

The Pearl River 103
Hwy 488
Carthage, MS 39051

\$298,700
103± Acres
Leake County



The Pearl River 103
Carthage, MS / Leake County

SUMMARY

Address

Hwy 488

City, State Zip

Carthage, MS 39051

County

Leake County

Type

Hunting Land, Timberland

Latitude / Longitude

32.708704 / -89.330634

Acreage

103

Price

\$298,700

Property Website

<https://swapaland.com/property/the-pearl-river-103-leake-mississippi/89619/>



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PROPERTY DESCRIPTION

Welcome to the Pearl River 103!

This 103+/- acre tract in Leake County, Mississippi, offers the perfect blend of recreation, natural beauty, and convenience. Just minutes from the town of Carthage, the property features nearly half a mile of Pearl River frontage, where you'll find cypress brakes and oxbow lakes that create excellent fishing and wildlife habitat.

The land itself is a well-balanced mix of mature hardwoods and open fields, making it ideal for hunting, pasture, or establishing year-round food plots. With direct access off Highway 488, the property is easy to reach yet still offers a true country feel.

On-site, you'll find a large pole barn, perfect for storing tractors, implements, and recreational equipment. Whether you're envisioning a recreational getaway or a working farm, the property is ready with power and water utilities available.

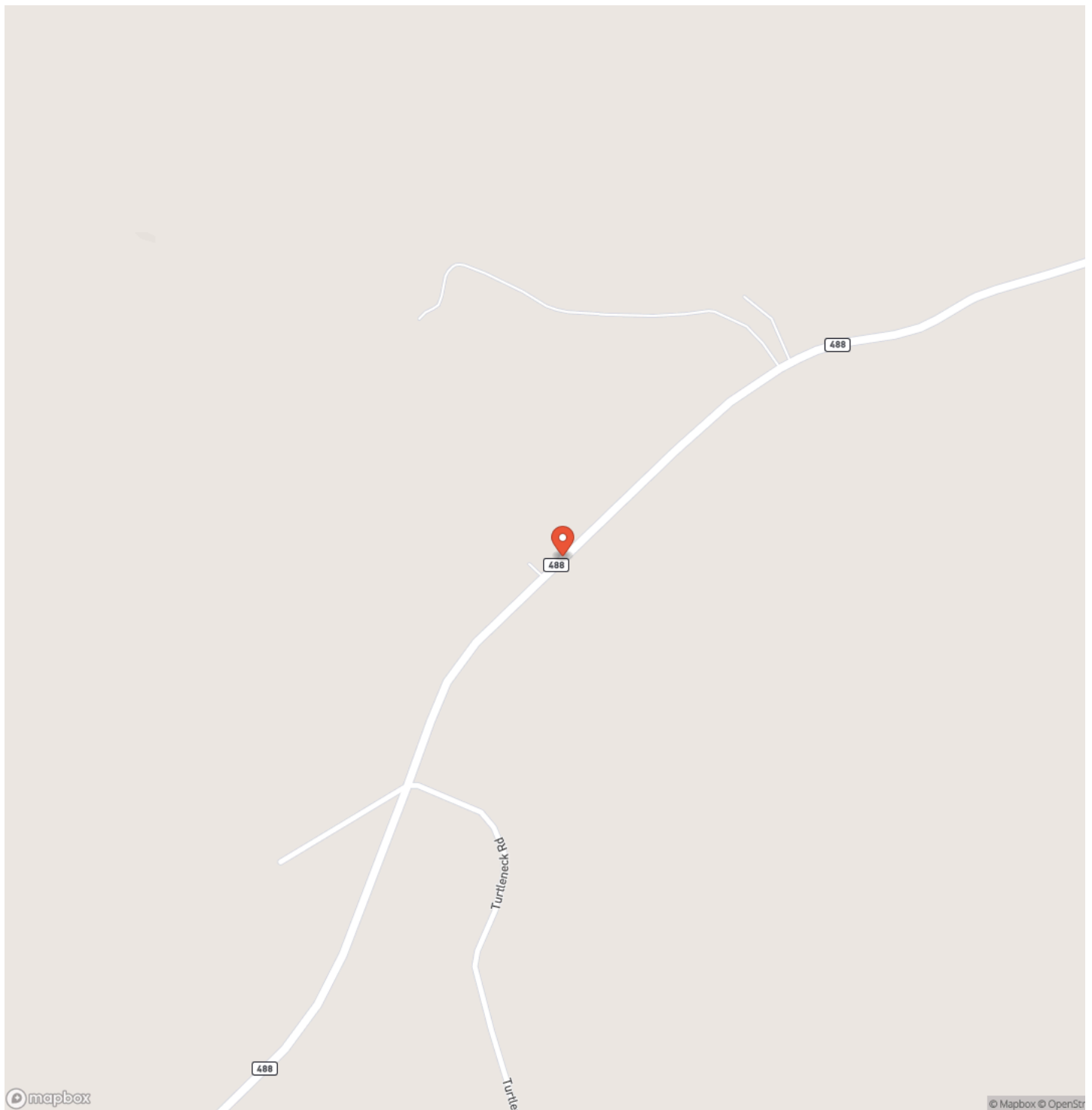
If you've been looking for a property that offers outdoor recreation and investment potential all in one—this one may be for you.



