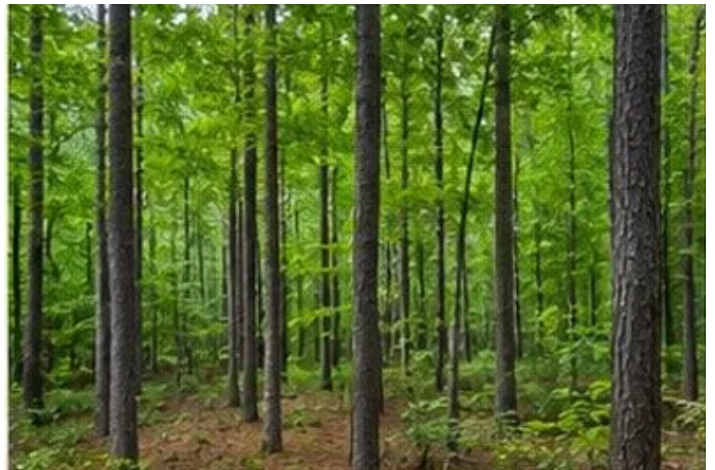


15 Neshoba
Hwy 491
Collinsville, MS 39325

\$65,000
15± Acres
Neshoba County



15 Neshoba
Collinsville, MS / Neshoba County

SUMMARY

Address

Hwy 491

City, State Zip

Collinsville, MS 39325

County

Neshoba County

Type

Hunting Land, Timberland, Recreational Land, Undeveloped Land

Latitude / Longitude

32.618183 / -88.930665

Acreage

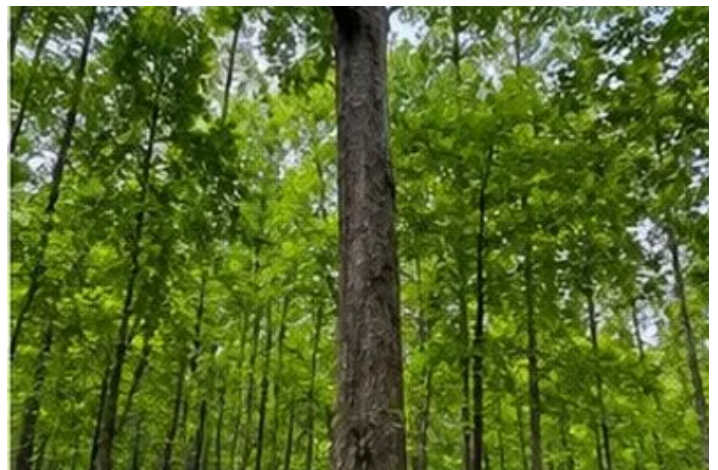
15

Price

\$65,000

Property Website

<https://swapaland.com/property/15-neshoba-neshoba-mississippi/105752/>



15 Neshoba Collinsville, MS / Neshoba County

PROPERTY DESCRIPTION

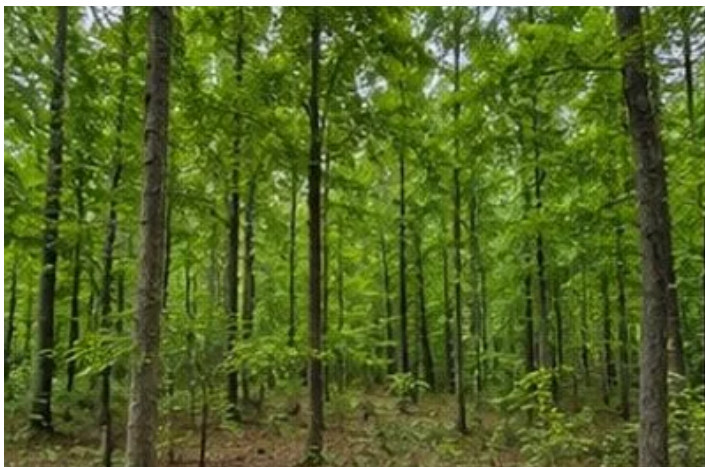
Discover a rare opportunity to own 15 acres in Collinsville, Mississippi, where natural beauty and versatility come together. Located in Neshoba County and situated between Meridian and Philadelphia, this heavily wooded tract offers excellent potential for hunting, recreation, timber investment, or a future homesite. The property is also located within the highly regarded Neshoba Central School District. With convenient highway frontage and a peaceful rural setting, this property provides both privacy and accessibility.

