Circle N Land, LLC will have the right to cure the violation at the owner's expense. The cost to cure and any legal fees will be assessed, and a lien will be placed on the subject property. Circle N Land, LLC retains access rights across any portion of the property for this reason.

The grantor retains the right to amend, enforce or allow a variance on a case by case basis.

Deed restrictions expire after 15 years or August 30th, 2040

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Aerial Map

VIEW INTERACTIVE MAP



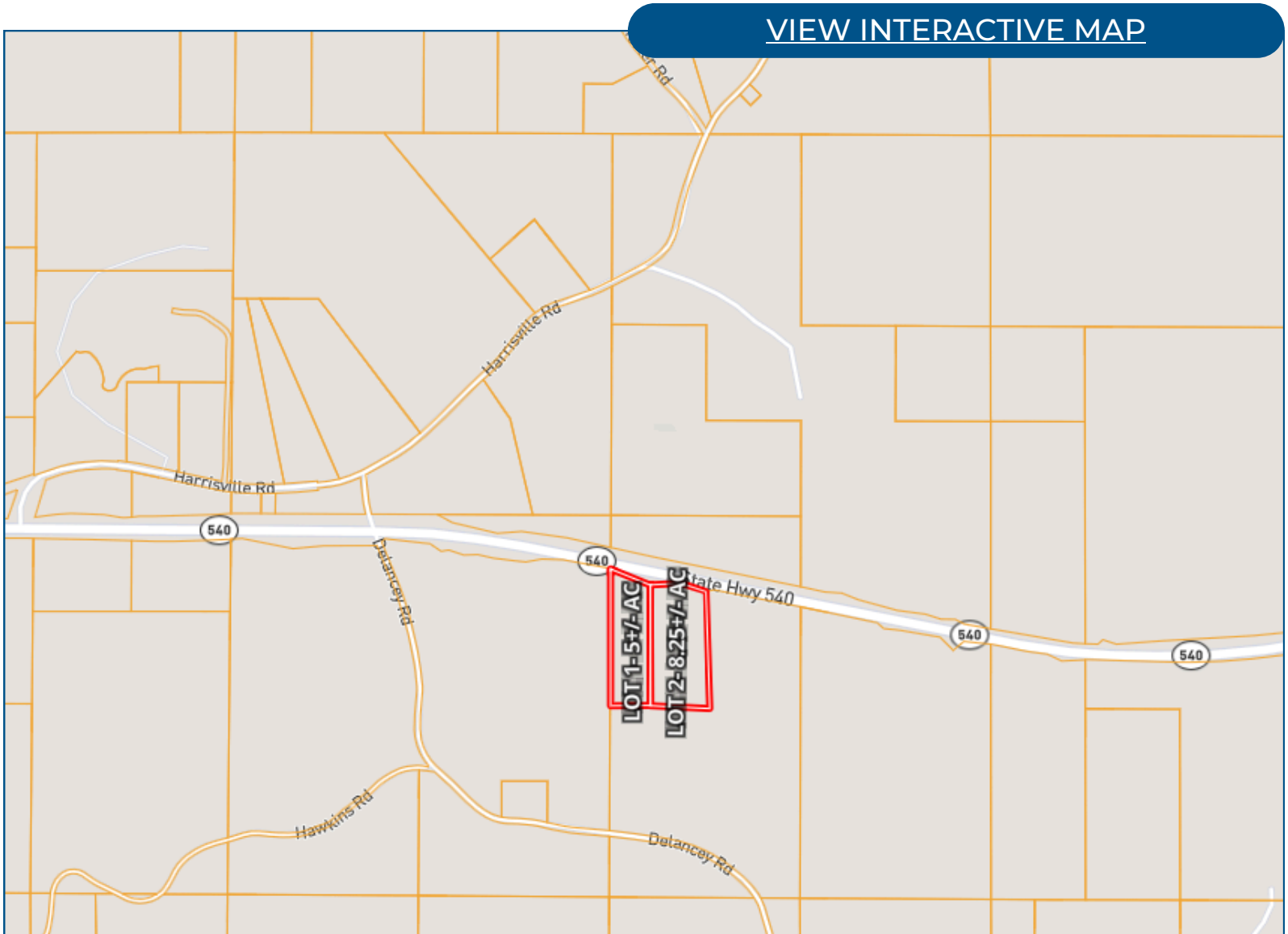
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Ownership Map

