

The Norrell 41
N. Norell Rd.
Bolton, MS 39041

\$416,200
41.62± Acres
Hinds County



The Norrell 41
Bolton, MS / Hinds County

SUMMARY

Address

N. Norell Rd.

City, State Zip

Bolton, MS 39041

County

Hinds County

Type

Recreational Land

Latitude / Longitude

32.402974 / -90.401819

Acreage

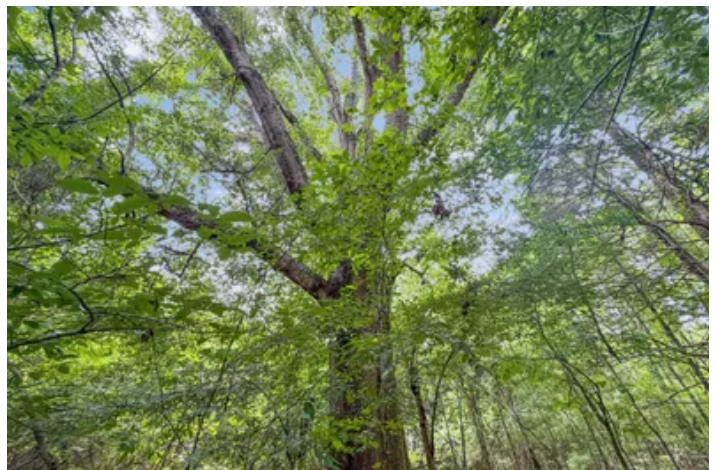
41.62

Price

\$416,200

Property Website

<https://swapaland.com/property/the-norrell-41/hinds/mississippi/106574/>



The Norrell 41

Bolton, MS / Hinds County

PROPERTY DESCRIPTION

Welcome to the Norrell 41.62± acre tract in Clinton. Located on North Norrell Road, this property offers the privacy and seclusion of a dead-end road with very limited traffic, while still being just minutes from the growing community of Clinton and all the conveniences it has to offer.

With approximately 954± feet of paved road frontage and utilities available at the road, the Norrell 41 presents an excellent opportunity for someone looking to establish a private homesite, recreational retreat, or small hunting property.

The tract is heavily wooded and features a diverse landscape that includes a creek bottom and wetland area along the eastern side of the property. This natural habitat provides excellent recreational potential for deer and small game hunting while also enhancing the property's privacy and character.

Whether you are looking for a secluded homesite, weekend getaway, or investment in land, the Norrell 41 offers a unique combination of convenience, natural beauty, and recreational opportunity.

Property Highlights

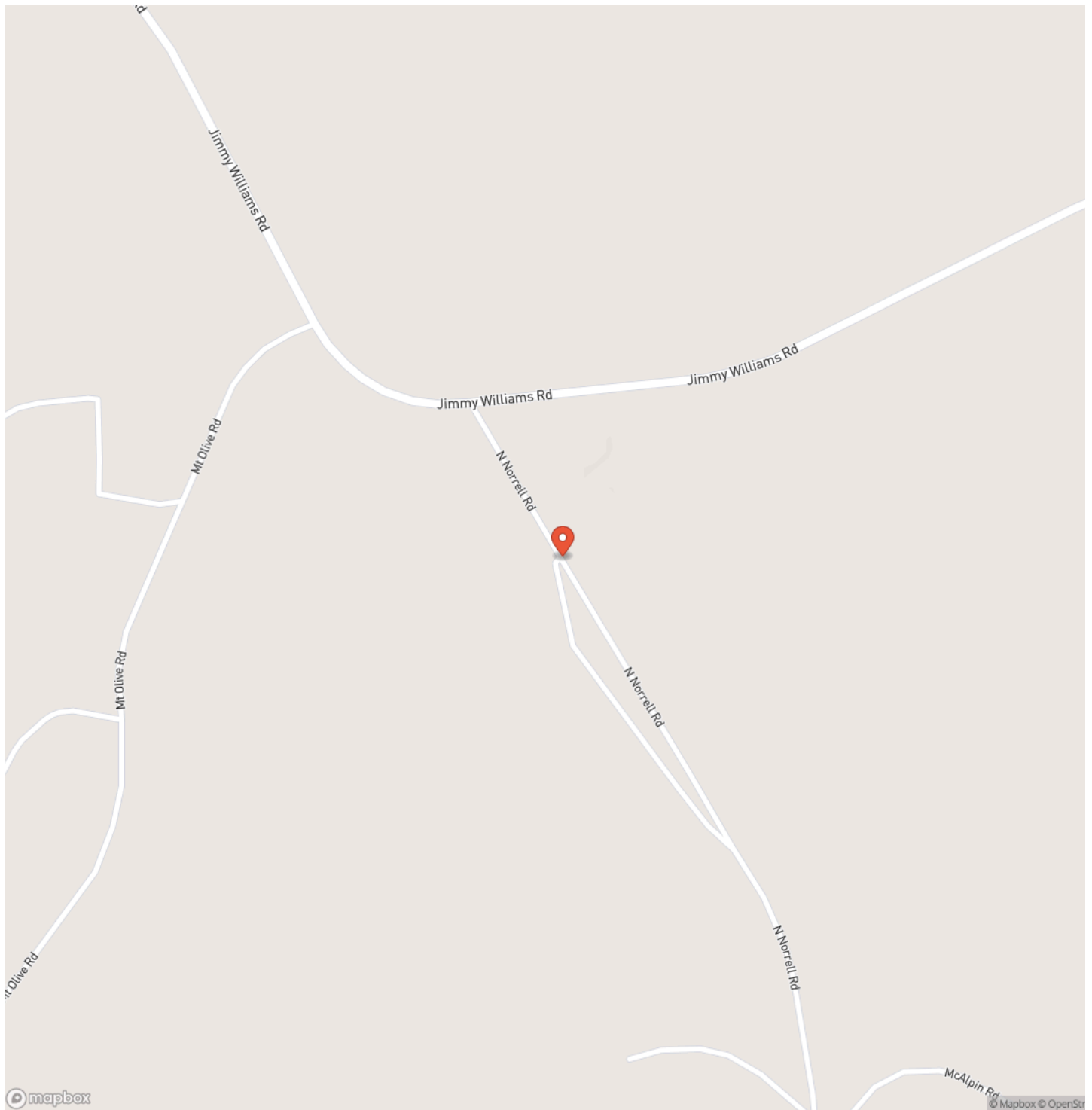
- 41.62± acres
- Approximately 954± feet of paved road frontage
- Located on a quiet dead-end road
- Utilities available at the road
- Heavily wooded tract
- Creek bottom and wetland area
- Mixed timber throughout
- Hunting and other recreational opportunities
- Ideal homesite location
- Approximately 4± miles west of Clinton

