

**52.6± ACRES**  
**LOWNDES COUNTY, MS**  
**\$523,800**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**OFFICE (662) 338-2027**

# THE LOWNDES 52.6

## PROPERTY PROFILE

### LOCATION:

- Stanley Road  
Caledonia, MS 39740
- Lowndes County
- 1± Mile to Downtown Caledonia
- 8.4± Miles to US Hwy 45 N
- 11± Miles to Columbus  
Air Force Base
- 17± Miles to Walmart  
in Columbus

### COORDINATES:

- 33.6814, -88.3095

### PROPERTY USE:

- Investment
- Development
- Residential
- Agricultural

### PROPERTY INFORMATION:

- 52.6± Acres
- Paved Road Frontage
- Established Road
- Caledonia School District

### TAX INFORMATION:

- 2024 - \$199.47



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**JACOB HANSON**

LAND SPECIALIST

C: 662-386-3814

O: 662-338-2027

[jacob@smalltownproperties.com](mailto:jacob@smalltownproperties.com)

501 Hwy 12 W, Ste 150B - Starkville, MS 39759

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE LOWNDES 52.6

**ATTENTION INVESTORS, DEVELOPERS, BUILDERS: DISCOVER A RARE GEM IN THE HIGHLY DESIRABLE AREA OF CALEDONIA, MISSISSIPPI.** This 52.6± acre Lowndes County property boasts paved frontage on Stanley Road and an established road leading into the heart of the land. Conveniently located approximately one mile from Caledonia High School, this picturesque tract is perfect for building your own dream home or creating a residential development. Currently cleared for row crop farming is a bonus as it will save with development costs. This is an ideal opportunity to own a piece of paradise in a prime location!

**Call Jacob Hanson today to schedule a showing of the Lowndes 52.6.**



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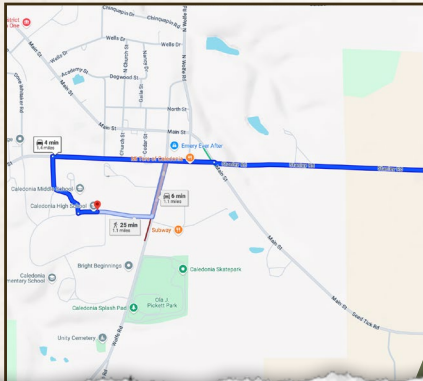
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Directions From Fred Darnell Lane at Caledonia High School: Turn left onto Wolfe Road and proceed to South Street. Turn right and continue 1.1 miles, the road turns into Stanley Road. The property will be on the left.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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