

**Warren County 36.65 ac - Homesite with Hunting  
Potential**  
Tucker Rd.  
Vicksburg, MS 39183

**\$200,000**  
36.65± Acres  
Warren County



## Warren County 36.65 ac - Homesite with Hunting Potential Vicksburg, MS / Warren County

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### **SUMMARY**

#### **Address**

Tucker Rd.

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

Vicksburg, MS 39183

#### **County**

Warren County

#### **Type**

Undeveloped Land

#### **Latitude / Longitude**

32.388513 / -90.748431

#### **Acreage**

36.65

#### **Price**

\$200,000

#### **Property Website**

<https://swapaland.com/property/warren-county-36-65-ac-homesite-with-hunting-potential/warren/mississippi/92966/>



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### **PROPERTY DESCRIPTION**

Whether you are looking for a smaller home site in Warren County or a home site with a little extra land to hunt on right out the back door, one—or any combination—of these tracts might be the ticket.

These lots front Tucker Road, just north of Freetown Road and north of Bovina.

Depending on your preference, you can build conveniently a short distance from Tucker Road, or, if you prefer a little more privacy and seclusion, there is ample land to build well out of sight of the public road.

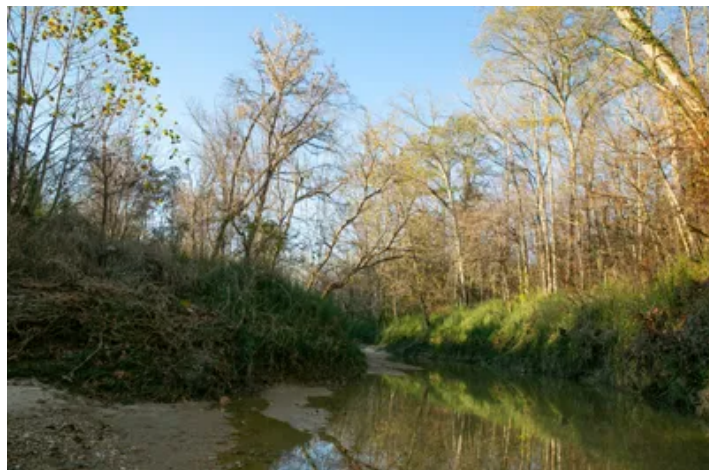
Most of the land features a young stand of naturally regenerated hardwoods, with some mature trees scattered throughout. There are a few openings that serve well as backyard food plots. You may be surprised by the quality of deer hunting on this land. After looking at a lot of properties this fall, we can honestly say this tract has the most deer tracks we've seen anywhere.

Utilities are readily available, and there are some deed restrictions. Call us today to take a look!

