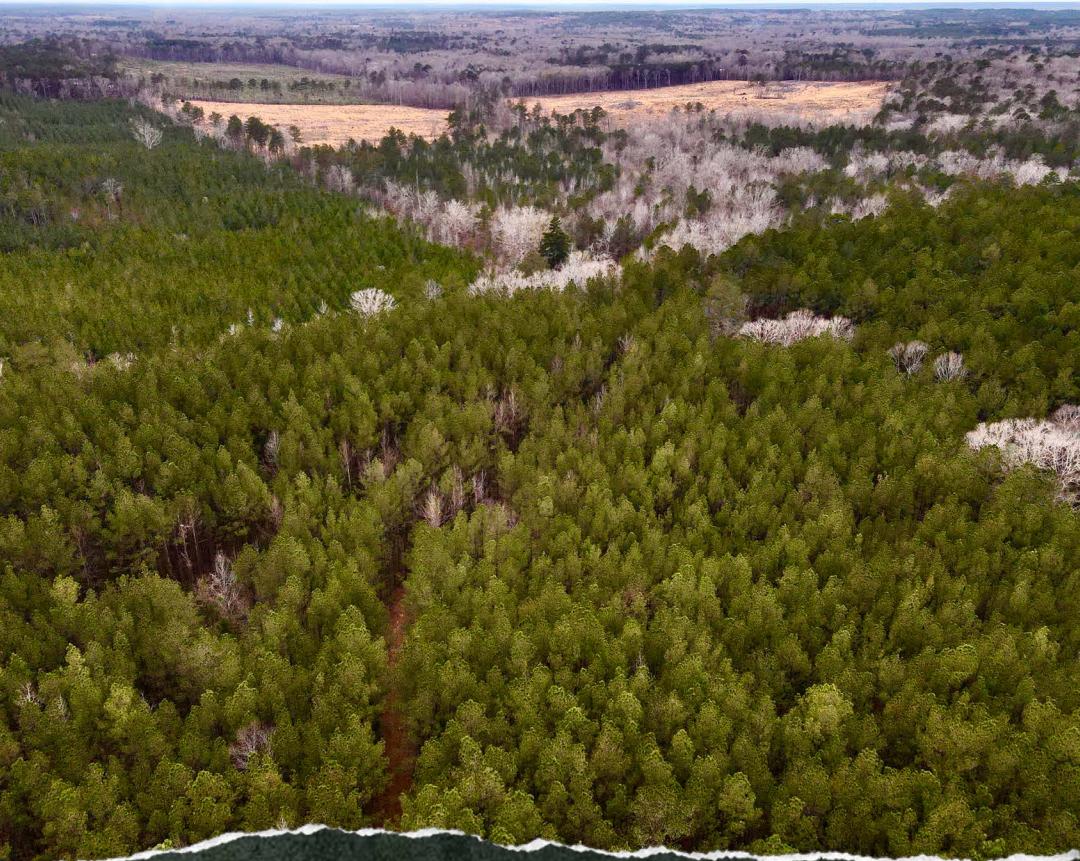




**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**60± ACRES  
SIMPSON COUNTY, MS  
\$150,000**



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# THE SIMPSON 60

## PROPERTY PROFILE

### LOCATION:

- Harrisville, MS 39082
- Simpson County
- Deeded Easement from Pea Ridge Road
- $13\pm$  Miles S of Florence
- $17.8\pm$  Miles W of Mendenhall
- $20\pm$  Miles E of Crystal Springs

### COORDINATES:

- 32.00636, -90.08907

### PROPERTY USE:

- Hunting
- Recreation
- Investment

### PROPERTY INFORMATION:

- $60\pm$  Acres
- Internal Road
- Food Plot
- Creek
- Mixed Timber
- Marketable Timber

### TAX INFORMATION:

- Parcel 1- 10850150000000002800  
2023 Tax \$56.83
- Parcel 2- 10850210000000000100  
2023 Tax \$134.82



