



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™

**Office 769.888.2522**

**28.80+/- Acres in Simpson County, MS**  
**\$158,400**

# Property Profile

## The Simpson 28.80

### Location:

- Simpson County
- 14.2± Miles Southeast of Florence, MS
- 7± Miles North of Mendenhall, MS

### Coordinates:

- 32.0208, -89.9432

### Property Information:

- 28.80± Total Acres
- 850± Feet of Road Frontage along ES Drive in Braxton, MS
- Utilities at road (Power, Water)
- Mixed Timber
- Wildlife

### Property Use:

- Potential Home/Cabin Site
- Recreational
- Investment
- Small Game, Deer, and Turkey Hunting

### Tax Information: Estimated \$110.30

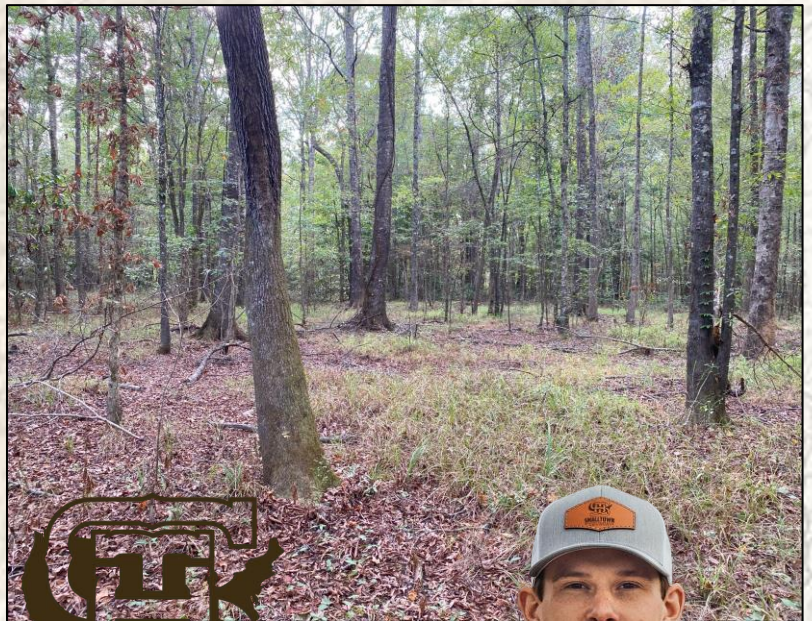
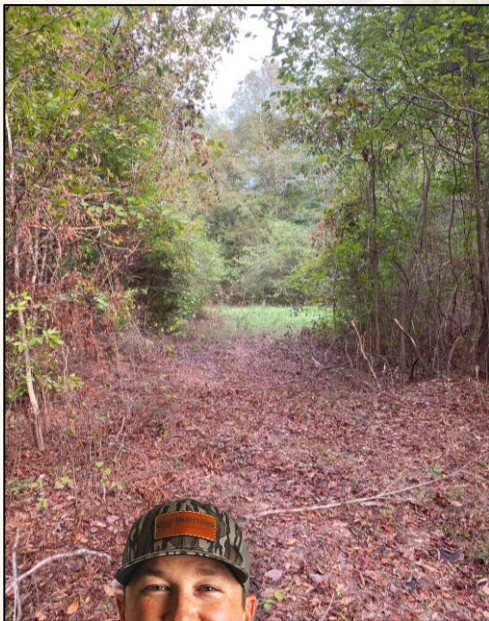
- Parcel #: Part of 1-0910-12 & 1-0960-13



**JIMMY GENTRY** | LAND SPECIALIST  
C: 601-421-8500 | jimmy@smalltownproperties.com

**LUKE SANDERS** | LAND SPECIALIST  
C: 601-953-3535 | luke@smalltownproperties.com

**OPTIONS** in Simpson County! This 28.80 surveyed acre tract is located in Braxton, MS and offers a mix of pine and hardwood timber, home to numerous wildlife species. An internal trail system is in place providing access to the entire property. With water and electricity available at the road, building a home or cabin will provide the opportunity to hunt right out your back door!