The land features a diverse mix of mature timber and natural terrain, creating an ideal environment for outdoor activities and wildlife habitat. Whitetail deer, turkey, and other small game are abundant throughout the property, making it a great fit for hunters and nature enthusiasts alike.

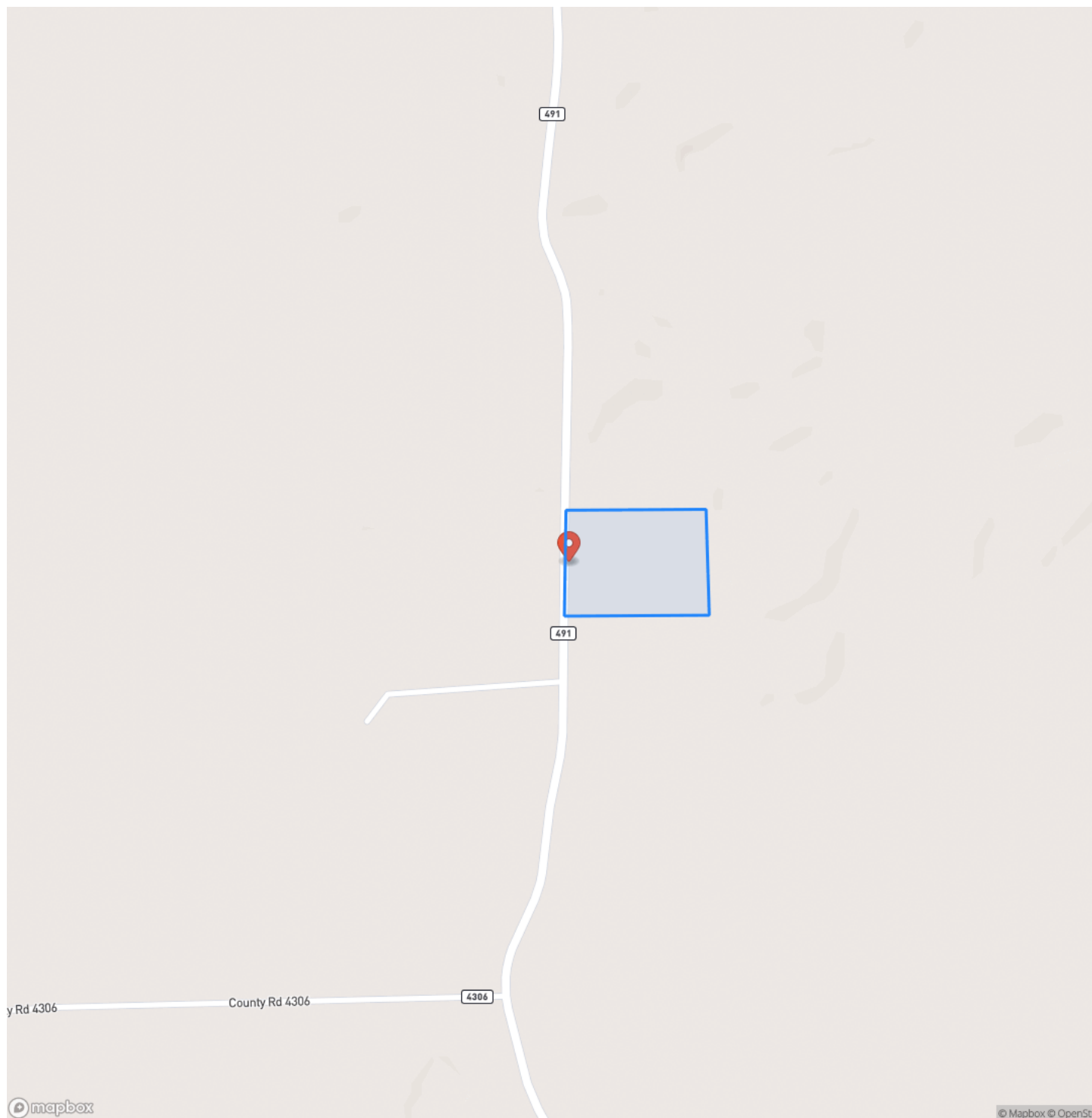
Whether you envision building a private retreat, developing a recreational getaway, or managing the property for future timber income, this tract offers endless possibilities. The acreage remains largely untouched, allowing the next owner the freedom to customize and improve the property to fit their needs and vision.