DENNIS WEST | MANAGING BROKER  
C: 601-248-4396 | dennis@smalltownproperties.com

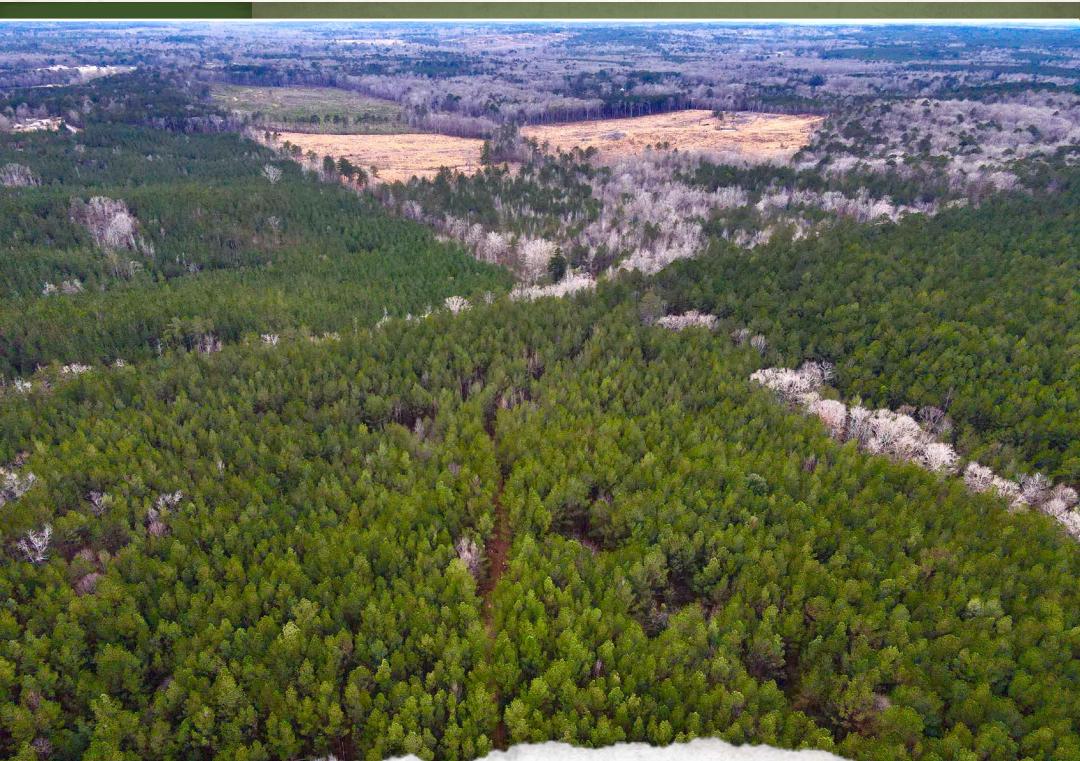


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C: 601-832-3075 | dewayne@smalltownproperties.com

# WELCOME TO THE SIMPSON 60

**EXPLORE A 60± ACRE PROPERTY SUITABLE FOR HUNTING, TIMBER INVESTMENT OR A PEACEFUL RETREAT.** Situated in the Harrisville community of Simpson County, MS approximately 13 miles south of Florence, this tract consists of mixed and marketable timber, featuring oak trees. Enjoy good hunting opportunities as it has several creeks running throughout. There is an open internal road for easy navigation. Although there is no direct road frontage, the property is accessible via deeded easement with a well-maintained road.

**Give Dewayne Atkinson and Dennis West  
a call today for your private showing.**



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60± ACRES

SIMPSON COUNTY, MISSISSIPPI



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60± ACRES

SIMPSON COUNTY, MISSISSIPPI



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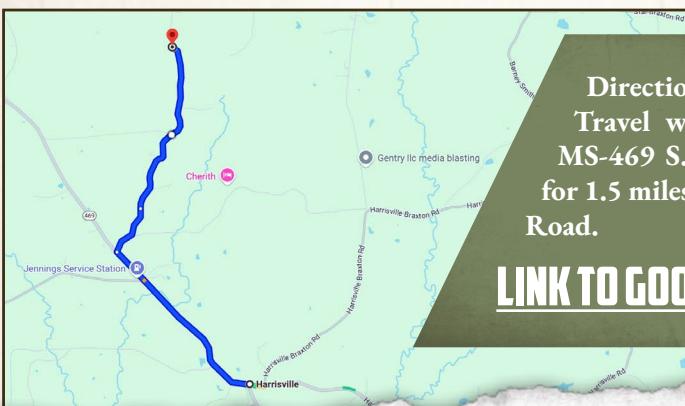
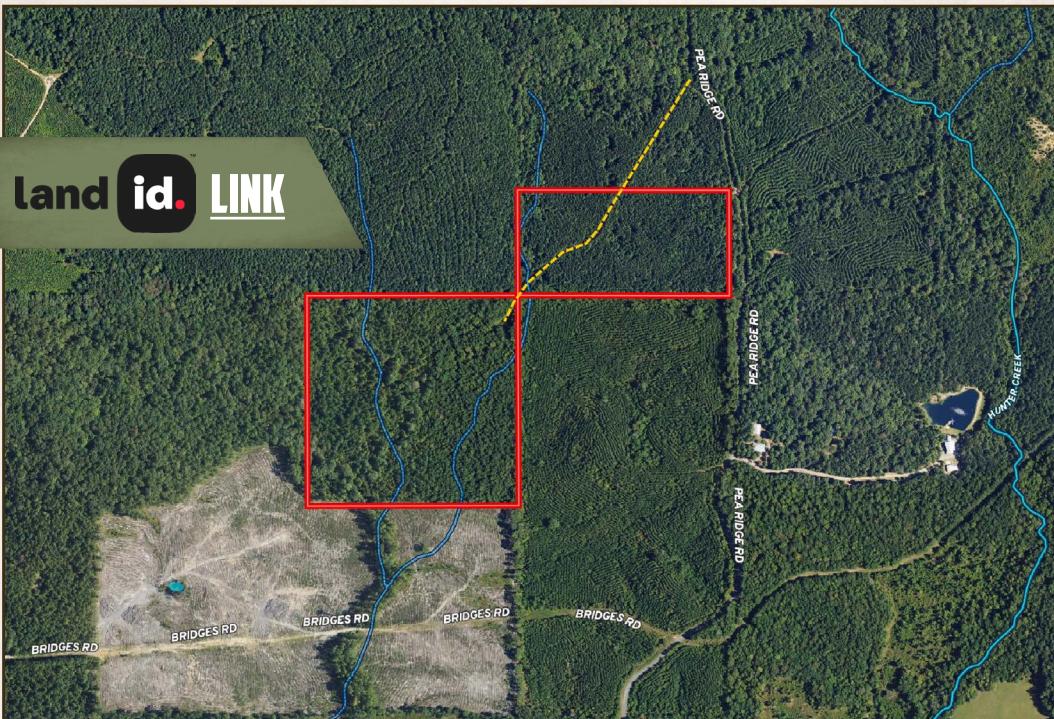
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60± ACRES

SIMPSON COUNTY, MISSISSIPPI

land **id.** **LINK**



Directions From Harrisville, MS:  
Travel west on MS-540 W toward  
MS-469 S. Continue onto MS-469 N  
for 1.5 miles. Turn right onto Pea Ridge  
Road.

**LINK TO GOOGLE MAP DIRECTIONS**



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