



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

61± ACRES
KEMPER COUNTY, MS
\$115,900



OFFICE (769) 760-0005 | WWW.SMALLTOWNPROPERTIES.COM

THE KEMPER 61

PROPERTY PROFILE

LOCATION:

- Roebuck Drive
Preston, MS 39354
- Kemper County
- 19± Miles W of DeKalb
- 20.5± Miles E of Philadelphia
- 29.8± Miles SE of Louisville

COORDINATES:

- 32.80546, -88.85428

PROPERTY USE:

- Potential Home/Cabin Sites
- Hunting/Fishing
- Livestock
- Hobby Farm

TAX INFORMATION:

- Part of Parcel 069-15-10.000
- Taxes: TBD

PROPERTY INFORMATION:

- 61± Acres
 - To Be Surveyed Out of Larger Tract
- 17.5± Acres of Pines/Mixed Hardwoods
- 41± Acres of Recent Clear Cut/Blank Slate
- Two Ponds
 - 1.6± Acre Pond
 - 1± Acre Pond
- 840'± Frontage on Roebuck Drive
- Power, Water and Highspeed Internet Available at the Road
- Area Known for Deer and Turkey
- Additional Acreage Available



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DEREK EAVES

LAND SPECIALIST

C: 662-803-2001

O: 769-760-0005

derek@smalltownproperties.com

2121 5th St., Suite 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE KEMPER 61

TUCKED AWAY IN THE ROLLING COUNTRYSIDE OF KEMPER COUNTY, MISSISSIPPI, THIS 61± ACRE TRACT OFFERS THE KIND OF PEACE AND POSSIBILITY FOLKS AROUND HERE SURE DO APPRECIATE. Located just off Roebuck Drive in Preston, the property sits in a sweet spot between nearby towns: 17.5± miles west of DeKalb, 20.5± miles east of Philadelphia, and less than 30 miles southeast of Louisville. With 840'± of road frontage and power, water, and high-speed internet available at the road, this place is ready for you to settle in and make it your own. Build a homeplace, a weekend cabin, or a private little farm.

The land itself is a beautiful mix of Mississippi timber and open ground. You will find 17.5± acres of pines and mixed hardwoods, 41± acres of fresh clear-cut offering a clean slate, and two ponds measuring 1.6± acres and 1± acre. Sit by the water or spend your mornings easing through the woods—the options are endless! This area has long been known for strong populations of deer and turkey, making it a fine choice for anyone who enjoys good hunting or simply watching wildlife wander through. With additional acreage available, there's room to grow your vision, whether it be a hobby farm, livestock operation, or private retreat.



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WELCOME TO THE KEMPER 61

Convenient access to Highway 495 (just 1,550'± away) makes coming and going easy, while still letting you enjoy the quiet that comes with country living. The property will be surveyed out of Parcel 069-15-10.000, with taxes to be determined.

Whether you're dreaming of a place to plant roots or a getaway where the world slows down a bit, this Kemper County tract offers a true Southern blend of opportunity, beauty, and breathing room.

Contact Derek Eaves today to schedule a private showing and experience #TheSmallTownWay!



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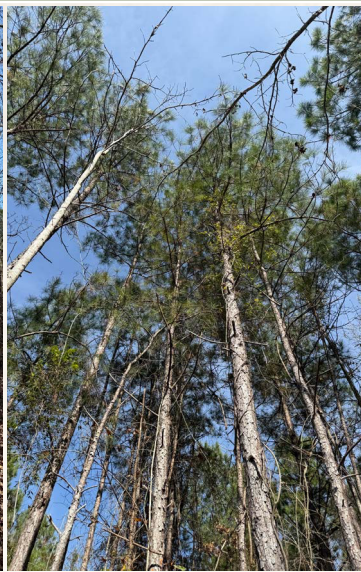
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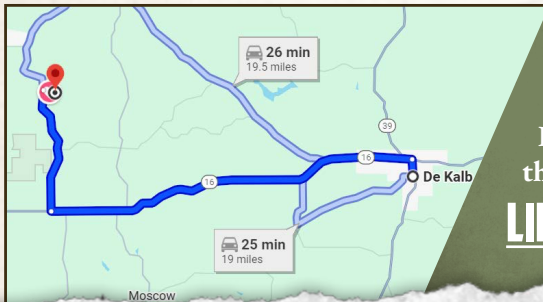
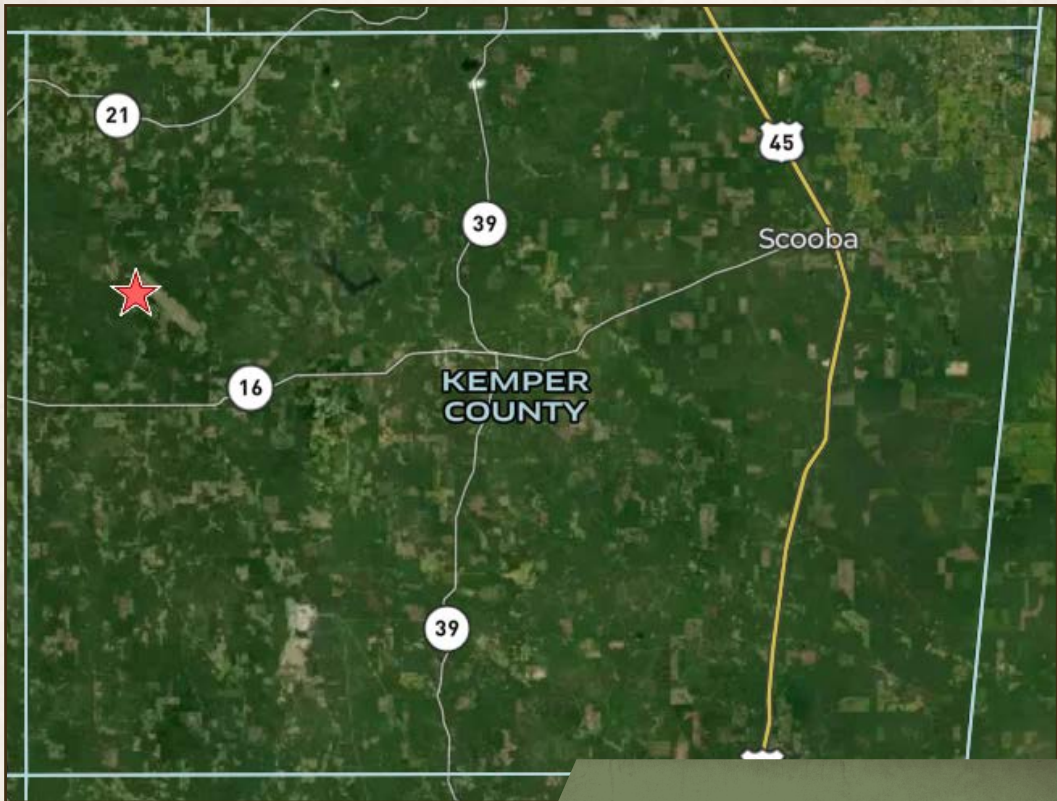
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Directions from DeKalb, MS:
Travel 12.3 miles on MS Highway
16 W. Turn right on MS Highway 495
and continue 4.2 miles. Turn right on
Roebuck Drive and proceed 0.4 miles to
the property and sign on the left.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)



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