

Rustic Camp Near Pearl River
27 Ward Turnaround
Columbia, MS 39429

\$119,000
1.4± Acres
Marion County



**Rustic Camp Near Pearl River
Columbia, MS / Marion County**

SUMMARY

Address

27 Ward Turnaround

City, State Zip

Columbia, MS 39429

County

Marion County

Type

Residential Property, Recreational Land

Latitude / Longitude

31.089524 / -89.769522

Dwelling Square Feet

600

Bedrooms / Bathrooms

1 / 1

Acreage

1.4

Price

\$119,000

Property Website

<https://www.mossyoakproperties.com/property/rustic-camp-near-pearl-river/marion/mississippi/93673/>



Rustic Camp Near Pearl River Columbia, MS / Marion County

PROPERTY DESCRIPTION

Homestyle River Camp with Boat Access & Guest Suite — Columbia, MS (Pearl River)

Set on a quiet bend of a Cypress Slough just off the Pearl River, this inviting 1bedroom camp pairs simple comfort with everything you want for life on the water. From dawn fishing to sunset cruises, you'll love the everyday ease of nearby boat ramp access—launch within minutes, fish a while, then tie back up and head straight to the fishcleaning sink to prep the day's catch. The property is framed by large shade trees that keep summer afternoons cool and create a relaxed, parklike feel, while an outdoor brick fireplace sets the scene for crisp evenings with friends.

Inside the main camp, you'll find a practical, cozy layout that keeps gatherings comfortable and maintenance low—ideal for weekends away or fulltime simple living. The bedroom offers a calm retreat after long days on the water. The kitchen, living, and dining are in on area great for reminiscing the days events. Windows draw in natural light and a view of the trees, reminding you that you're never far from the river. Durable finishes and smart storage nooks mean you can track in sand and river gear without worry, then tidy up fast when company comes over.

A standout feature is the additional guest suite—a flexible bonus space for visiting family, a quiet office or hobby room, or a bunkstyle retreat for anglers. Because it's separate from the main sleeping area, you can host comfortably without giving up privacy or routine. It's the kind of space that adapts as your needs change: add a reading chair, a workbench, or a pair of twin bunks and you're ready for any weekend plan.

Outdoors, the property is built for storage, organization, and everyday utility. A large storage room keeps rods, life jackets, coolers, and tools neatly out of sight, while a separate shed handles overflow gear and yard items. The oversized carport offers covered parking for both a vehicle and a boat, so you're loaded and ready to roll when the river calls. After a day on the water, gather by the brick fireplace, tell a few fish tales, and relax beneath the canopy of mature trees that make this yard feel like your own private camp.

The setting is what makes this place special. The cypress slough offers calm wildlife viewing, and spotting herons and wood ducks in the quiet hours. It's a peaceful backdrop for morning coffee and a natural windbreak when afternoon breezes pick up. With boat ramp access close by, you can explore the Pearl River with all its scenic gravel and sand bars.

Whether you're after a lowkey weekend base, a seasonal escape, or a simple, practical home near the Pearl, this property delivers the right mix of comfort and capability—launch close by, store everything on site, and enjoy the outdoors yearround. It's an easy place to make memories: fish in the morning, nap in the shade at midday, grill by the fire as the sun sinks, and listen to the night sounds of the Pearl River.

