

4.6 Acres Bordering Circle Bar Ranch
Mount Sinai Road
Foxworth, MS 39483

\$16,500
4.680± Acres
Marion County



4.6 Acres Bordering Circle Bar Ranch Foxworth, MS / Marion County

SUMMARY

Address

Mount Sinai Road

City, State Zip

Foxworth, MS 39483

County

Marion County

Type

Hunting Land, Recreational Land, Undeveloped Land, Lot

Latitude / Longitude

31.299656 / -89.979909

Acreage

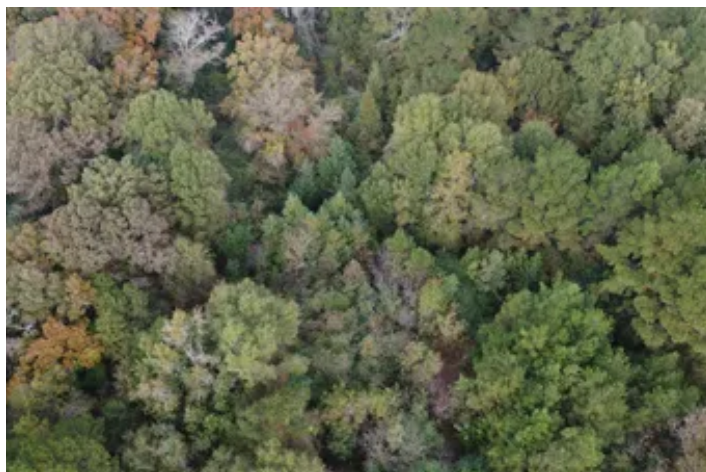
4.680

Price

\$16,500

Property Website

<https://www.mossyoakproperties.com/property/4-6-acres-bordering-circle-bar-ranch-marion-mississippi/93615/>



4.6 Acres Bordering Circle Bar Ranch Foxworth, MS / Marion County

PROPERTY DESCRIPTION

4.68± Acres with Dual Road Frontage in Foxworth, MS — Wooded Homesite or Small Hunting Tract

Positioned at the quiet intersection of country living and convenience, this 4.68± acre parcel offers road frontage on Mount Sinai Road and Circle Bar Road in Foxworth, Mississippi (Marion County). The tract is heavily wooded with a healthy mix of hardwoods and pine, delivering yearround screening, mast production for wildlife, and the classic woodland character buyers want in a small acreage property.

A standout feature is that the property borders Circle Bar Ranch along one boundary. *Circle Bar Ranch* is a longestablished, private ranch holding known locally for its large, contiguous acreage of open land and timber. The ranch's managed landscape and low traffic create a peaceful backdrop and a natural buffer, enhancing the quiet, rural feel of this tract and encouraging wildlife movement across the shared edge habitat you'll inherit as a neighbor.

The land's natural contour gently falls from the outer boundaries toward a broad, centralized interior, creating a subtle, sheltered "pocket" rather than a sharp ravine. Importantly, this shape does not diminish the tract's desirability as a homesite. In practice, it's an advantage: water sheds to the center, helping with natural drainage, while the higher shoulders near the road frontages provide stable, buildable positions with pleasant woodland views and privacy. With modest clearing and routine dirt work—think a compacted house pad and a driveway that follows the contour—you can establish a comfortable homesite on a perimeter shoulder or a midslope bench, leaving the interior lower area as a green backdrop, garden space, or wildlife corridor. Dual frontage gives you flexible design options: one access for the residence and another for a shop, barn, equipment, or future improvements, without crowding the main approach. You'll be able to orient the home to catch breezes, look into the trees, and still keep a deep buffer of timber between you and the world.

If a small hunting/recreation tract is your goal, the property's size, shape, and timber composition are already working in your favor. The bowllike center draw and surrounding shoulders create natural travel corridors, while mixed hardwood mast and pine bedding cover provide what deer and turkey seek in South Mississippi. Light habitat work—opening a couple of lanes on the contour, adding a microplot in the interior, and maintaining a simple loop trail—can be done economically and will make the property hunt larger than its acreage suggests. Adjoining Circle Bar Ranch further strengthens edge habitat and daily movement patterns.