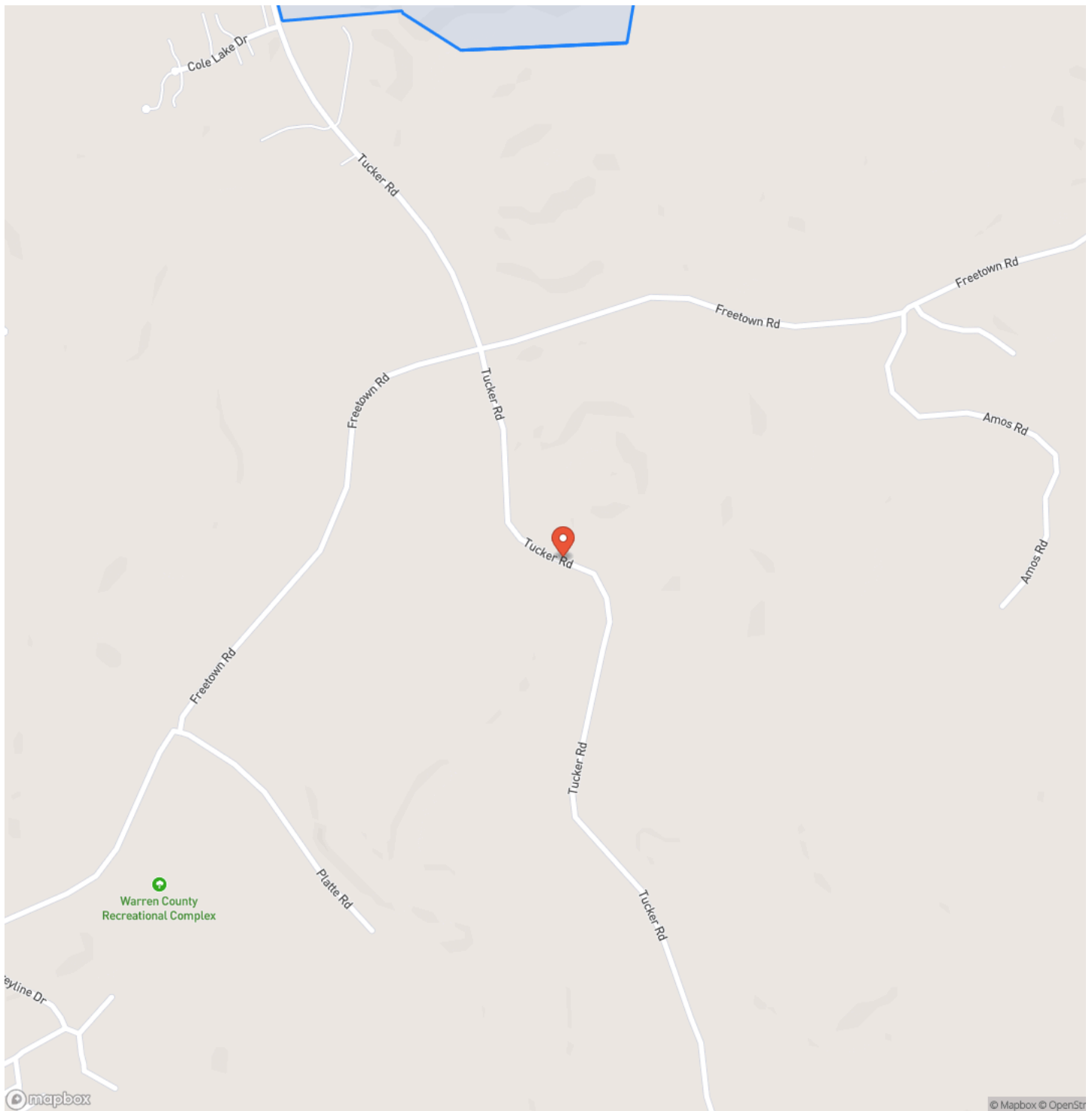


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**Vicksburg, MS / Warren County**

