

10 Simpson
Garrett Road
Florence, MS 39073

\$110,000
10± Acres
Simpson County



10 Simpson
Florence, MS / Simpson County

SUMMARY

Address

Garrett Road null

City, State Zip

Florence, MS 39073

County

Simpson County

Type

Recreational Land, Lot, Hunting Land

Latitude / Longitude

32.154803 / -90.007232

Acreage

10

Price

\$110,000

Property Website

<https://swapaland.com/property/10-simpson/simpson/mississippi/100651/>



10 Simpson
Florence, MS / Simpson County

PROPERTY DESCRIPTION

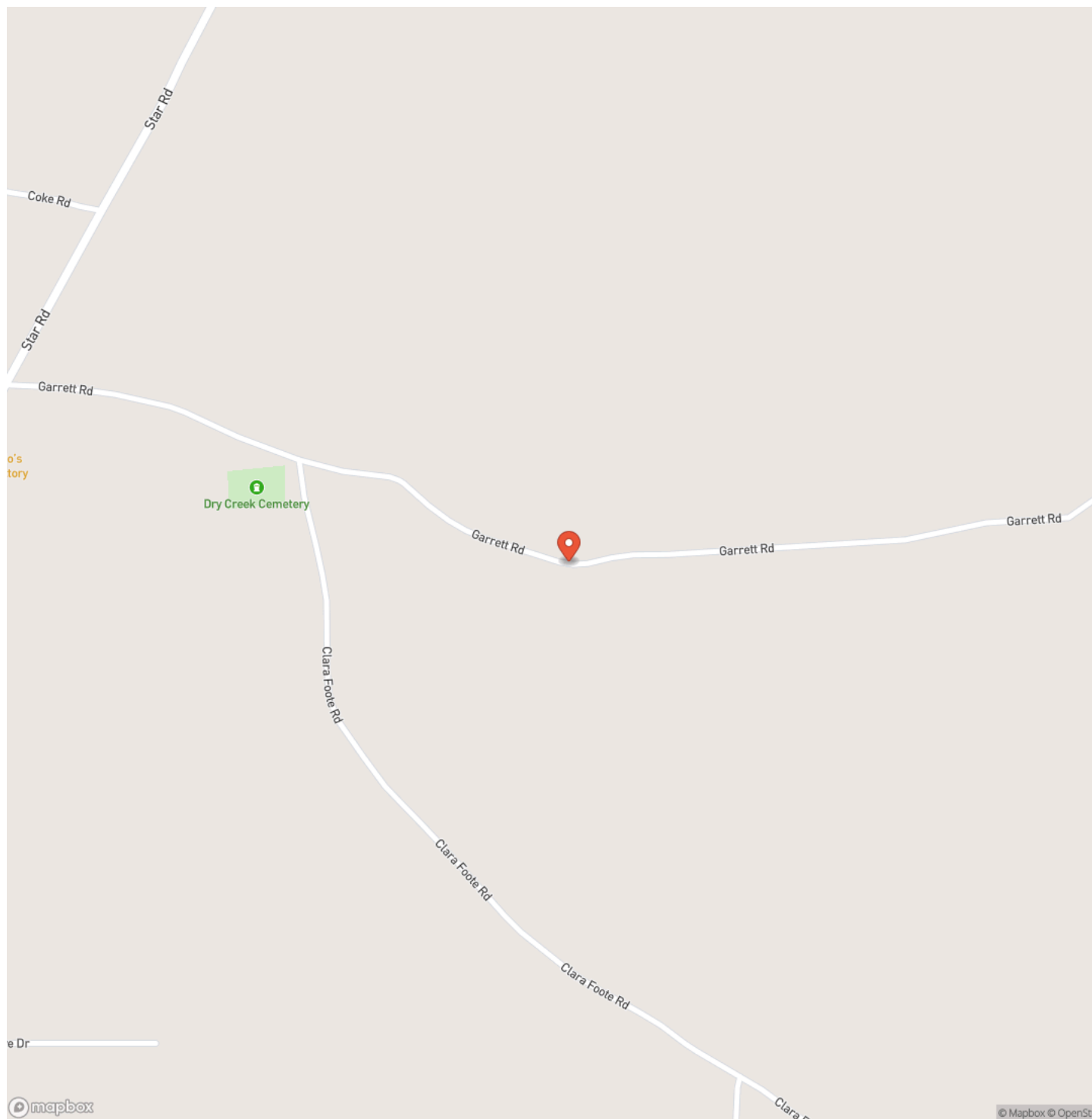
This beautiful 10± acre tract in Simpson County, MS offers a turnkey setup with power, community water, and septic already in place, along with two established homesites ready for your build. The land provides a great mix of privacy and usability, making it ideal for a primary residence, family compound, or weekend retreat, with plenty of room for additional improvements like a shop, barn, or garden. This property is just minutes from Brandon, MS and has quick access several major highways.



