

66 Kemper  
Tamola Rd  
Lauderdale, MS 39335

**\$132,000**  
66± Acres  
Lauderdale County



## 66 Kemper Lauderdale, MS / Lauderdale County

### SUMMARY

#### **Address**

Tamola Rd

#### **City, State Zip**

Lauderdale, MS 39335

#### **County**

Lauderdale County

#### **Type**

Hunting Land, Recreational Land, Timberland

#### **Latitude / Longitude**

32.585911 / -88.473608

#### **Acreage**

66

#### **Price**

\$132,000

#### **Property Website**

<https://swapaland.com/property/66-kemper-lauderdale-mississippi/98465/>



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**PROPERTY DESCRIPTION**

Welcome to 66 Kemper. This property features an established trail system that traverses the whole property and a rolling terrian that makes the tract feel larger than it is. The property is surrounded by pine timber, and has a railroad on the west boundary. The sounthern boundary is the Kemper County, Lauderdale County lines. There is one established food plot and a couple shooting houses in place. The pines that were replanted after the cut are in great health. They did not plant the normal amount of trees per acre on this property. The forester who managed the timber, planted less trees with less competition and the growth rate is tremendous. With the trees growing at this rate and the canopy being so open, the natural/native grasses beneath the pines are thriving. This tract is setup to grow and hold wildlife. Rather it be great bedding for deer or a safe place for turkeys, this tract is made for it. There is approximatley 13+- acres of mature hardwoods scattered throughout the property, adding to the overall diversityof the tract. This property is located off Tamola Road in Kemper County, MS and is accessed by a 800ft easement. It is less than two miles off Highway 45 and a short drive to Meridian.