Conveniently located near local amenities while still offering the charm of country living, this Collinsville property is an excellent opportunity to own a versatile piece of Mississippi land.

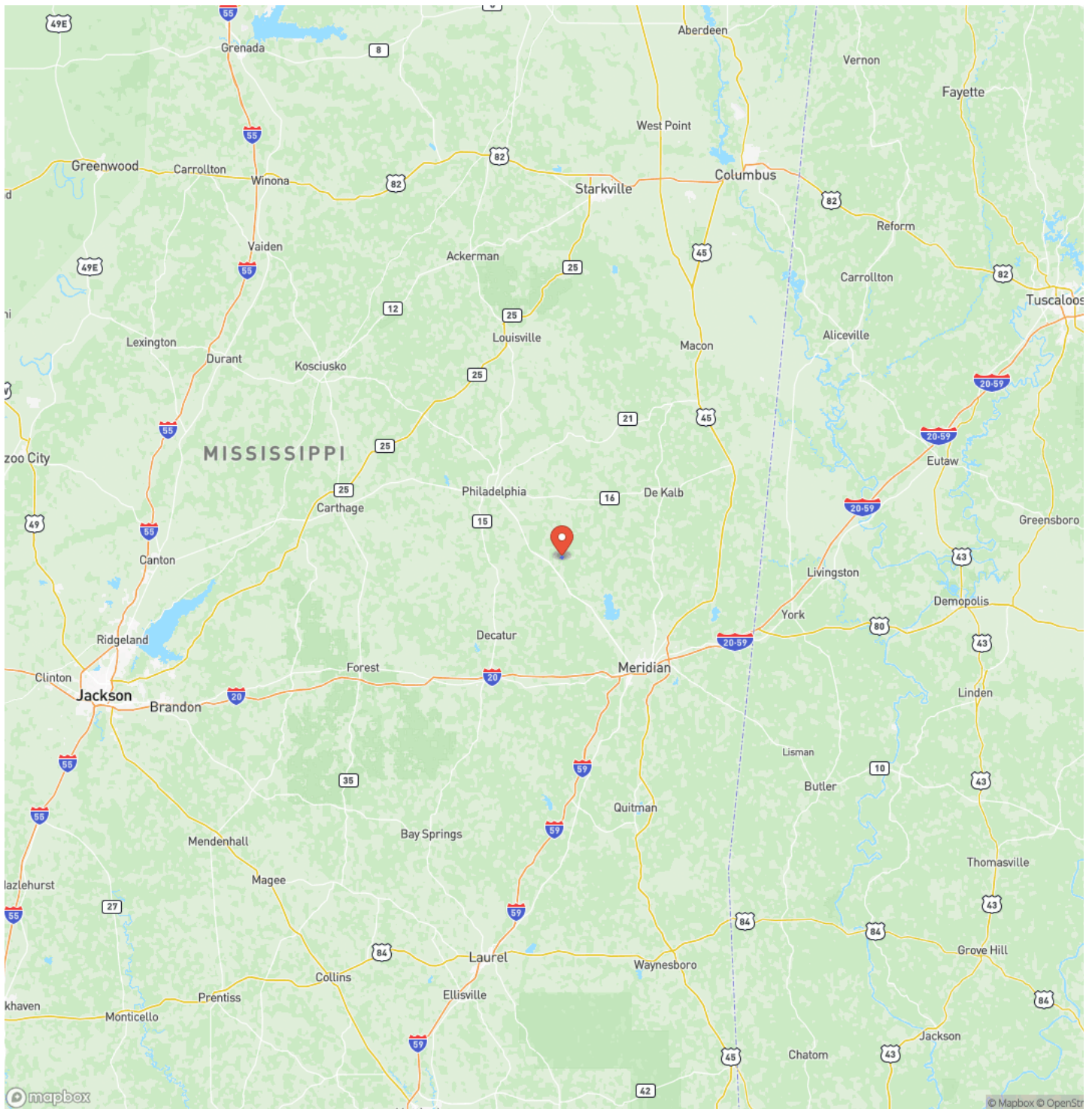




Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Tyler Kilgore

Mobile

(601) 562-0688

Email

Tyler.Kilgore@SwapaLand.com

Address

City / State / Zip

Starkville, MS 39759

NOTES

This image shows a blank 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.

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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