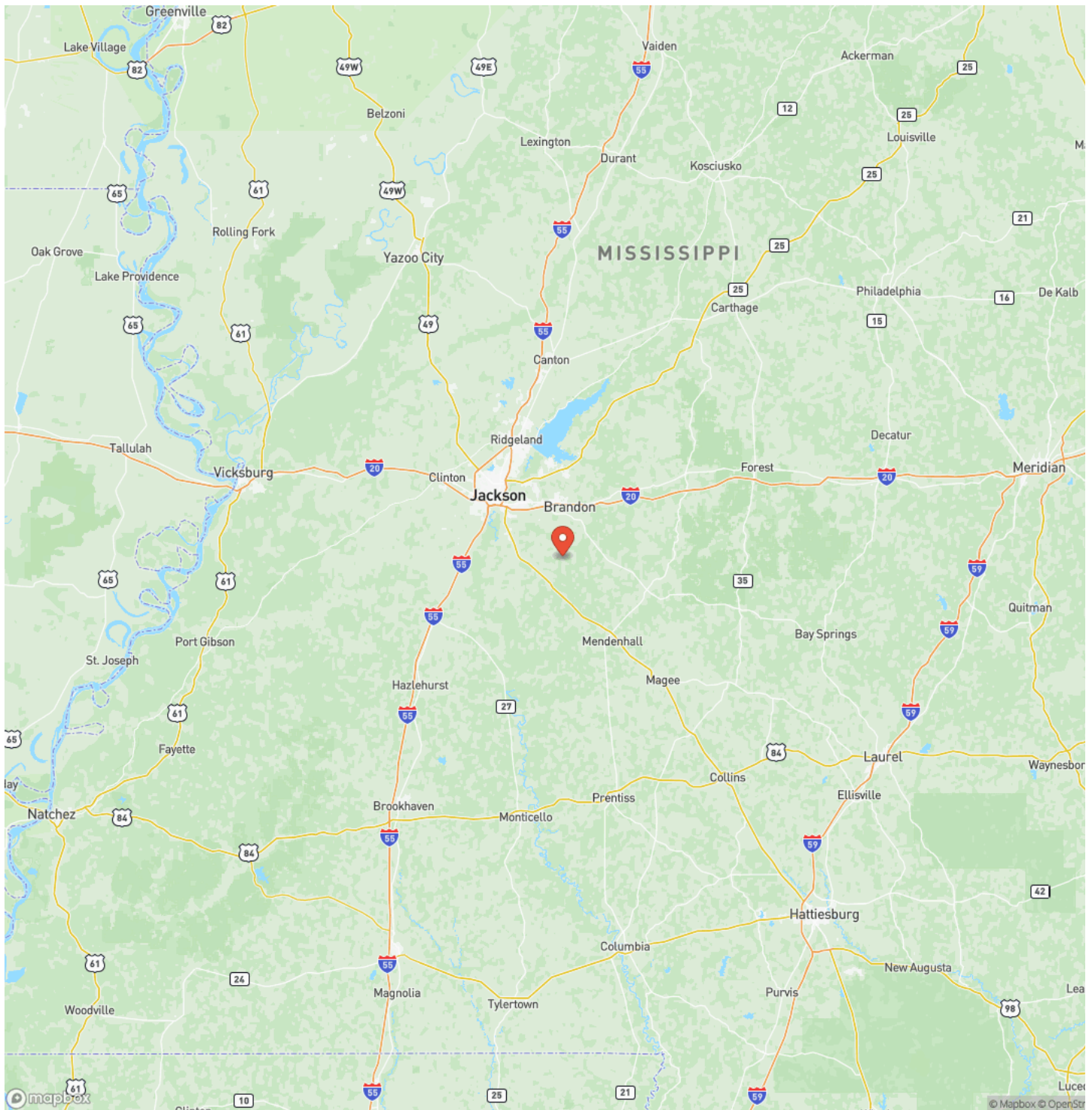
10 Simpson
Florence, MS / Simpson County