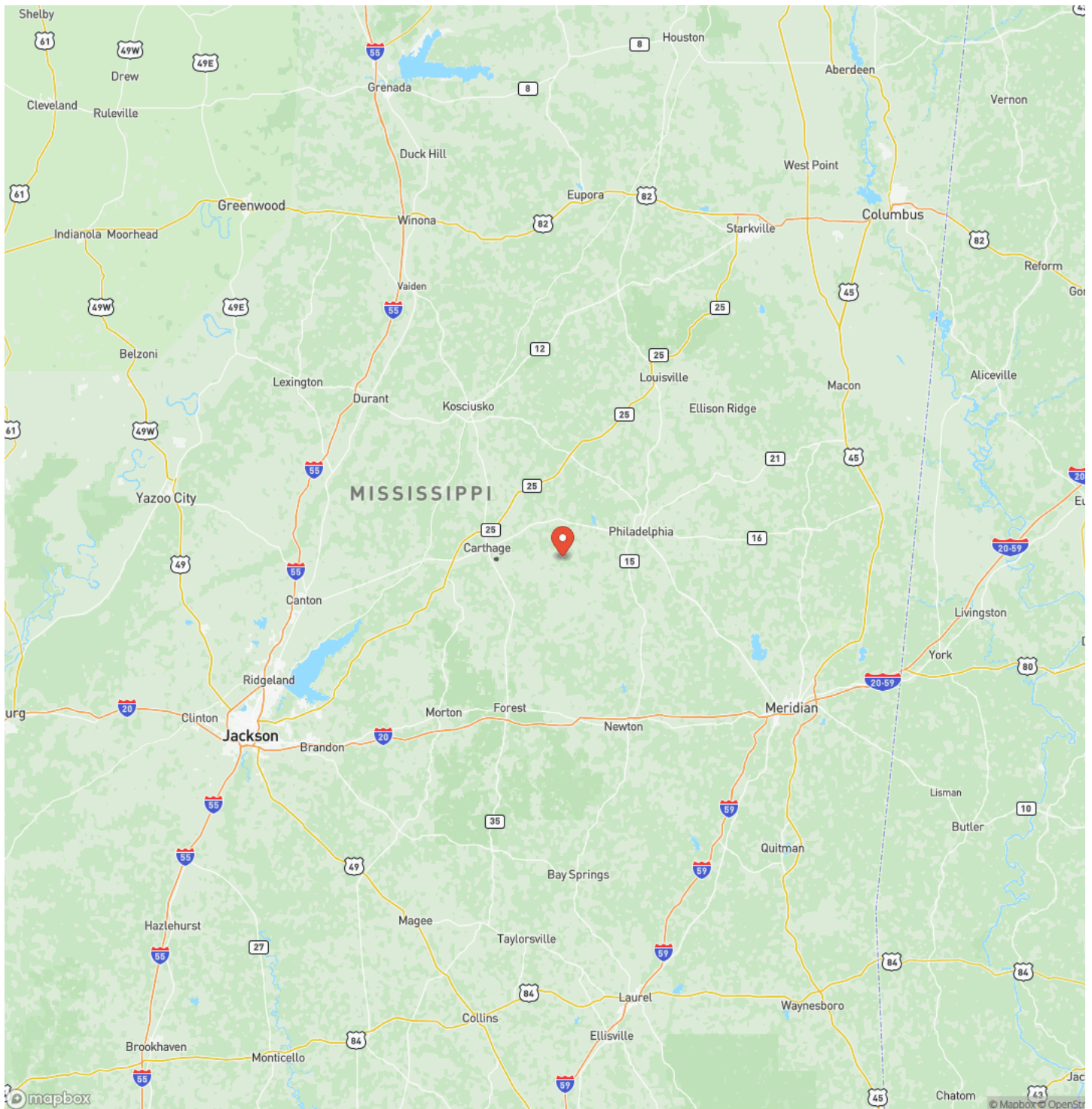
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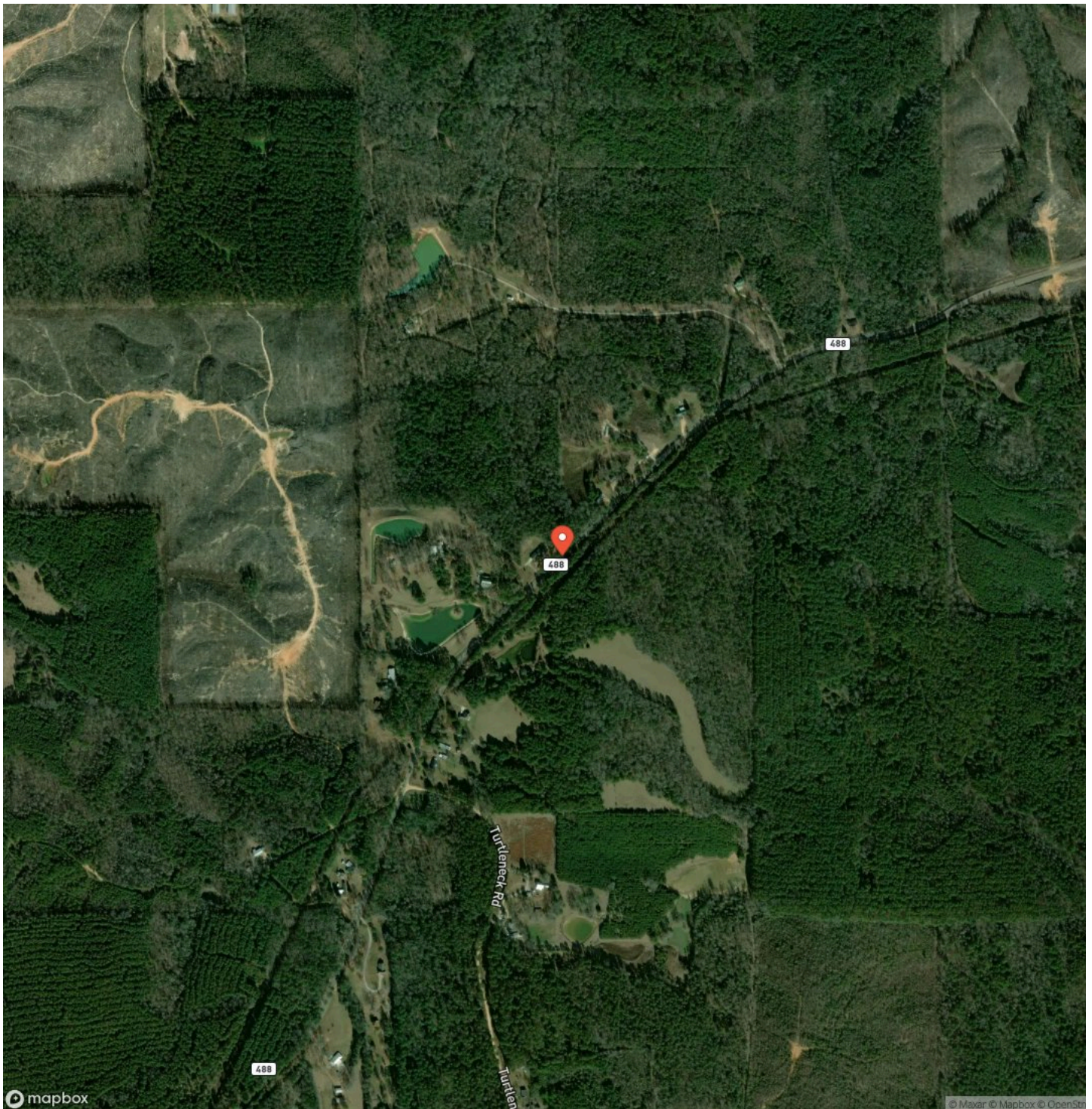
Locator Map



Locator Map



Satellite Map



The Pearl River 103
Carthage, MS / Leake County

LISTING REPRESENTATIVE

For more information contact:



Representative

Kenneth Lancaster

Mobile

(601) 506-4733

Email

Kenneth.Lancaster@SwapaLand.com

Address

City / State / Zip

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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