



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

20± ACRES
LOWNDES COUNTY, MS
\$100,000



OFFICE (662) 338-2027 | WWW.SMALLTOWNPROPERTIES.COM

THE LOWNDES 20

PROPERTY PROFILE

LOCATION:

- Hwy 12
Steens, MS 39766
- Lowndes County
- 3± Miles N of Columbus Nissan
- 3.5± Miles N of Hwy 82

COORDINATES:

- 33.5603, -88.3664

PROPERTY USE:

- Recreational
- Development
- Investment

PROPERTY INFORMATION:

- 20± Acres
- Mix of Hardwoods/Pine Timber
- Frontage on Hwy 12
- Small Pond
- Cleared Field

TAX INFORMATION:

- Tax Code Area 1011
- Tax Amount \$48.55
- Tax Year 2024
- Parcel ID 48W00-00-01800



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

JACOB HANSON

LAND SPECIALIST

C: 662-386-3814

O: 662-338-2027

jacob@smalltownproperties.com

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

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE LOWNDES 20

WELCOME TO THE LOWNDES 20, WHERE POSSIBILITIES ARE ENDLESS! This exceptional 20± acre tract is located in Lowndes County, Mississippi, offering prominent road frontage along Highway 12 and conveniently situated near Highway 82. Featuring a mix of big hardwoods and mature pine timber, this property backs up to railroad tracks, ensuring privacy. Additionally, a small pond is on site. Whether you're seeking an ideal location for a commercial site, a peaceful retreat for your dream home, or a recreational space to enjoy, the Lowndes 20 is worth considering.

With its prime location, accessibility to highways, and versatile features, this is the perfect canvas for your vision.

Contact Jacob Hanson today to schedule a private showing.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

JACOB HANSON

LAND SPECIALIST

C: 662-386-3814

O: 662-338-2027

jacob@smalltownproperties.com

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

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

20± ACRES

LOWNDES COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

JACOB HANSON

LAND SPECIALIST

C: 662-386-3814

O: 662-338-2027

jacob@smalltownproperties.com

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

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

20± ACRES

LOWNDES COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

JACOB HANSON

LAND SPECIALIST

C: 662-386-3814

O: 662-338-2027

jacob@smalltownproperties.com

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

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

20± ACRES

LOWNDES COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

JACOB HANSON

LAND SPECIALIST

C: 662-386-3814

O: 662-338-2027

jacob@smalltownproperties.com

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

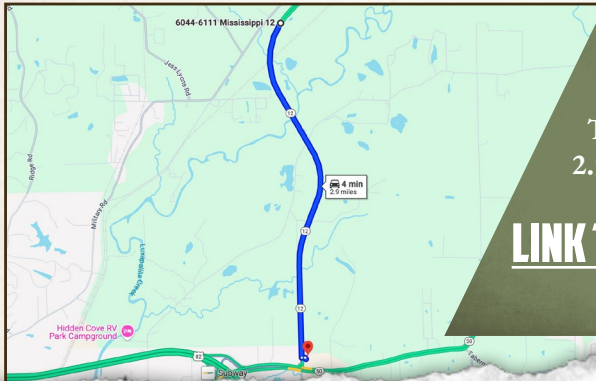
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

20± ACRES

LOWNDES COUNTY, MISSISSIPPI

land id. LINK



Directions From Columbus Nissan:
Turn right on MS-12 W and continue
2.9 miles to the property on your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

JACOB HANSON

LAND SPECIALIST

C: 662-386-3814

O: 662-338-2027

jacob@smalltownproperties.com

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

smalltownproperties.com

Information is believed to be accurate but not guaranteed.