

American Legion Lake B

169 Acres +/-

Neshoba County, MS



CONTACT:
J. PARKER SARTAIN
601.506.2398
psartain@sartainsheritage.com

Sartain's Heritage Properties
106 First Choice Drive
Madison, MS 39110
Phone: 601-856-2720
Fax: 601-853-6765
www.SartainsHeritage.com

American Legion Lake B is approximately 169 acres located along the banks of Cushtusia Creek in Neshoba County. The property consists of 118 acres of four year old replanted pines and 56 acres of bottom-land hardwoods along two sides of Cushtusia Creek. There is approximately one half mile of frontage along County Road 529 (Duncan Road) with utilities available on the south for construction of your camp house or lodge.

Managed by the DWFP, Neshoba County Lake is only a short 2-mile drive away, with excellent fishing for Largemouth Bass, Crappie, Bluegill, Redear, and Channel Catfish. Neshoba County is well represented in Magnolia Records with trophy bucks scoring from 150 to 175 Boone & Crockett. The area is also well known for its turkey hunting. The property is located 10 miles southeast of Philadelphia offering easy access to shopping, dining, the famous Silver Star/Golden Moon Casinos and Dancing Rabbit Golf Club.

With all it has to offer, American Legion Lake B can be your year-round hunting/fishing and weekend getaway.

\$332,886.00

Additional 130 acres available across Duncan Road. See American Legion Lake listing.