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*Information is believed to be accurate but not guaranteed.*

This tract is convenient to Hwy 49 so you will be at your destination in no time. Come see what all this timbered tract can offer.; call Jimmy or Luke to schedule a private showing of The Simpson 28.80



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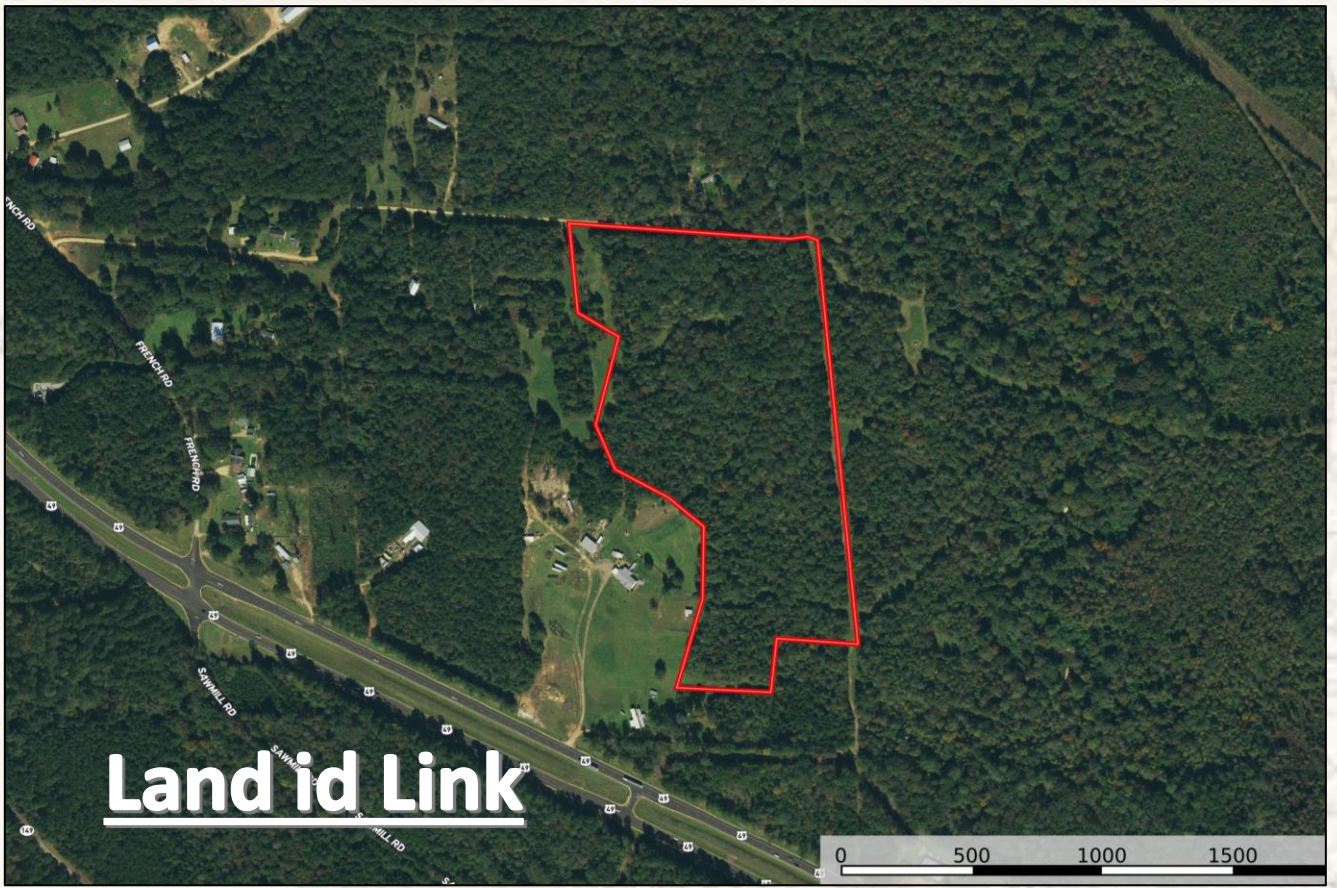