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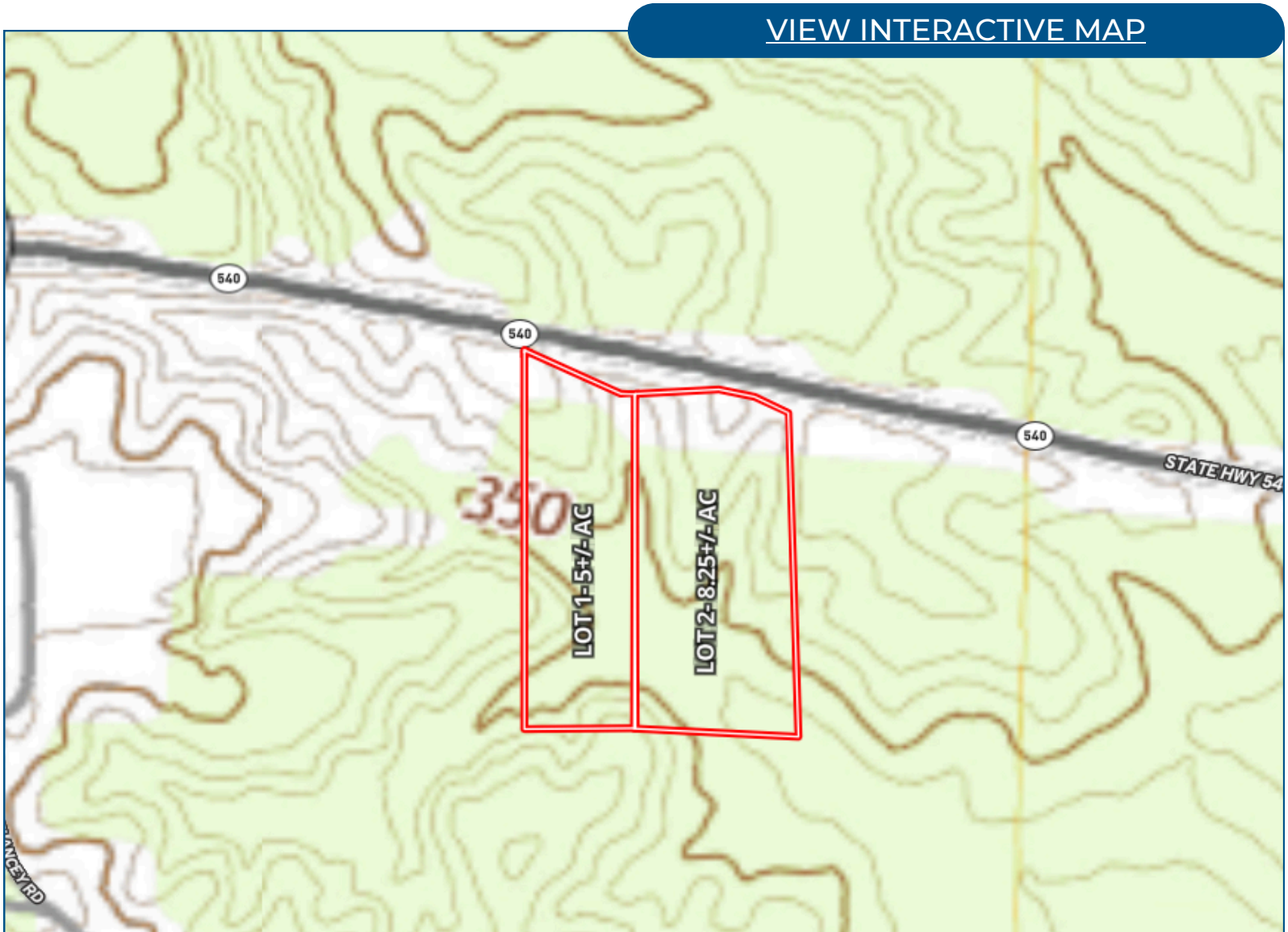
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Topo Map

