

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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**Carthage, MS / Leake County**

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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.

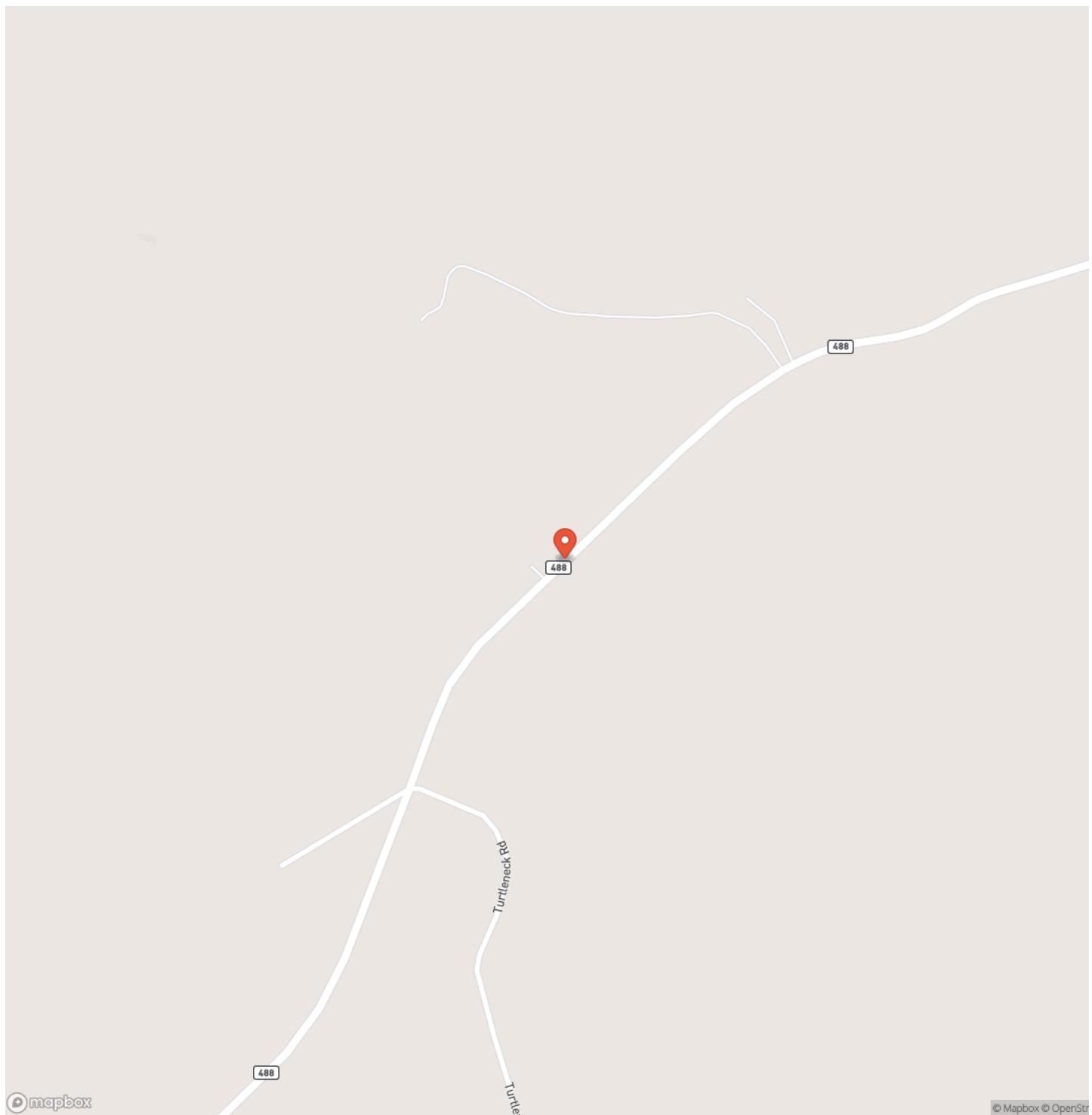