For more information or to schedule a private showing, contact Brad Farris.

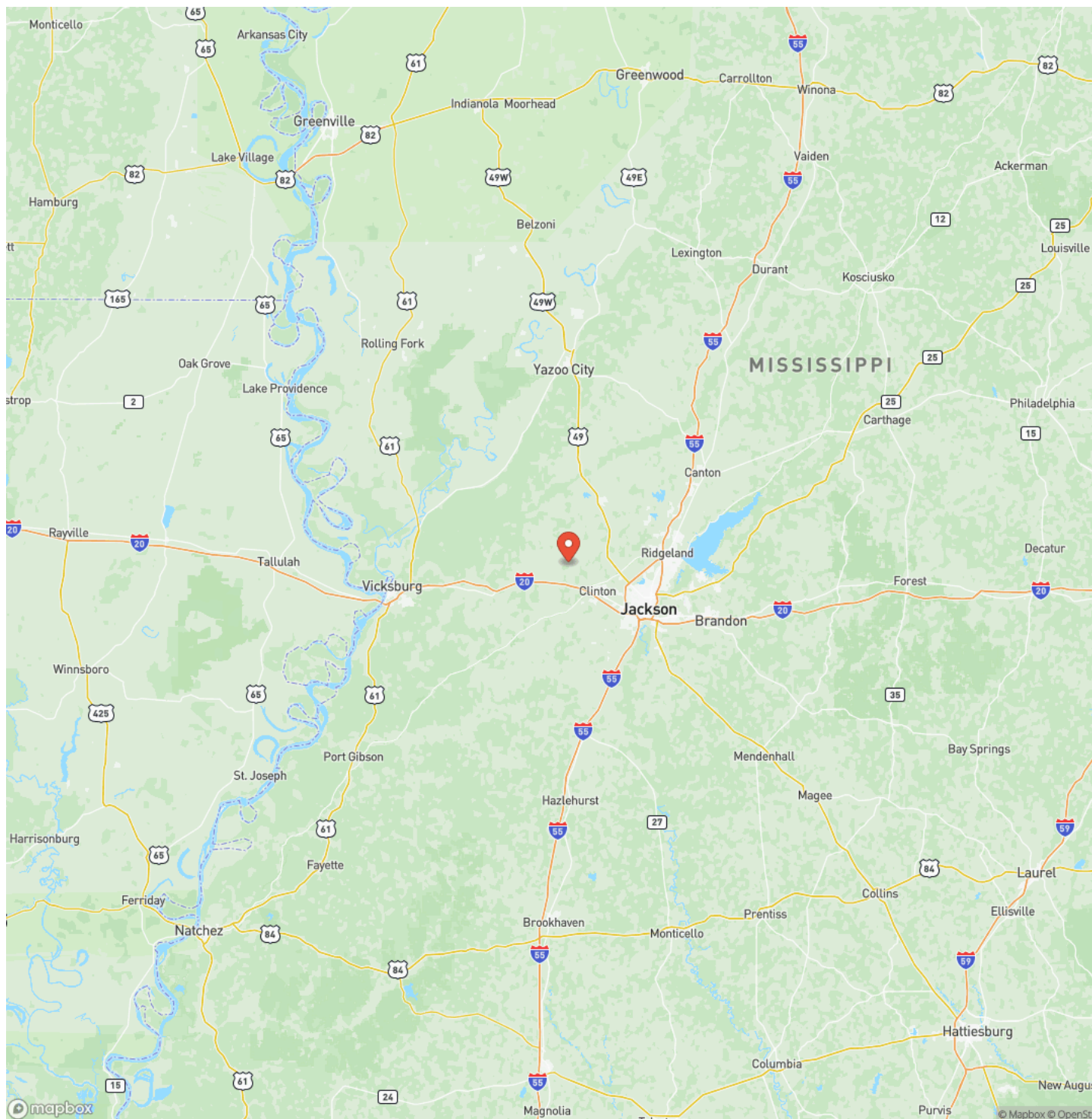




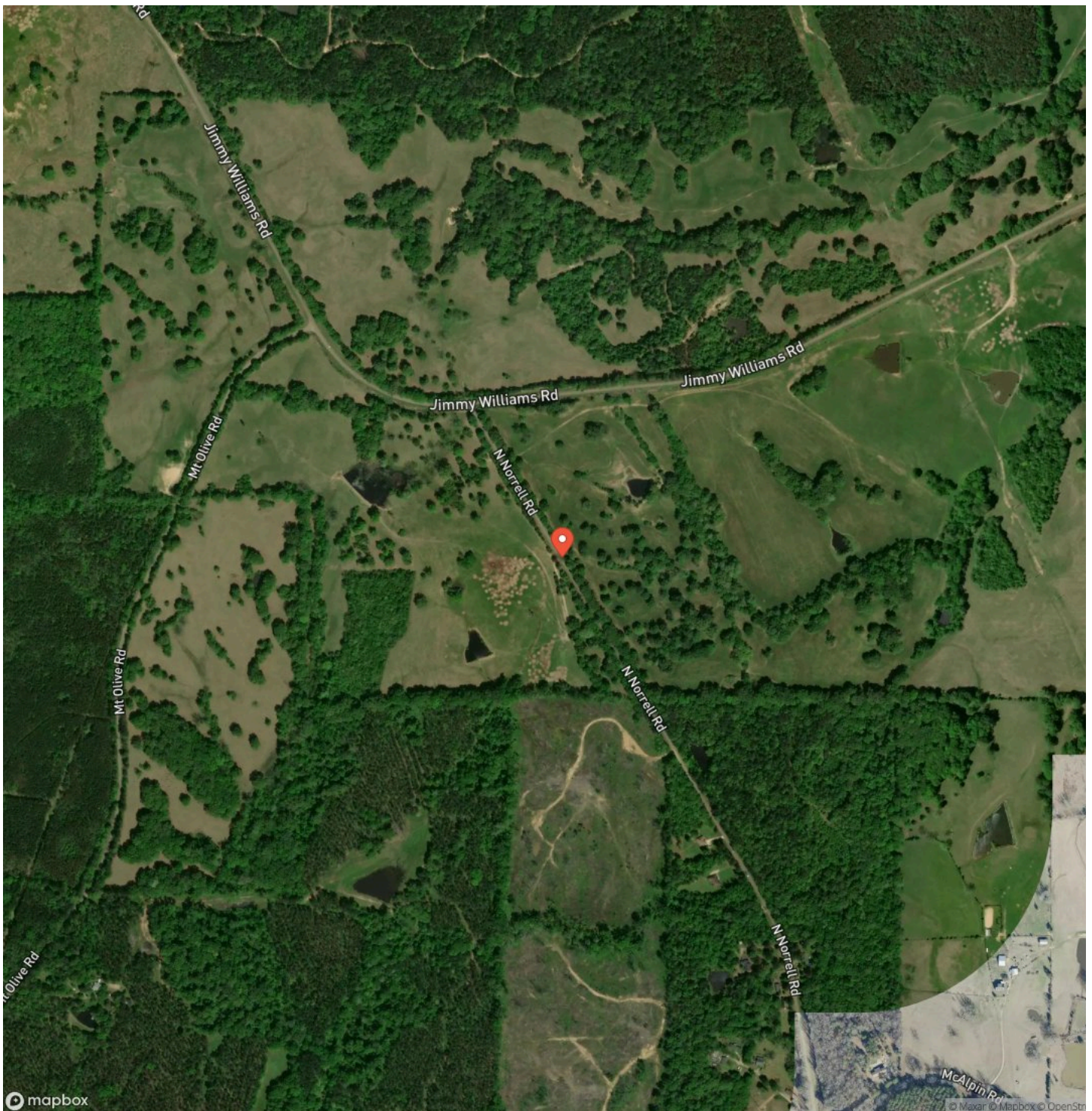
Locator Map



Locator Map



Satellite Map



The Norrell 41
Bolton, MS / Hinds County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brad Farris

Mobile

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Office

(601) 850-2878

Email

Brad.Farris@swapaland.com

Address

City / State / Zip

Madison, MS 39110

NOTES

[illegible]

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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