



AMERICAN LEGION LAKE - 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). The available utilities, provided by Central EPA and Central Water Association, 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. For hunters, the presence of trophy bucks and abundant turkey hunting in the area makes it a prime location for pursuing game. The Tombigbee National Forest, just two miles north of the property, offers additional hunting opportunities for the avid sportsmen and sportswomen. Additionally, being just 10 miles southeast 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.

\$2650 per acre / \$348,981.00 Contact: J Parker Sartain 601-506-2398

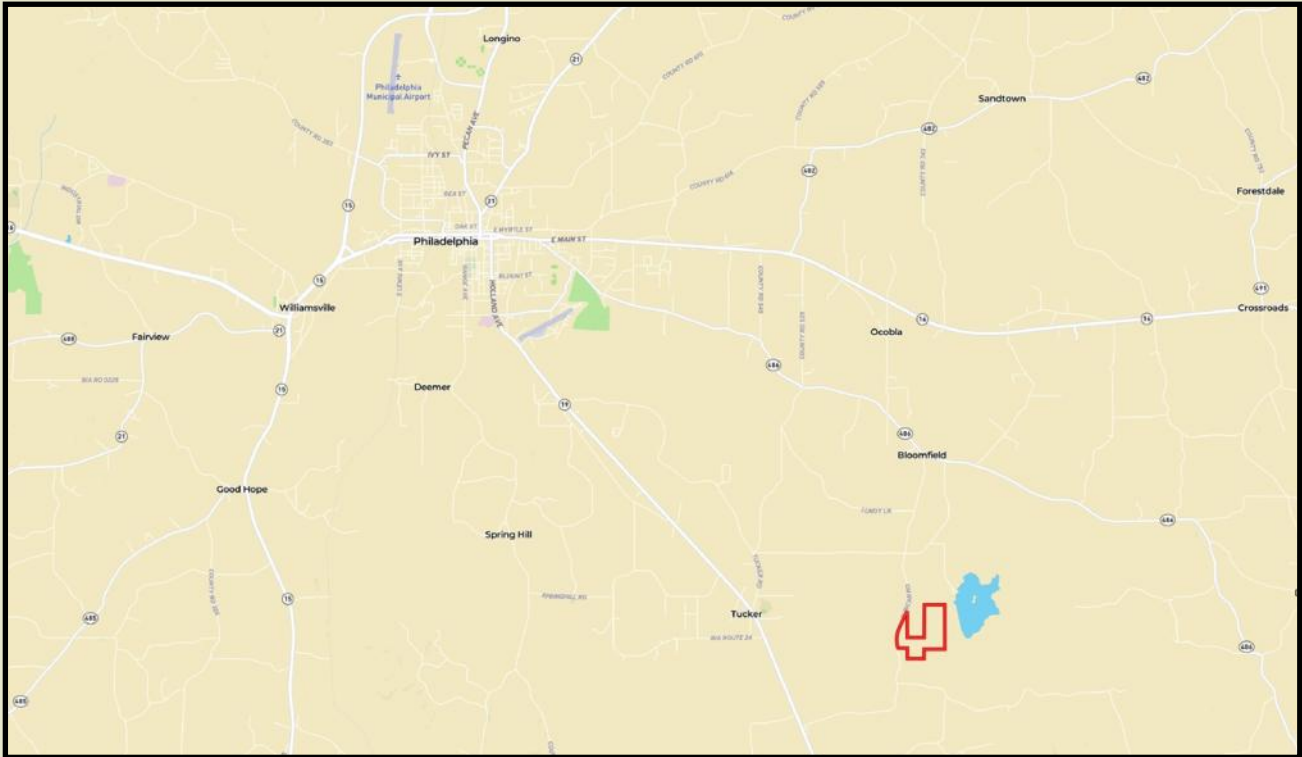
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