



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

LOT 170 | 3.28± ACRES
JONES COUNTY, MS
\$48,000



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

JONES 3.28 LOT 170

PROPERTY PROFILE

LOCATION:

- Forest Glen Drive
Laurel, MS 39443
- Shady Grove Community
- Jones County
- 5± Miles N of Downtown Laurel
- 32± Miles N of Hattiesburg

COORDINATES:

- 31.74241, -89.15858

TAX INFORMATION:

- Taxes: TBD
- New Development Lot

PROPERTY USE:

- Development
- Investment

PROPERTY INFORMATION:

- 3.28± Acres
- Home Site
- Pond
- North Jones Elementary School
- West Jones High School



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DEWAYNE ATKINSON

LAND SPECIALIST

C: 601-832-3075

O: 769-888-2522

dewayne@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO JONES 3.28

DISCOVER YOUR DREAM HOME SITE ON THIS BEAUTIFUL 3.28± ACRE LOT, LOCATED IN THE QUIET COMMUNITY OF SHADY GROVE IN JONES COUNTY, MS. This prime piece of real estate features a newly built pond, providing a focal point and a natural habitat for local wildlife. The lot has been carefully leveled, offering the perfect foundation for your future home.

Nestled within a new development on Forest Glen Drive, this property combines the best of both worlds: the peacefulness of country living with the convenience of city amenities. Situated just 5 miles from Laurel, you'll have easy access to shopping, dining, entertainment, and more. Yet, you'll still enjoy the laid-back, slower pace of Shady Grove.

This lot is located in the sought-after North Jones Elementary and West Jones High School district, ensuring top-notch education for your family. Take the opportunity to create your own haven in this idyllic setting. Whether you're looking to build a family home, a weekend retreat, or an investment property, this lot offers endless possibilities.

Contact Dewayne Atkinson today for more information and to schedule your own private showing!



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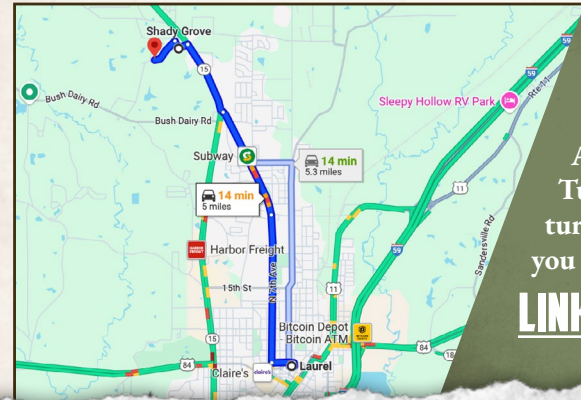
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— Lot 170
— Property Boundary
— New Development Road
— Additional Acreage Available

land **id.** LINK



Directions From Downtown Laurel, MS: Travel 0.3 miles on W 5th St to N 7th Ave. Travel 4.1 miles on N 7th Ave and continue on Audubon Drive. Turn left on Shady Lane Road and then turn left on Reeves Road. In 0.4 miles, you will arrive at the destination.

LINK TO GOOGLE MAP DIRECTIONS



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