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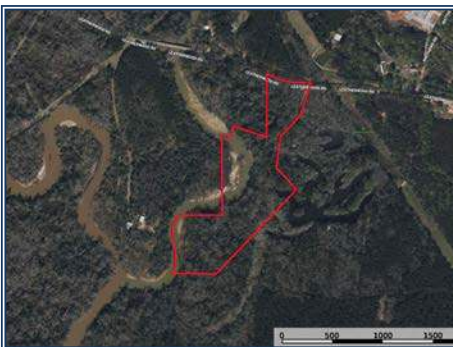
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Discover your own private retreat on 23 breathtaking wooded acres along the sandy-bottom banks of the Topisaw River. This rare waterfront property offers the perfect blend of seclusion, recreation, and rustic charm. Tucked beneath towering hardwoods, you'll find two inviting cabins designed for relaxation and connection with nature. The main cabin features 2 bedrooms and 2 bathrooms, highlighted by vaulted beam ceilings, a durable metal roof, and a convenient carport—ideal for comfortable extended stays. Just steps from the river, the second cabin offers a cozy 1 bedroom, 1 bathroom layout with a screened-in porch overlooking an expansive sandbar, creating the perfect setting for morning coffee or evening sunsets. The land itself is a true outdoor paradise. Enjoy excellent hunting and fishing, explore scenic ATV trails that wind through the property, or spend your days along the river's natural sandbars. A spring-fed backwater lake adds even more opportunity for fishing and canoeing, with water levels supported by natural beaver dams and seasonal river flow. A well-maintained gravel drive provides easy access deep into the property, while the remaining acreage offers privacy and adventure. Whether you're hosting family gatherings, enjoying quiet nights by the fire, or simply listening to the gentle flow of the river, this property delivers an unmatched recreational experience. Properties like this are rarely available offering a unique combination of waterfront beauty, usable land, and authentic cabin living. If you've been searching for a secluded getaway with exceptional river frontage and timeless natural appeal, this is your opportunity. Shown by appointment to qualified buyers only.

3195 Leatherwood Road, Tylertown, MS

31.204190, -90.283870 GPS



\$299,500

2 Bed/2 Bath
 23± Acres
 MLS #4146890