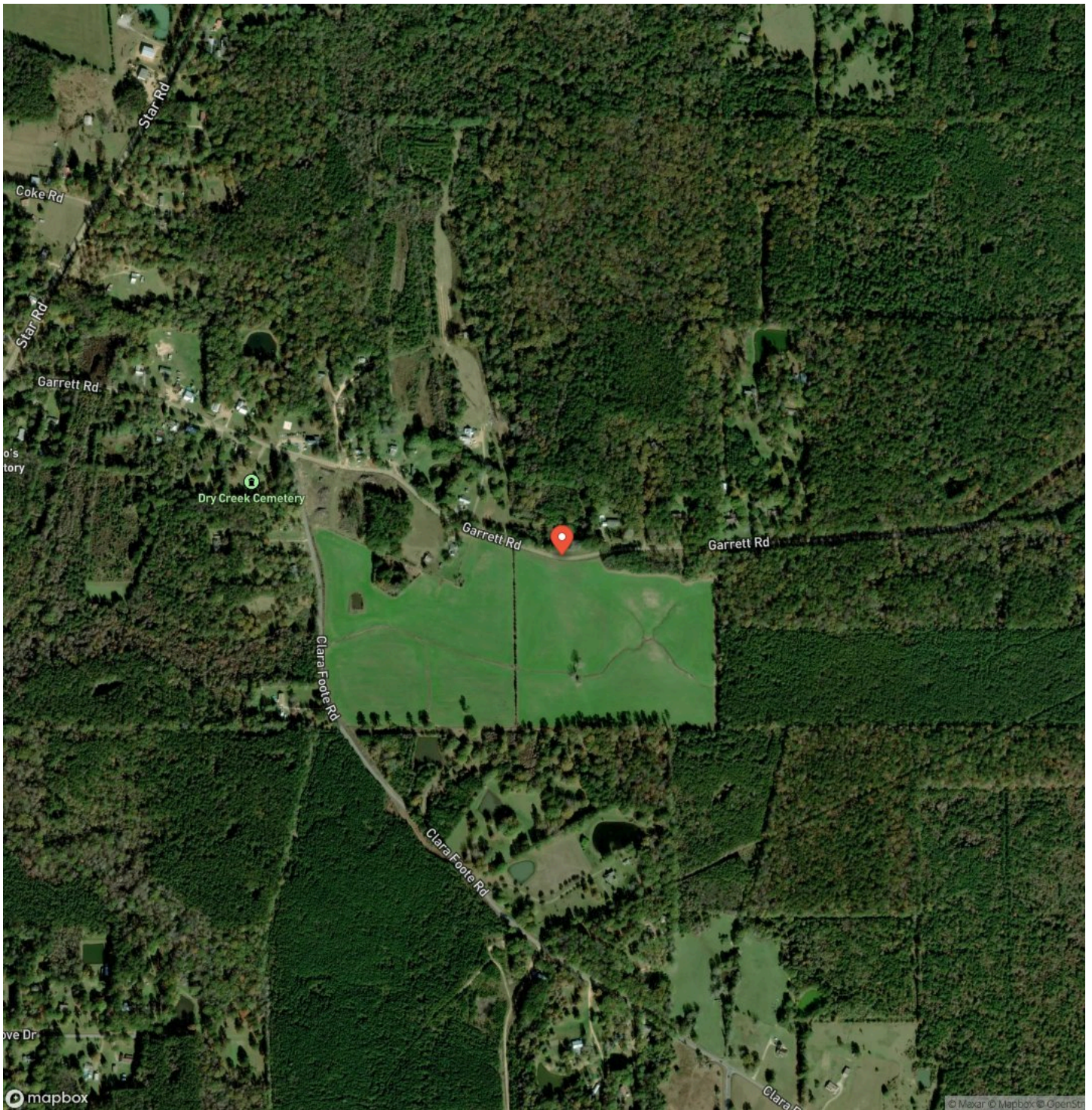
Locator Map



Locator Map



Satellite Map



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.



SWAPA Land
509 Cobblestone Court, Suite A
Madison, MS 39110
(601) 850-2878
<https://swapaland.com/>

