



**Stuart Hemphill**

stuarthemphill58@gmail.com

Office: (601) 250-0017

Cell: (601) 248-7637

SouthernStatesRealty.com



**Southern  
States Realty**



Located less than one mile from Interstate 55 and just 10 miles north of the Louisiana/Mississippi state line, this 38-acre property offers the perfect blend of privacy, natural beauty, and convenience. Whether you're searching for hunting land, a future homesite, or recreational acreage, this tract checks all the boxes. The land boasts gentle rolling hills with elevations ranging from 300' to 350'. A seasonal creek winds through the property, adding to its charm and wildlife appeal. You'll also find two small ponds—ideal for attracting game. This acreage is heavily wooded with mature hardwood trees, providing shade, privacy, and excellent habitat for local wildlife. Deer, turkeys, and squirrels are plentiful, making this property a hunter's dream in Mississippi. An old home sits on the property (no value assigned), offering a ready-made site for your future plans. The location includes a water well and septic system, with community water available for added convenience. Whether you envision a weekend getaway, a hunting retreat, or your forever home site, this 38-acre parcel delivers. With easy highway access and abundant natural beauty, opportunities like this are rare. Schedule your viewing today and experience the peace and potential of this Mississippi land for sale near the Louisiana state line.

**4058 Muddy Springs Road, Magnolia, MS**

**31.145925, -90.494213 GPS**



**\$159,600**

**38± Acres  
MLS #4122290**

