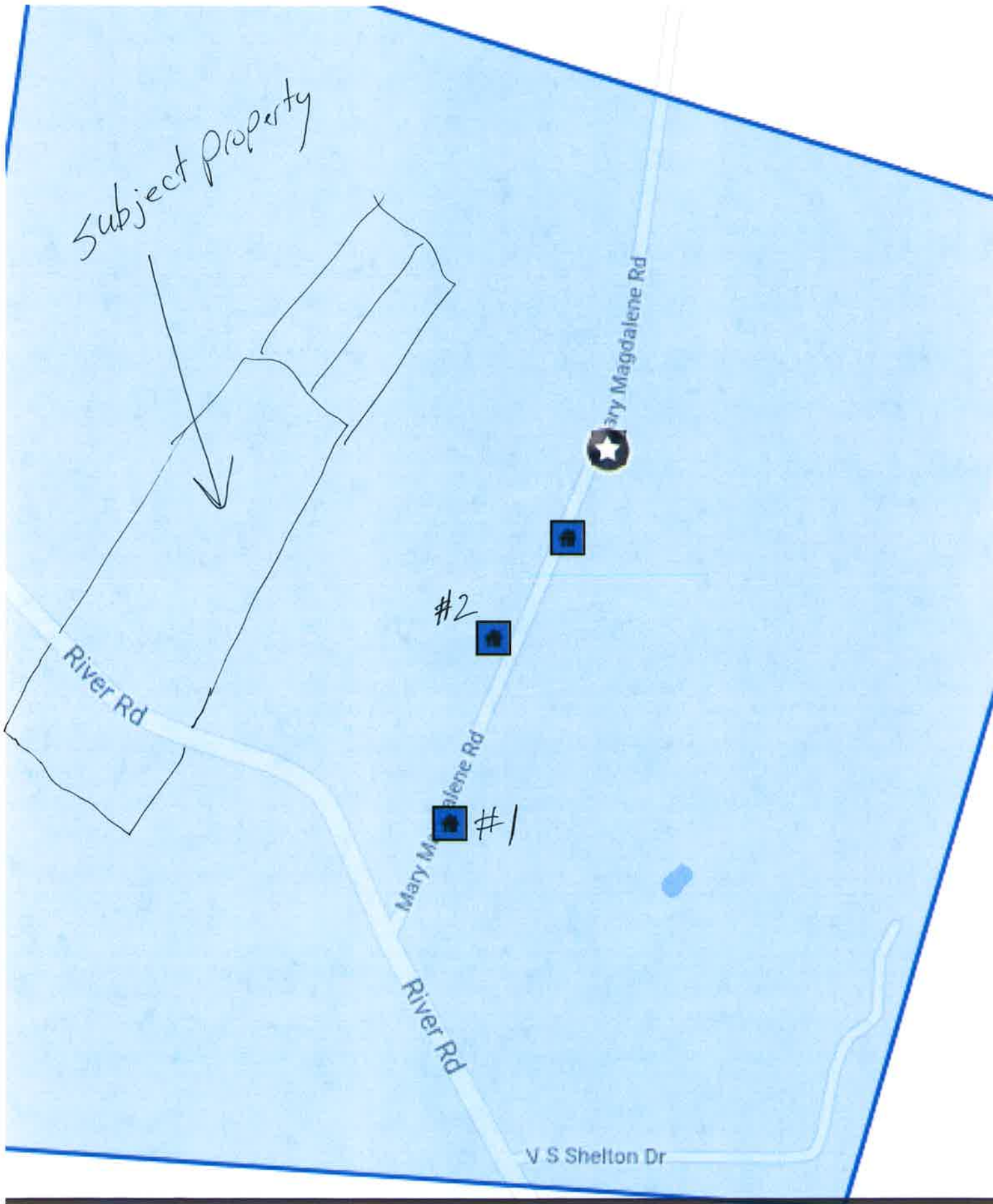


Subject property



Address: 5.95 Acres Mary Magdalene Rd. Hattiesburg, MS ; 39401



MLS#: 114572
 List Price: \$ 26,755
 DOM: 14
 Orig. List Price: \$ 26,755
 Subdivision: None
 Area: Hattiesburg Northwest
 City Limits: No
 Type: Residential Land
 Status: Closed
 Lot Acres: 5.95
 Mineral Rights:
 Road Frontage:
 Sold Date: 09/25/2018
 Sold Price: \$ 58,000



Provided as a courtesy of
JEFF PALMER
 Century 21 Alliance
 6555 US Hwy 98 West Suite 25
 Hattiesburg, MS 39402
 Office Phone - (601) 255-5131
 Mobile - (601) 297-4400
 JPalmer@century21.com
 http://www.HattiesburgProperties.com
 License #: B-20745

Lot Dimensions: 5.954 Acres *\$9741.35*

1st Right of Refusal:	No	Property Tax:	\$ 31	Flood Zone:	No
Financing:	Owner Financing	Price Per Acre:	\$ 4,500	County:	Forrest
School District:	Forrest County	List Date:	08/22/2018	Expire Date:	
Pending Date:	09/05/2018	Contingent:	No	Realtor.com:	Land
Sold Pst 3 Yrs:	Yes	Variable Commission	No	Foreclosure	No
Lender Short Sale	No				

Remarks: Hard to find 4 acre homesite in Hattiesburg. Property is located just over 1 mile from Interstate 59 off the Evelyn Gandy Parkway. Super convenient location with easy access to both Hattiesburg and Petal. Acreage is wooded with mature oaks scattered throughout. Property lines around the perimeter have been cleared along with a small clearing on the road frontage that could be expanded for a homesite. Power and water are available along the blacktop road. Some deed restrictions but mobile homes to be allowed. Broker/Owner

Private Remarks: Owner financing considered. Taxes Estimated

Directions: From Evelyn Gandy Exit take left. Then immediate left on Wesley Grant Rd. Take Right on River Rd. Right onto Mary Magdalene Rd. Property on right.

