



**Caleb Armstrong**  
 REALTOR®/UC Landpro  
 calebarms24@gmail.com  
 Office: (601) 250-0017  
 Cell: (318) 680-8177  
 SouthernStatesRealty.com



**Southern  
 States Realty**



Tucked away just across the Louisiana state line in scenic Pike County, Mississippi, this 36-acre tract near Magnolia offers an incredible opportunity for anyone seeking an affordable home site or a peaceful hunting retreat. Whether you're looking to build your dream cabin, park your camper, or create a quiet getaway in the country, this property provides the perfect foundation. The land has been recently thinned, giving it a clean and manageable layout that's ready for your personal touch. With just a few hours of equipment work, you could easily shape it into an outstanding small hunting tract with internal roads, food plots, and stand locations. The property still boasts plenty of mature hardwoods, offering shade, beauty, and excellent habitat for the abundant deer and turkey that call this area home. This part of Pike County is known for its seclusion and rural charm, with neighboring properties featuring attractive homes on large parcels of land—ensuring peace, privacy, and long-term value. Despite the country feel, Magnolia's conveniences are just a short drive away, and the property's proximity to Louisiana makes it especially appealing to sportsmen and families looking for an easy weekend escape from the city. Power is available, making development simple and cost-effective. Whether you envision a rustic hunting camp, a private homesite, or an investment in land that will only grow in value, this property offers tremendous potential. It's rare to find a tract that combines great location, strong wildlife presence, and affordability like this. Don't miss your chance to secure a slice of quiet Mississippi countryside—an opportunity that's becoming harder and harder to find.

**1191 Emma Kelly Road, Magnolia, MS**

**31.082459, -90.427278 GPS**



**\$125,000**

**36± Acres  
 MLS #4133668**