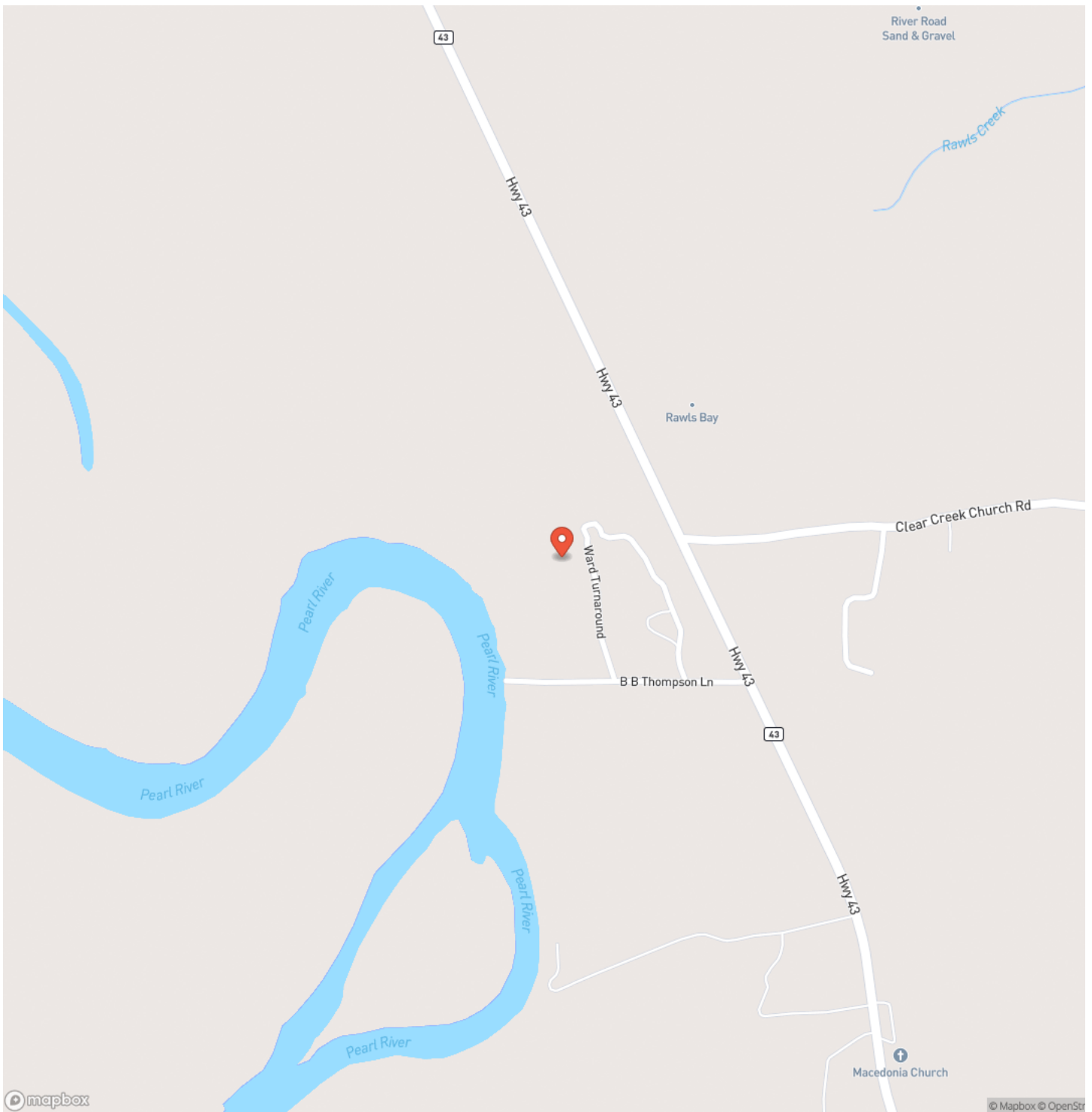
Property Highlights

- 1bedroom main camp with comfortable living area
- Flexible guest suite for visitors, office, or hobby space
- Near boat ramp access to the Pearl River for fast launches
- Cypress slough—great for wildlife watching
- Outdoor brick fireplace for gatherings in every season
- Fishcleaning sink plus large storage room and separate shed
- Oversized carport for boat and vehicle storage
- Large, shady yard with established trees for allday comfort
- Convenient Columbia, MS location with town amenities within easy