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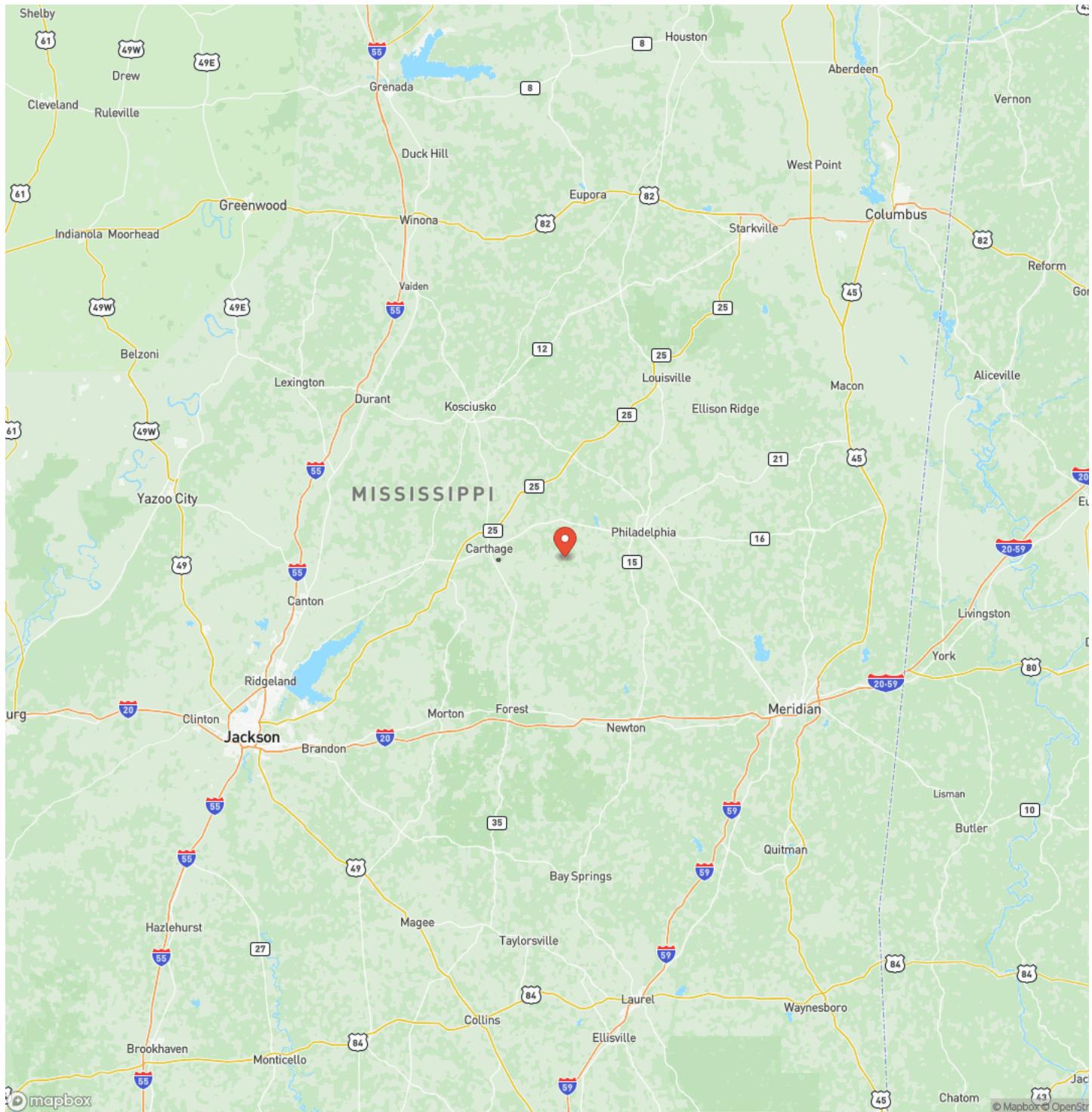
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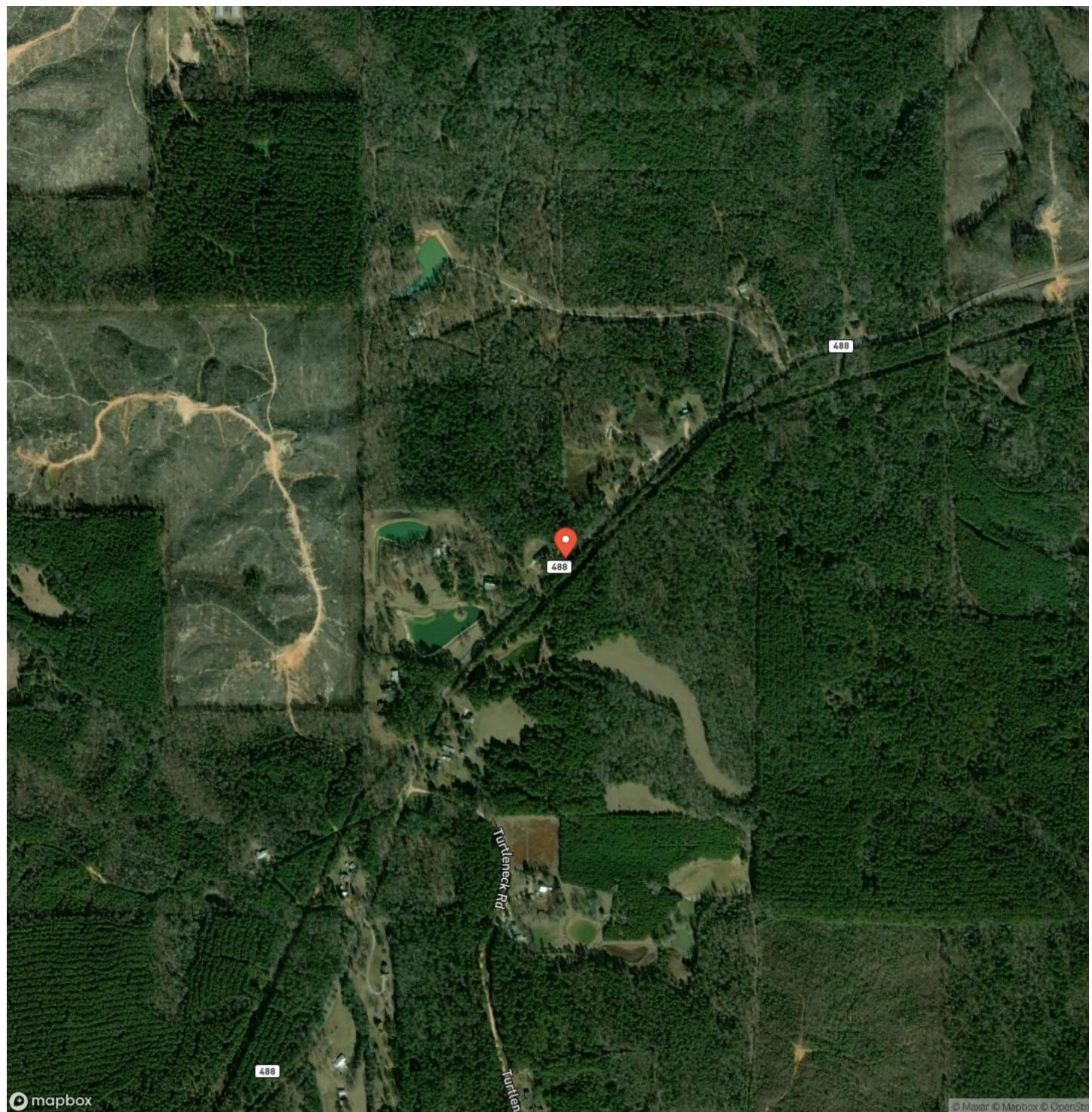
## Locator Map



## 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



## **MORE INFO ONLINE:**

[www.swapaland.com](http://www.swapaland.com)

## NOTES



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## **DISCLAIMERS**

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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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