

Simpson County Homesites

8 Lots Ranging from 5± to 15± Acres



Prices vary, see page 2

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 8 tracts ranging from 5± acres to 15± 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!



**TOM
SMITH**

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



Expect More. Get More.

Call The Land Man Today!

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



LOT PRICES

LOT 1	5± Acres	\$8,197 per acre	\$40,985
LOT 2	8.25± Acres	\$5,004 per acre	\$41,285
LOT 3	7± Acres	\$6,500 per acre	\$45,500
LOT 4	8.65± Acres	\$6,934 per acre	\$59,985
LOT 5	7.70± Acres	\$5,193 per acre	\$39,985
LOT 6	15.3± Acres	\$4,900 per acre	\$74,985
LOT 7	11.75± Acres	\$5,445 per acre	\$63,985
LOT 12	5± Acres	\$9,000 per acre	\$45,000

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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.

Unightly 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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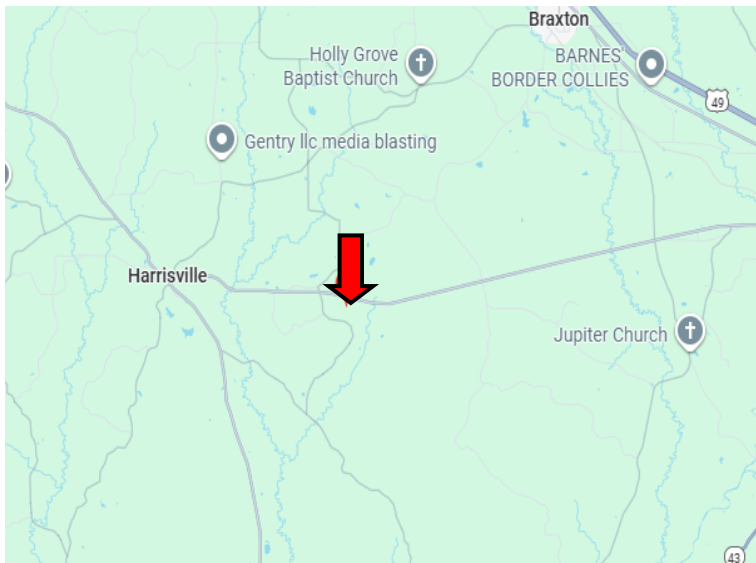
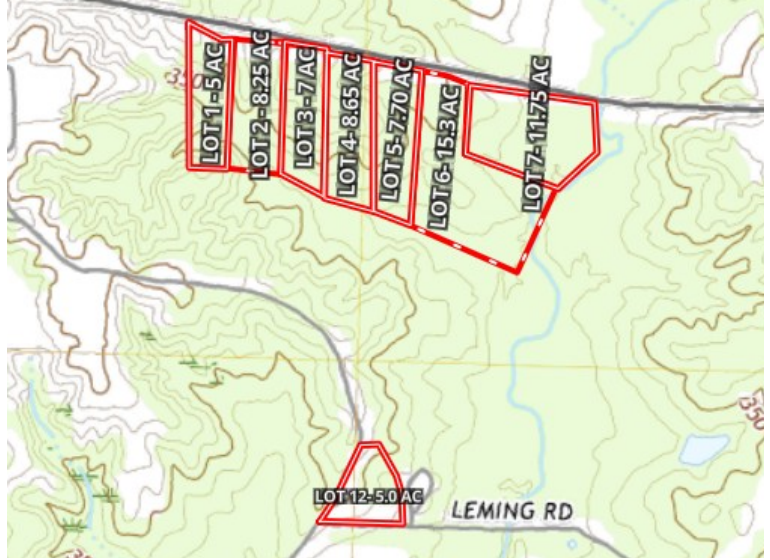
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MAPS

[Click Here for the LandID
Interactive Map Link](#)



**Directions from MS-149 in
Mendenhall, MS:** Head west on
MS-149 for 0.3mi. Turn left onto
Jupiter Rd and follow for 8mi. Turn
left onto Delancey Rd and in 0.7mi
the property will be on your left.

[Google Map Link](#)



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