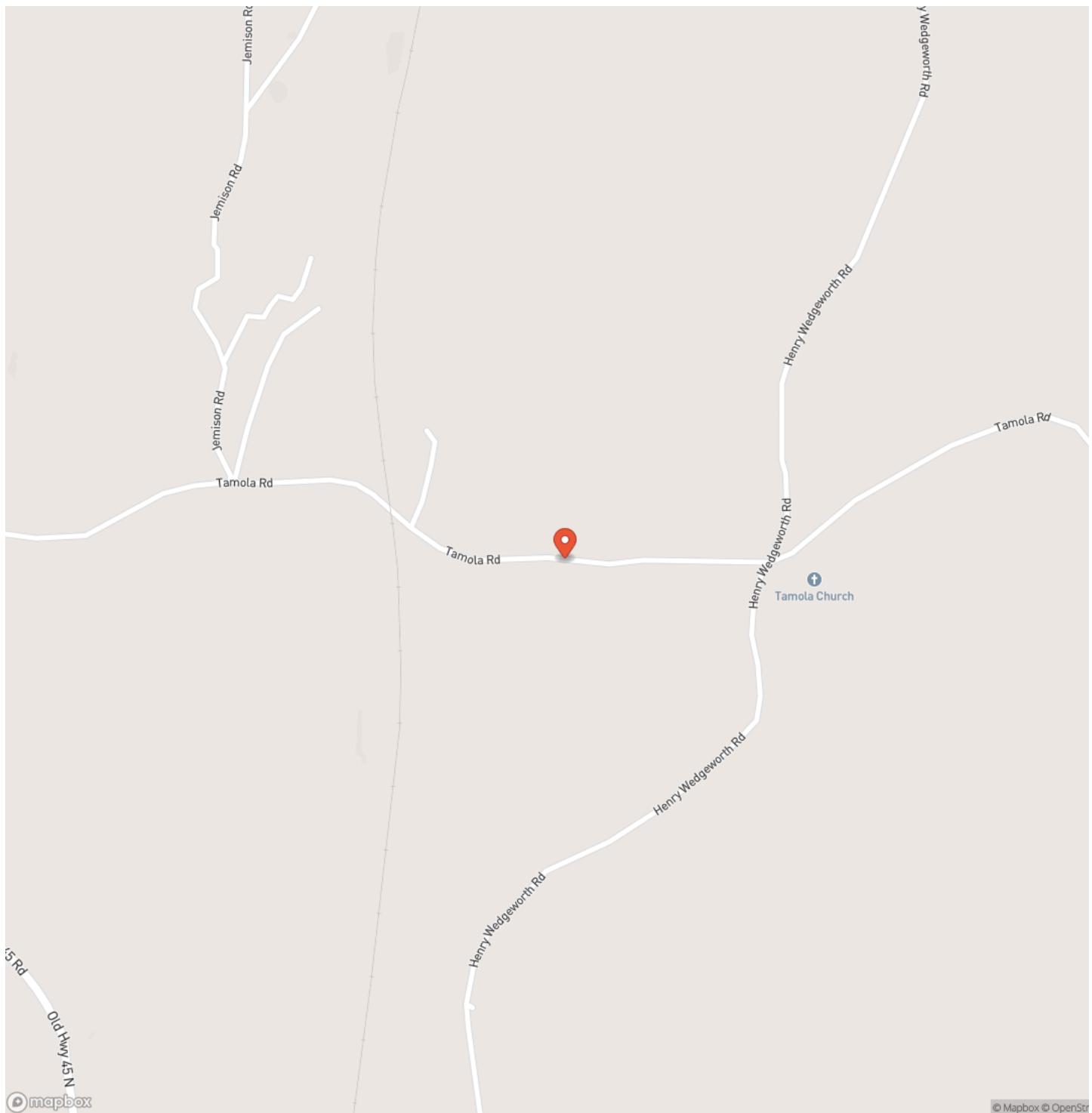


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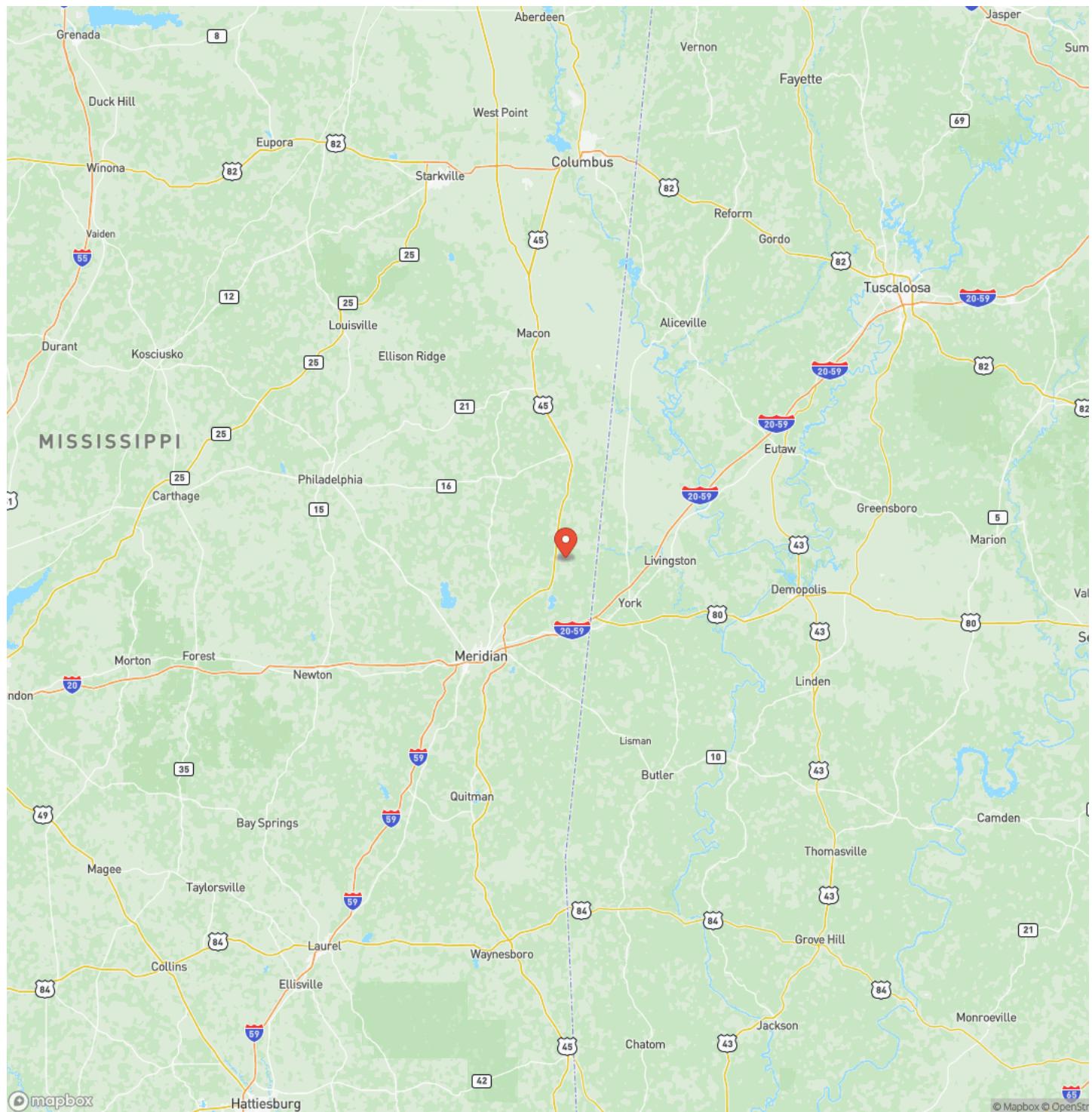
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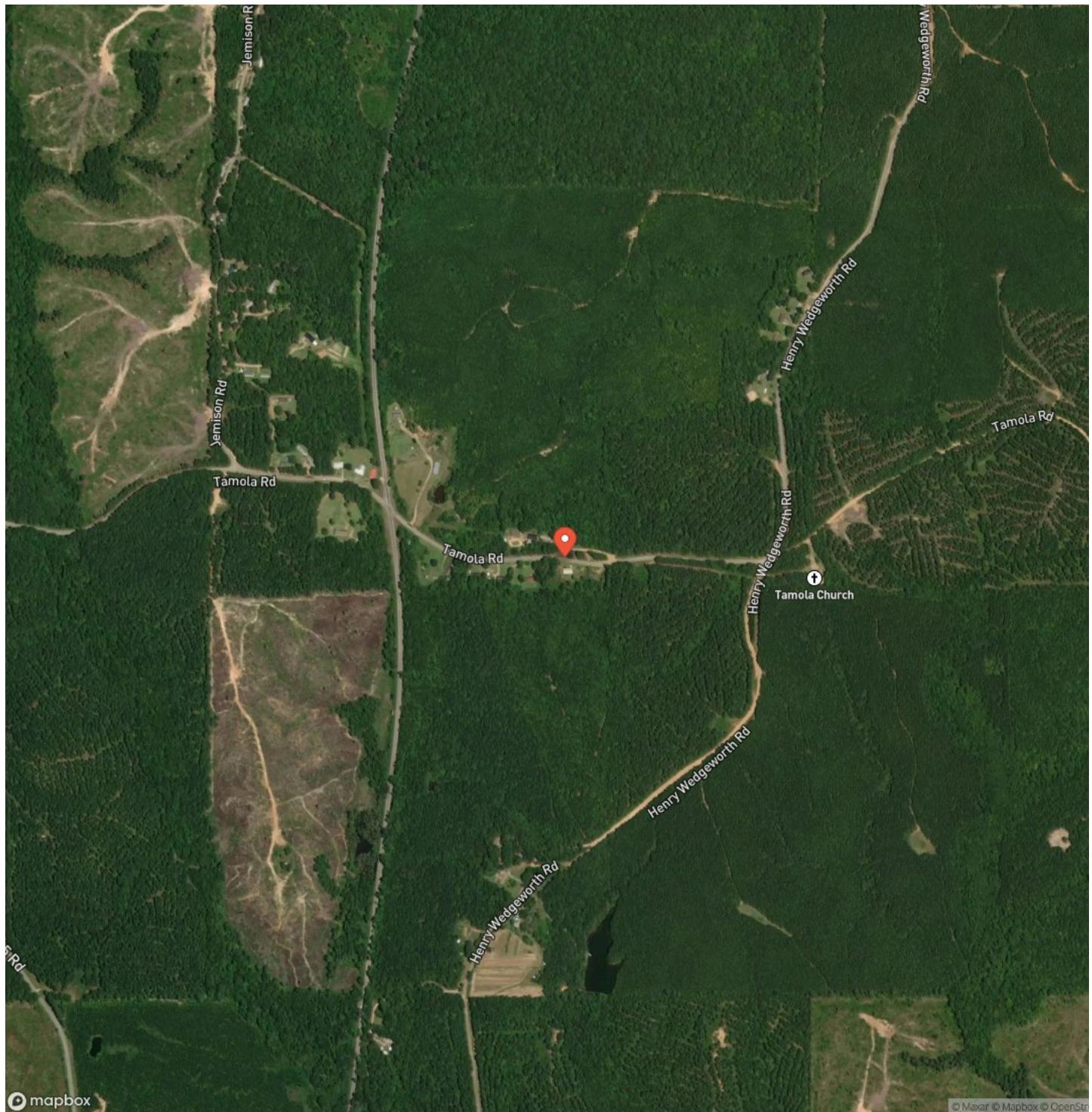
## Locator Map



## Locator Map



## Satellite Map



**66 Kemper**  
**Lauderdale, MS / Lauderdale County**

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**LISTING REPRESENTATIVE**  
**For more information contact:**



**Representative**  
Walker Tranum, ALC

**Mobile**  
(662) 769-1442

**Email**  
Walker.Tranum@SwapaLand.com

**Address**

**City / State / Zip**

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**NOTES**

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## NOTES

## **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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**SWAPA Land, LLC**  
PO Box 2057  
Learned, MS 39154  
(601) 850-2878  
[www.swapaland.com](http://www.swapaland.com)

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