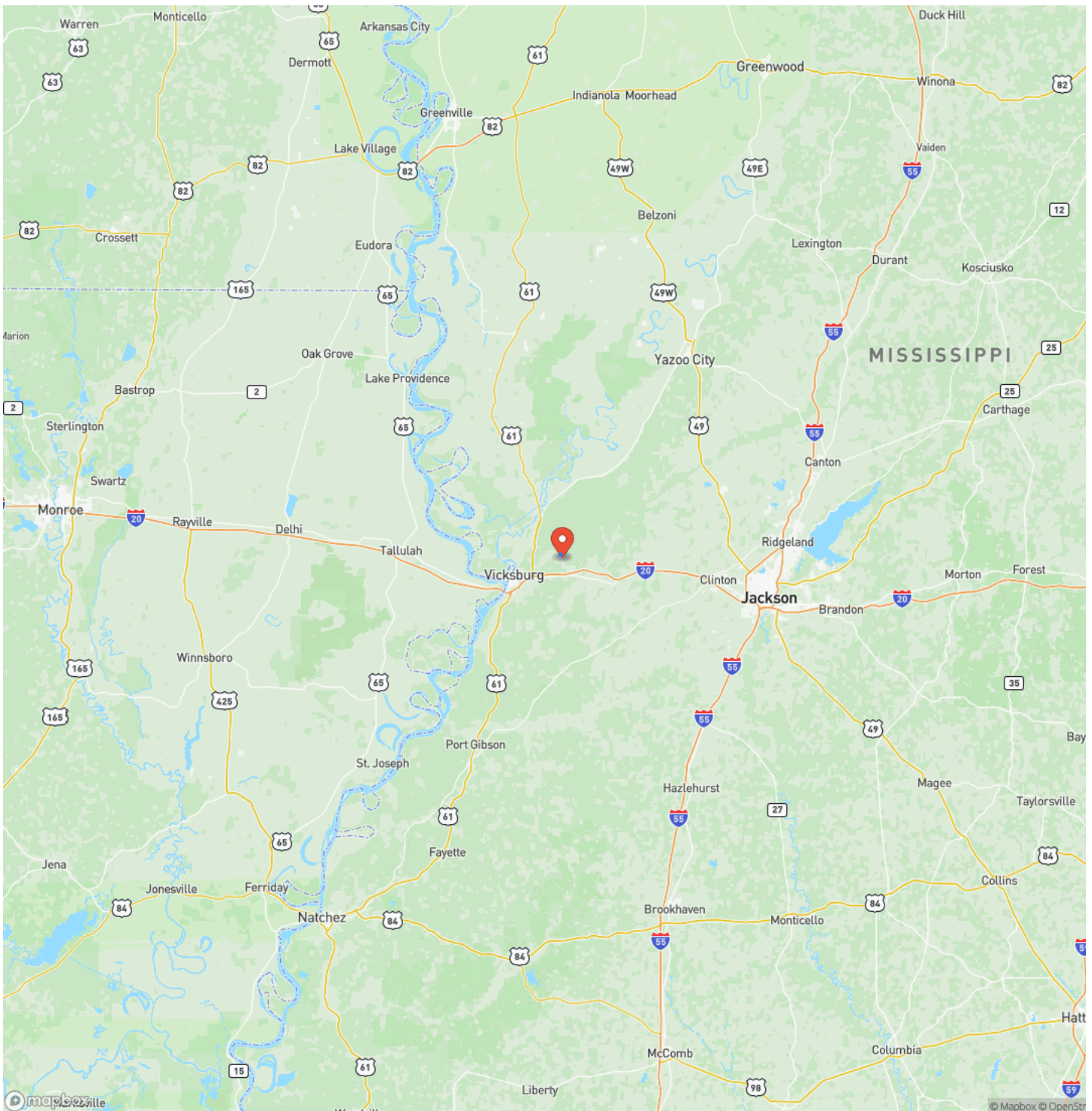
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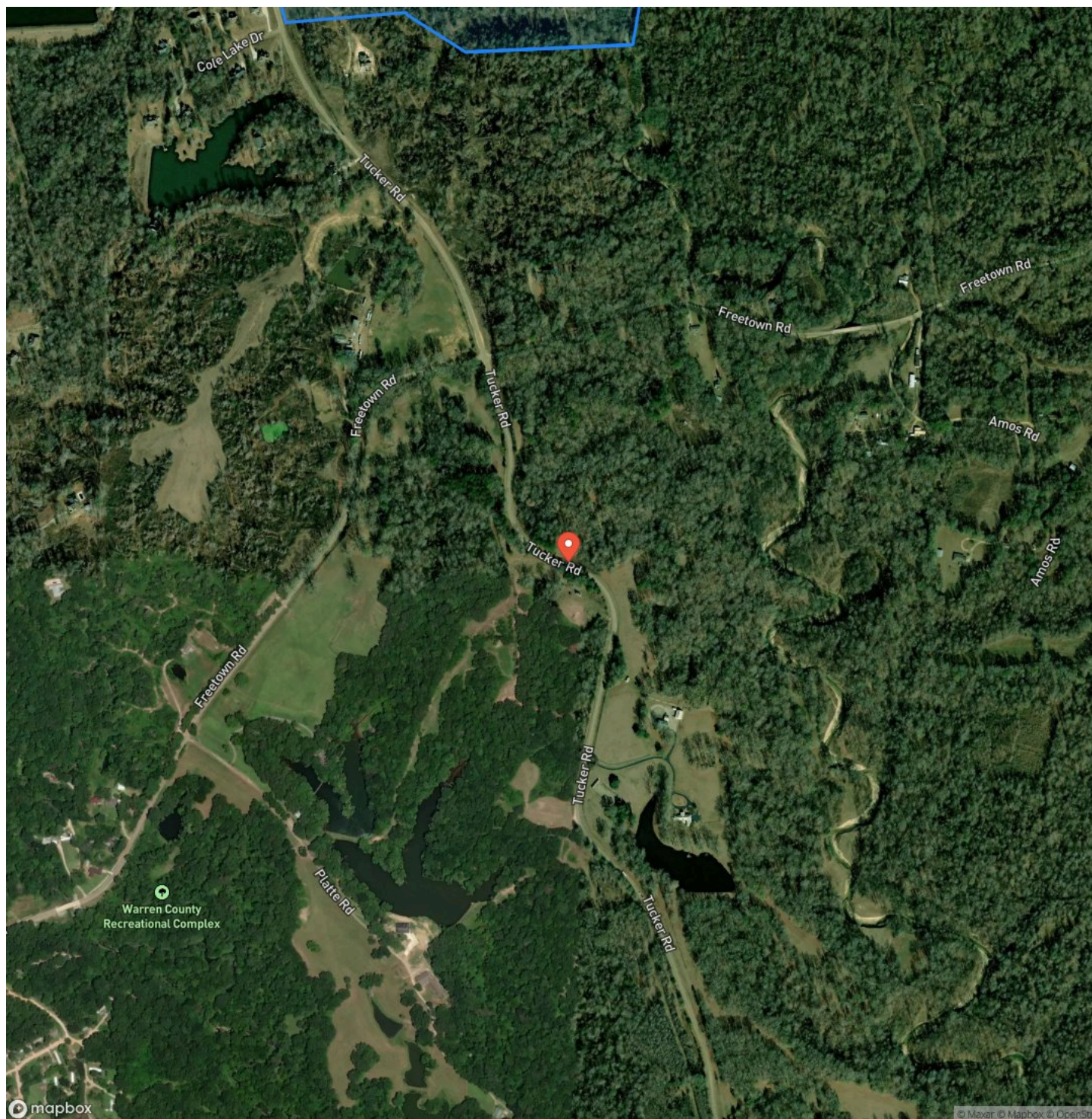
## Locator Map



## Locator Map



## Satellite Map



**Warren County 36.65 ac - Homesite with Hunting Potential**  
**Vicksburg, MS / Warren County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Chipper Gibbes

## Mobile

(601) 248-8984

## Email

Chipper.Gibbes@swapaland.com

**Address**

## City / State / Zip

Learned, MS 39154

## NOTES

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## 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.



**www.swapaland.com**

## **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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