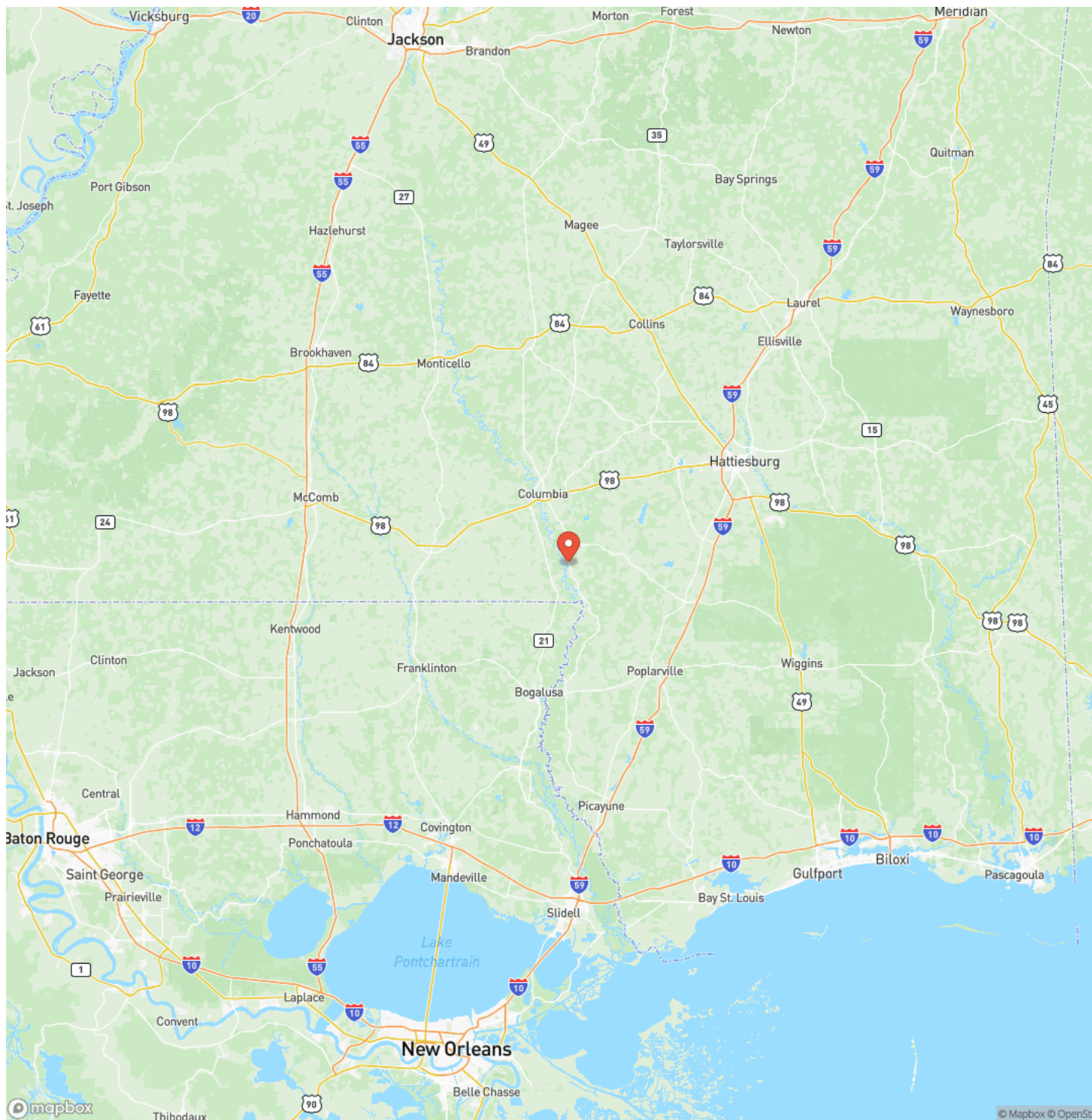
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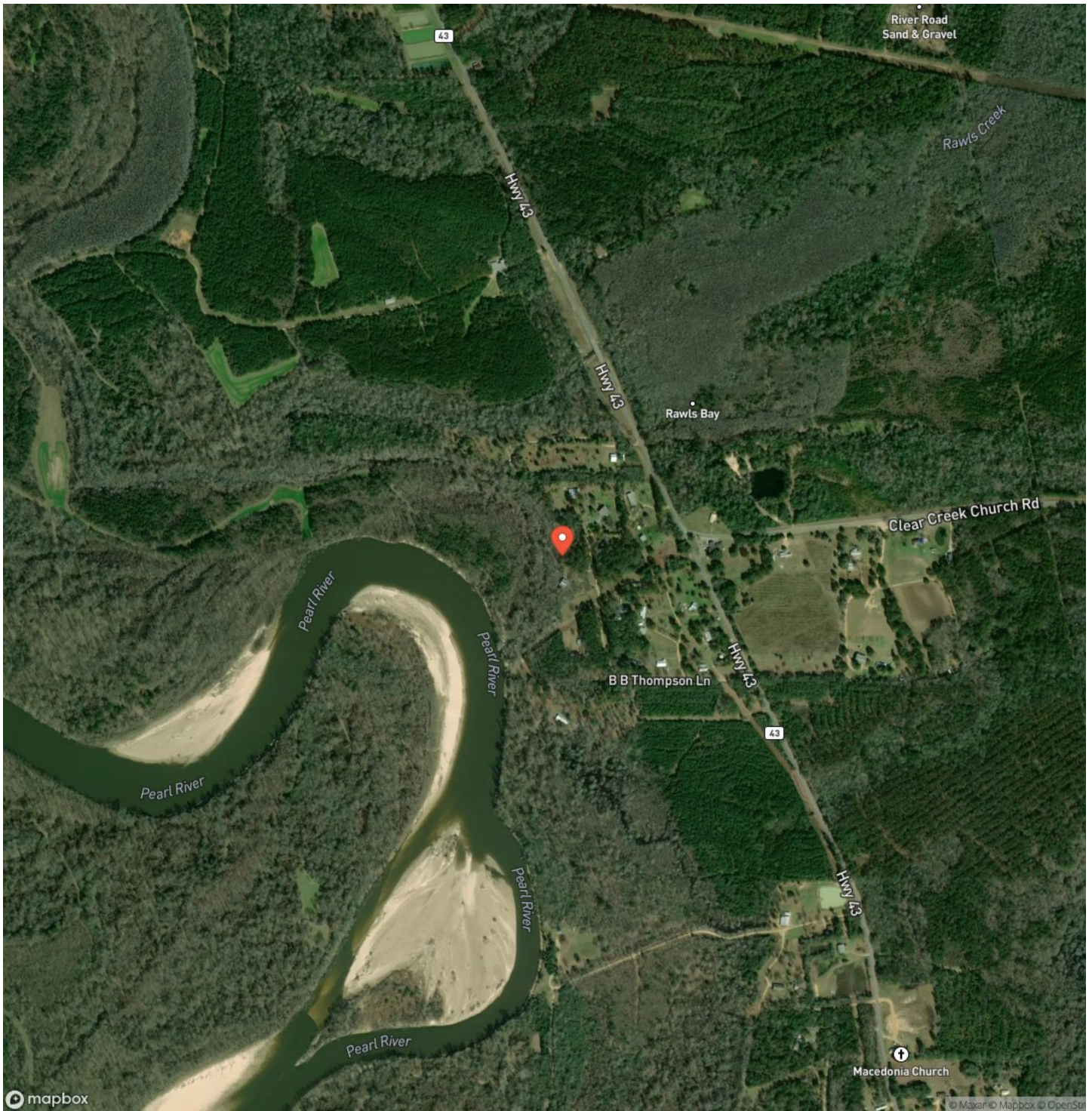
Locator Map



Locator Map



Satellite Map



Rustic Camp Near Pearl River Columbia, MS / Marion County

LISTING REPRESENTATIVE

For more information contact:



Representative

Haleigh Reid

Mobile

(318) 278-9848

Office

(601) 463-6101

Email

hreid@mossyoakproperties.com

Address

105 W Chickasaw Street

City / State / Zip

Brookhaven, MS 39601

NOTES

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This image shows a single sheet of white paper with horizontal 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.

Mossy Oak Properties Posey Land Company
105 W Chickasaw St Suite C
Brookhaven, MS 39601
(601) 597-9378
MossyOakProperties.com
