

Cow Creek, located in Sections 3 and 4 of Township 11 North, Range 14 East, in Kemper County, Mississippi, encompasses 55.2 acres of prime land. The property boasts 28 acres of replanted pines and 26 acres of mature hardwoods, offering a balanced mix of timber resources. With over 1,500 feet of frontage on Mississippi State Highway 495, this tract presents excellent potential for an estate homesite or a small recreational retreat. Access to utilities is convenient, with electrical service from East Mississippi Electric Power Association located just one-third of a mile south of the property's access drive. Water in the area provided by Northwest Kemper Water Association.

For outdoor enthusiasts, the property is ideal for hunting, with frontage along two sides of Cow Creek within the hardwoods, offering prime opportunities for whitetail deer, turkey and small game hunting. Surrounded by thousands of acres of timberland, this relatively small tract holds immense potential for a big hunting experience.

Conveniently located just twelve miles east of DeKalb and twenty-two miles west of Philadelphia via Mississippi State Highway 16, the property combines the serenity of rural living with the convenience of nearby city services. Philadelphia offers dining, entertainment, and recreational opportunities, including the Pearl River Resorts Casinos and Dancing Rabbit Golf Course. Don't miss the chance to own this versatile property in Kemper County, offering a variety of possibilities for its new owner. **$1980 per acre**

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