Legal Description: 3 Parcels totaling 14.624 Acres
Section: 19 **Township:** 5N **Range:** 13W

Type of Property:	Res Single Family; Investment	Utilities:	Electricity; Community Water; Telephone
Suitable Use:	Res Single Family; Farm Land	Buildings on Prop:	None
Aproximate Acreage:	3 - 5 Acres	Documents on File:	Survey/Plat
Topo/Natural Feats:	Level; Wooded	Miscellaneous:	Fencing Partial; Hardwoods; Pine Trees
Access:	County Road; Paved Road	Showing Instructions:	Call Listing Office; Show Anytime
Sale/Rent:	Sale		

Electrical Svc Prvd: Mississippi Power Co
Water Svc Prvd: Glendale Utility

Seller Concession Amt: 600; **Co-op Broker:** 2.4; **Other Co-op:** 0; **Exclusive Agency:** Yes; **Realtor Ads:** Yes

LM: Edgar L Vines III Direct: (601) 916-9022; Personal: ed.vines3@gmail.com; -- License #: S-45970
LO: Vines Realty & Land Office: (601) 261-3236

SM: Edgar L Vines III Direct: (601) 916-9022; Personal: ed.vines3@gmail.com; -- License #: S-45970
SO: Vines Realty & Land Office: (601) 261-3236

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\$ 9,741.35 Acre

#1

Address: 4 Acres Mary Magdalene Rd. Hattiesburg, MS ; 39401



MLS#: 114569
List Price: \$ 18,000
DOM: 19
Orig. List Price: \$ 18,000
Subdivision: None
Area: Hattiesburg Northwest
City Limits: No
Type: Residential Land
Status: Closed
Lot Acres: 4.02
Mineral Rights:
Road Frontage:
Sold Date: 09/17/2018
Sold Price: \$ 34,000



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Lot Dimensions: 4.022 Acres **\$ 8453.51**

1st Right of Refusal:	No	Property Tax:	\$ 21	Flood Zone:	No
Financing:	Cash	Price Per Acre:	\$ 4,500	County:	Forrest
School District:	Forrest County	List Date:	08/22/2018	Expire Date:	
Pending Date:	09/10/2018	Contingent:	No	Realtor.com:	Land
Sold Pst 3 Yrs:	Yes	Variable Commission	No	Foreclosure	No
Lender Short Sale	No				

Remarks: Hard to find 4 acre homesite in Hattiesburg. Property is located just over 1 mile from Interstate 59 off the Evelyn Gandy Parkway. Super convenient location with easy access to both Hattiesburg and Petal. Acreage is wooded with mature oaks scattered throughout. Property lines around the perimeter have been cleared along with a small clearing on the road frontage that could be expanded for a homesite. Power and water are available along the blacktop road. Some deed restrictions but mobile homes to be allowed. Broker/Owner

Private Remarks: Owner financing considered.

Directions: From Evelyn Gandy Exit take left. Then immediate left on Wesley Grant Rd. Take Right on River Rd. Right onto Mary Magdalene Rd. Property on left starting at survey marker and extending all the way to far edge of the overhead power line ROW.

Legal Description: 7.972 Acres. Two parcels were combined.

Section: 19 **Township:** 5N **Range:** 13W

Type of Property: Res Single Family; Investment Suitable Use: Res Single Family; Farm Land Aproximate Acreage: 5 - 10 Acres Topo/Natural Feats: Level; Wooded Access: County Road; Paved Road Sale/Rent: Sale	Utilities: Electricity; Community Water; Telephone Buildings on Prop: None Documents on File: Survey/Plat Miscellaneous: Fencing Partial; Hardwoods; Pine Trees Showing Instructions: Call Listing Office; Show Anytime
--	--

Electrical Svc Prvd: Mississippi Power Co
Water Svc Prvd: Glendale Utility

Seller Concession Amt: 600; **Co-op Broker:** 2.4; **Other Co-op:** 0; **Exclusive Agency:** Yes; **Realtor Ads:** Yes

LM: Edgar L Vines III Direct: (601) 916-9022; Personal: ed.vines3@gmail.com; -- License #: S-45970
LO: Vines Realty & Land Office: (601) 261-3236

SM: Kristina Porcello Office: (601) 818-1560; Kristina: realtor.kristina@yahoo.com; www.hubcityrealty.com -- License #: B-19908
SO: Hub City Realty Office Phone: (601) 818-1560 -- License #: 20262

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\$ 8,453.51 Acre

#2