Property Highlights

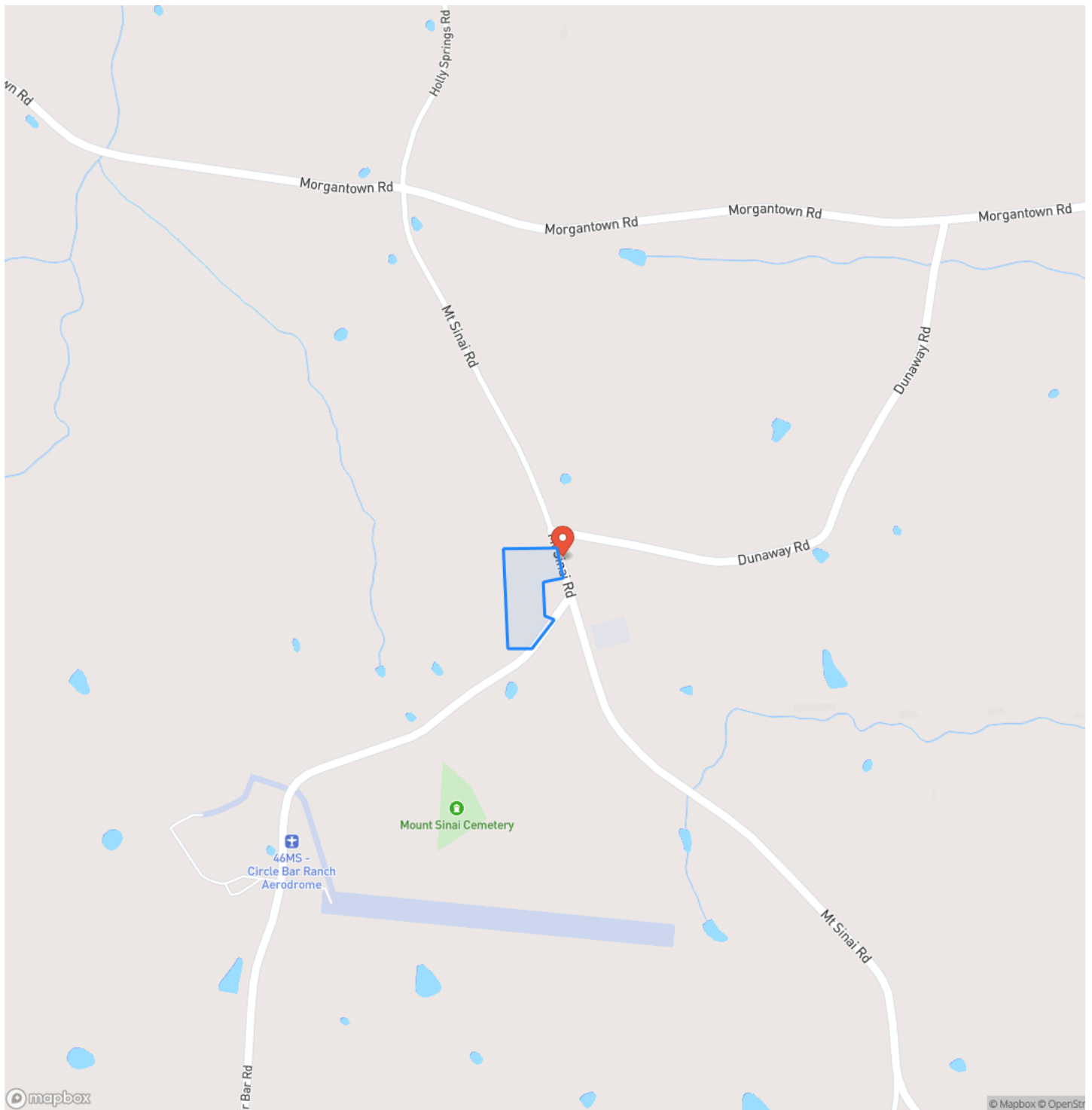
- 4.68± acres in Foxworth, Marion County, Mississippi
- Frontage on Mount Sinai Road and Circle Bar Ranch Road for flexible, twopoint access
- Borders Circle Bar Ranch, a sizable private ranch known for open land and timber—quiet, stable neighboring use
- Heavily wooded with a mix of hardwoods and pine timber
- Terrain gently slopes from the outer boundaries toward the center, enhancing drainage and privacy while still offering multiple buildready shoulders and benches
- Homesite potential with modest clearing and dirt work to establish a driveway and pad along the higher perimeter or midslope shelf
- Small hunting/recreational tract potential with edge habitat, cover, and natural funnels created by the interior draw
- Rural setting with the benefits of a recognized ranch neighbor and low local traffic

Whether you envision a country homesite tucked on a quiet shoulder, a weekend cabin with equipment space and two convenient access points, or a manageable hunting base that doesn't require fulltime maintenance, this tract checks the right boxes. It's easy to own, easy to improve, and positioned to hold value thanks to its dual frontage, healthy timber cover, centersloping topography that works for you, and adjacency to a respected ranch.