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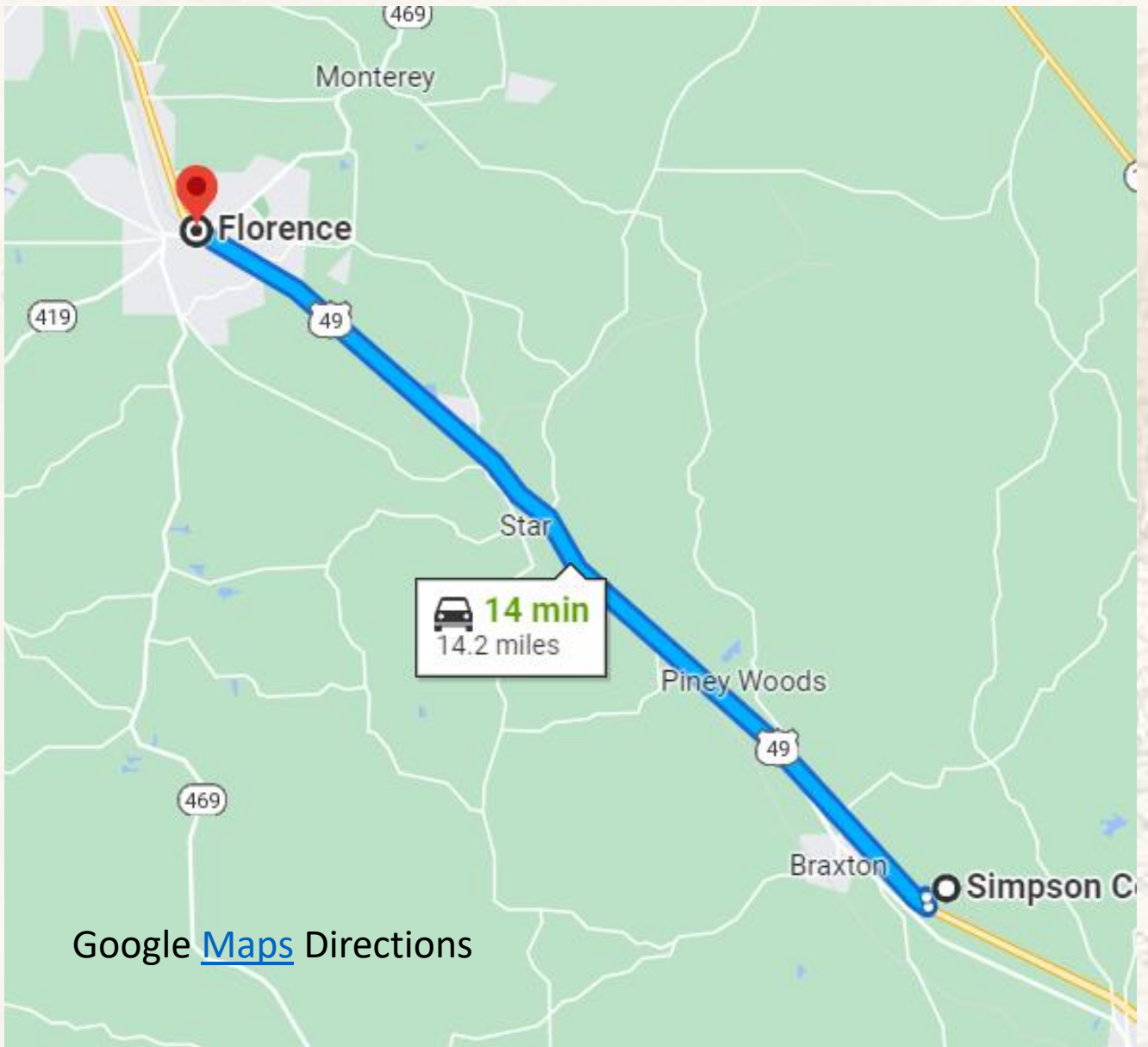


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Google [Maps](#) Directions



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