

**AMERICAN LEGION LAKE 130.5 ac.- NESHOPA COUNTY, MS** - The perfect property for outdoor enthusiasts looking for a retreat. With its mix of pine forest and bottom-land hardwoods along Cushtusia Creek, it offers diverse habitat for wildlife and a scenic environment for recreation. A half mile of frontage on County Road 529 (Duncan Road) and utilities available offer an opportunity to construct a Cabin or Lodge. The proximity to Neshoba County Lake adds even more appeal, providing opportunities for excellent fishing, especially for species like Largemouth Bass, Crappie, Bluegill, Redear, and Channel Catfish. And for hunters, the presence of trophy bucks and abundant turkey hunting in the area makes it a prime location for pursuing game. Additionally, being just 10 miles from Philadelphia ensures convenient access to amenities like shopping, dining, and entertainment options such as the Silver Star/Golden Moon Casinos and the Dancing Rabbit Golf Club. Overall, American Legion Lake seems like an ideal spot for anyone seeking a year-round escape for hunting, fishing, and enjoying the great outdoors.

**\$2750 per acre / \$358,765.00**

Contact: J Parker Sartain 601-506-2398

**"Guiding Your Land Decisions for Over 60 Years"**

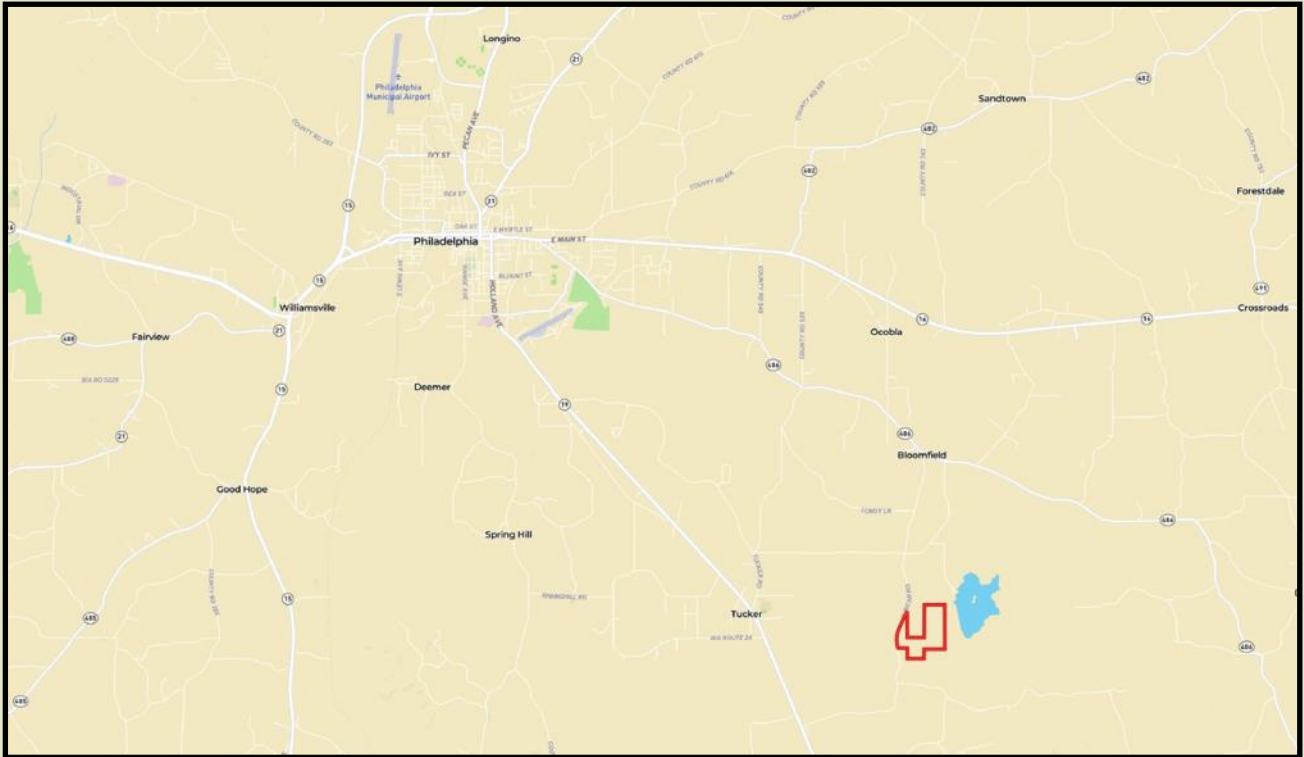
**FARM | TIMBER | HUNTING**

**Sartain's Heritage Properties, LLC**

**601-856-2720 • www.SartainsHeritage.com**

All information contained herein is supplied by sources deemed reliable, but is not guaranteed by Sartain's Heritage Properties, its Brokers or Agents. Properties are subject to errors, omissions, correction, price change, prior sale or withdrawal without notice. All Buyer's agents are required be identified on the first contact with Broker/Agents of Sartain's Heritage Properties and must accompany the buyer on showings to receive full fee participation. Otherwise, the fee participation shall be at the sole discretion of the Broker and Sartain's Heritage Properties.





All information contained herein is supplied by sources deemed reliable, but is not guaranteed by Sartain's Heritage Properties, its Brokers or Agents. Properties are subject to errors, omissions, correction, price change, prior sale or withdrawal without notice. All Buyer's agents are required be identified on the first contact with Broker/Agents of Sartain's Heritage Properties and must accompany the buyer on showings to receive full fee participation. Otherwise, the fee participation shall be at the sole discretion of the Broker and Sartain's Heritage Properties.