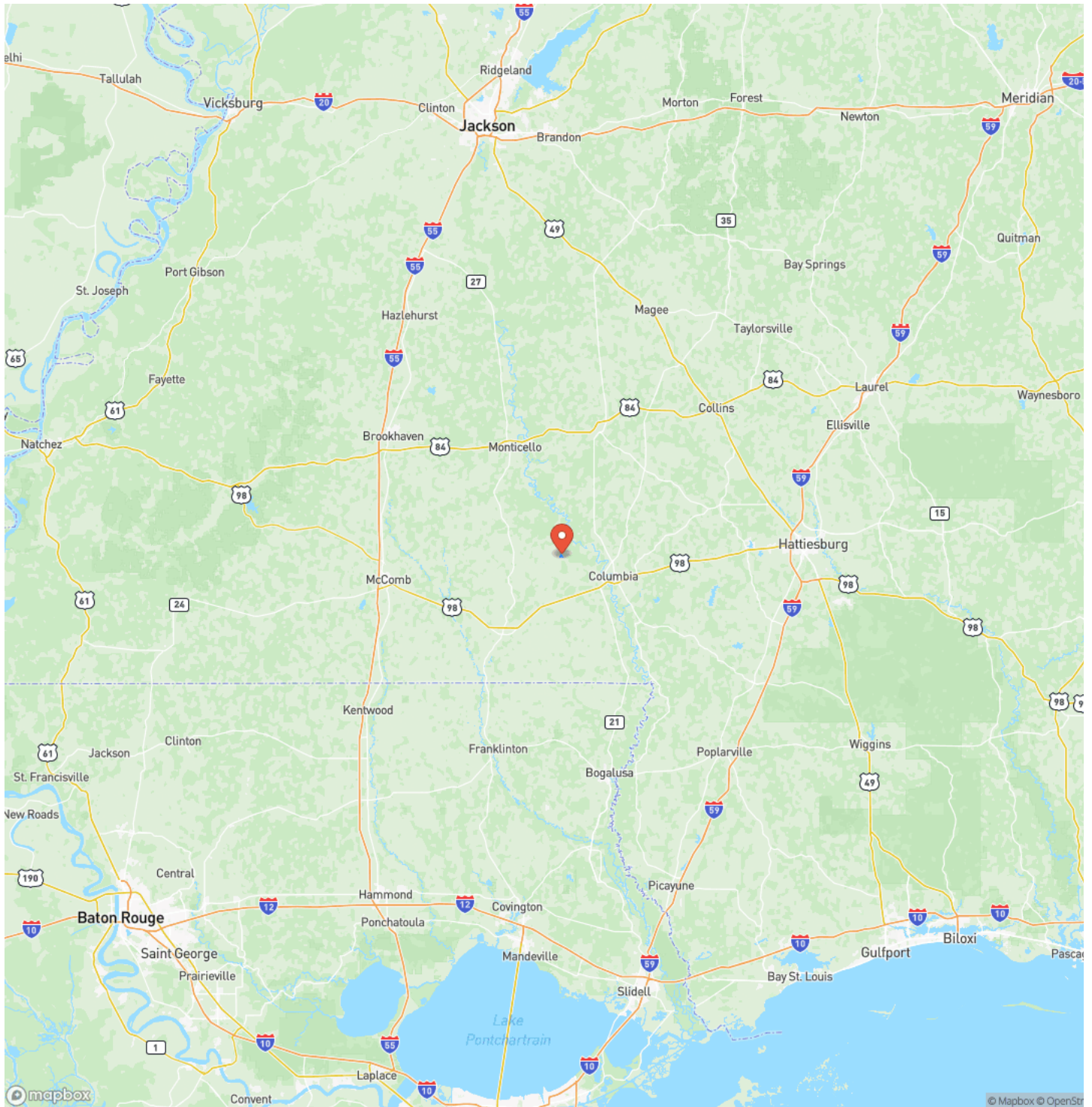
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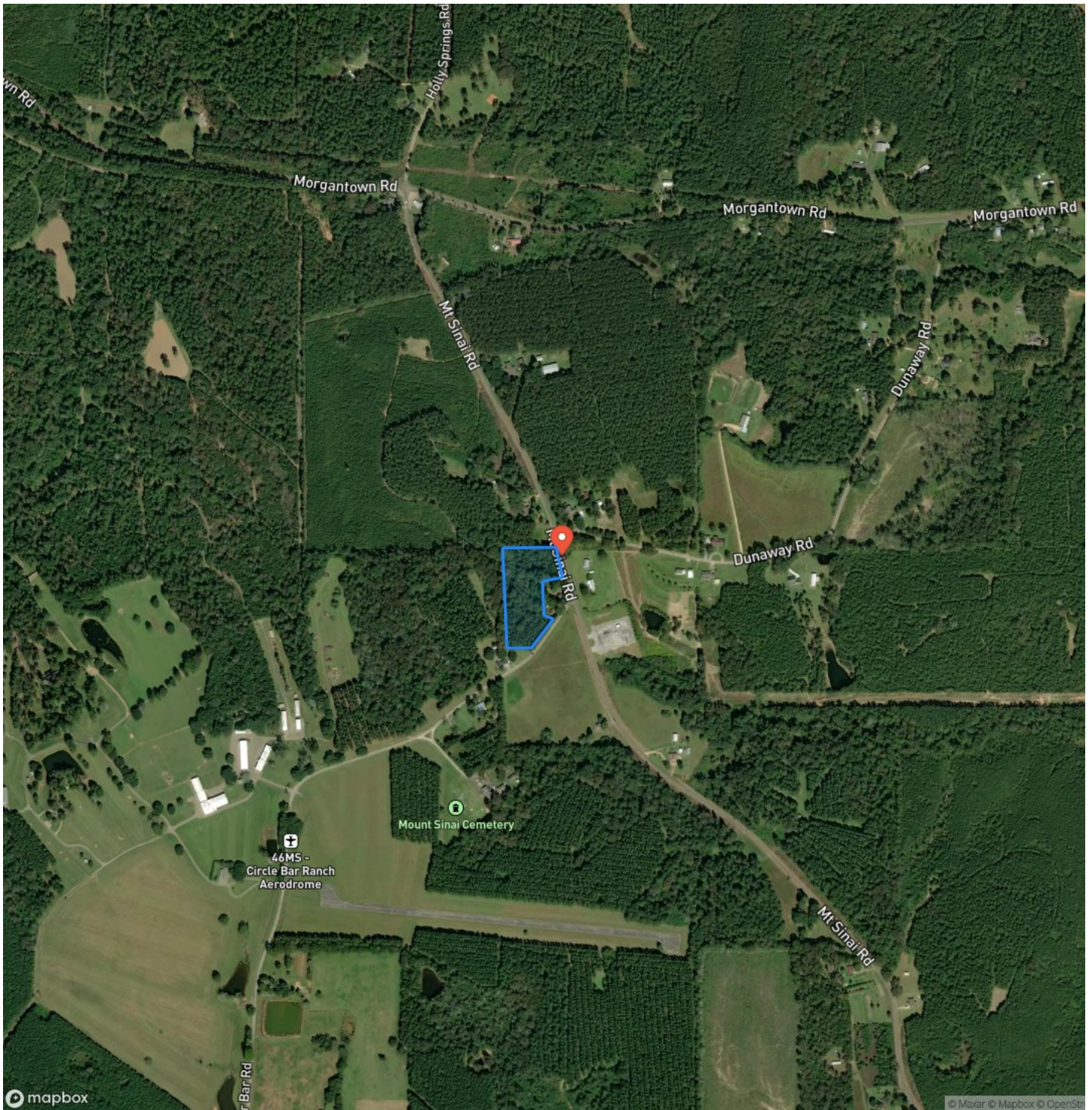
Locator Map



Locator Map



Satellite Map



4.6 Acres Bordering Circle Bar Ranch Foxworth, MS / Marion County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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NOTES

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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