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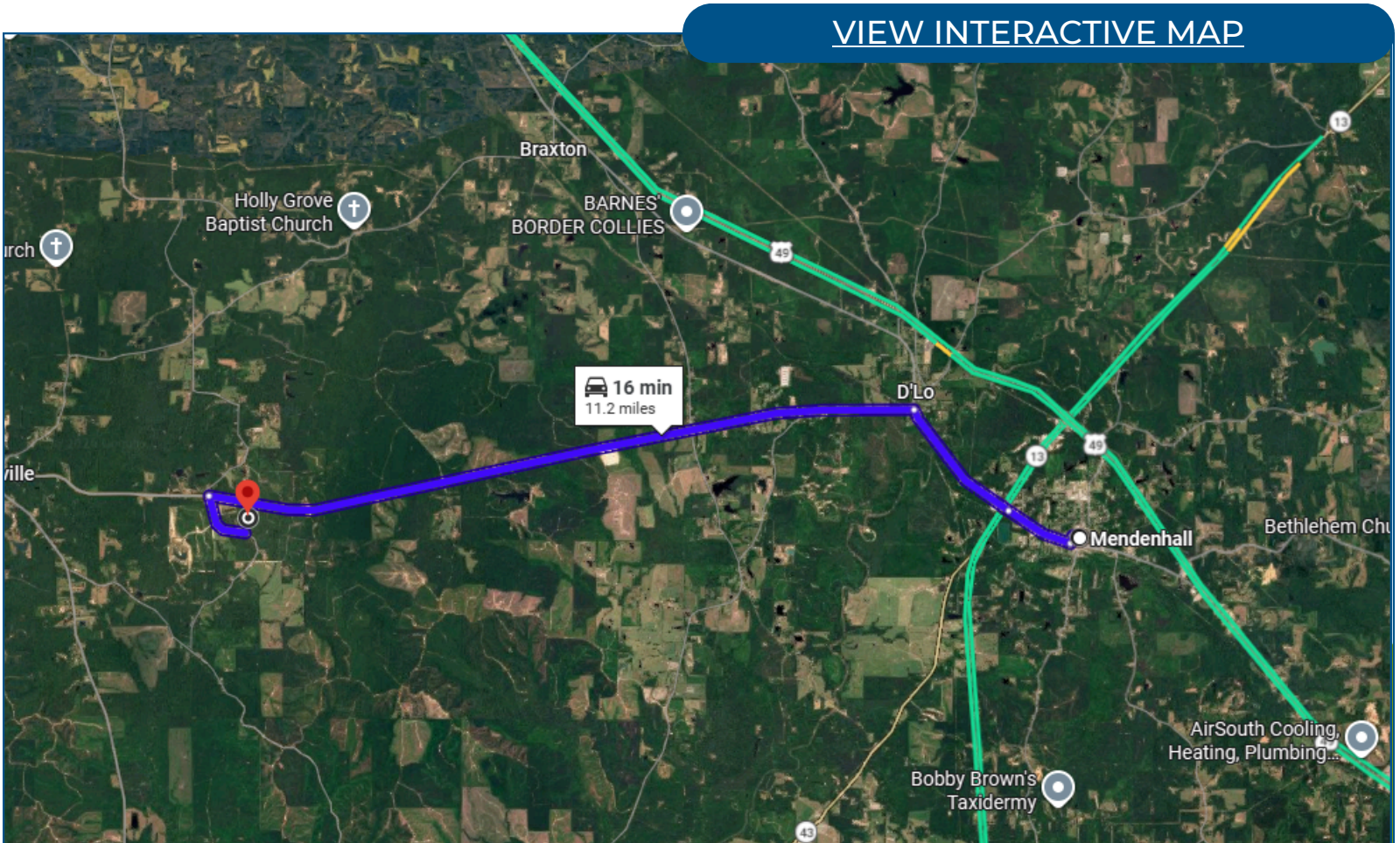
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Directional Map

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Directions from Mendenhall, MS:

Head toward N West St for 404 ft, then turn left onto N West St in 466 ft. Turn right onto Simpson Hwy 149 in 0.8 miles, and continue straight onto MS-149 N for 1.6 miles. Turn left onto MS-540 W for 8 miles, and continue to follow MS-540 W. Turn left onto Delancey Rd, and the two lots will be on the left.

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