



## Escatawpa River Retreat

6 +/- Acres | Jackson County, MS | \$92,000



**National Land Realty**  
9 N. Conception St.  
Mobile, AL 36602  
[NationalLand.com](http://NationalLand.com)



**Chandler Guy**  
Office: 334-947-1684  
Cell: 850-503-1307  
Fax: 888-672-1810  
[Cguy@NationalLand.com](mailto:Cguy@NationalLand.com)

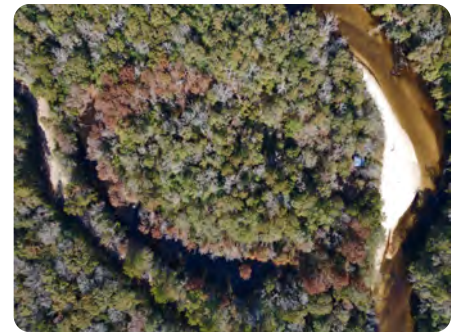
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## PROPERTY SUMMARY

Rare, incredible waterfront acreage featuring approximately 285 feet along the banks of the Escatawpa River, 20' x 20' riverfront gazebo with a scenic view, an oxbow lake that was covered in ducks during the first site visit, and conveniently placed power along a well-maintained road.

The sandbar is roughly one-third acre, while the oxbow lake is approximately one-half acre. Mature hardwoods are scattered throughout the tract. The acreage on the westernmost side of the access road totals approximately 2 acres, making it an excellent location for a small camp, deer stand or trails. The easternmost side totals approximately 2.75 acres, not including the oxbow lake, and offers plenty of space for a small retreat and camping. Located 30 minutes west of Mobile, Alabama, and 45 minutes north of Pascagoula, Mississippi, this tract offers a convenient and affordable escape. See the property's LandTour360 for a full experience of everything it has to offer!



**ACREAGE BREAKDOWN**

Contact agent for acreage breakdown.

**ADDRESS**

0 Tanner Williams Road  
Lucedale, MS 39452

**TAXES**

\$671/year (2024)

**PARCEL #/ID**

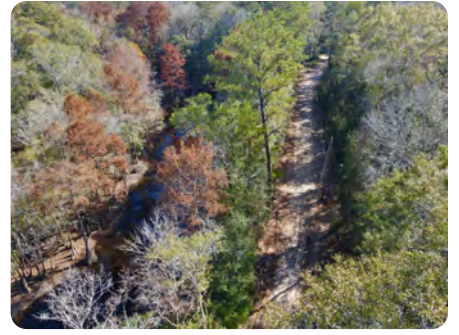
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**LOCATION**

Contact agent for directions.

## PROPERTY HIGHLIGHTS

- 285 feet on the Escatawpa River
- 20' x 20' gazebo
- Power
- One-third acre sandbar
- One-half acre sandbar
- Deer, ducks and fishing
- Camping



[nationalland.com/listing/escatawpa-river-retreat](https://nationalland.com/listing/escatawpa-river-retreat)





*All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.*



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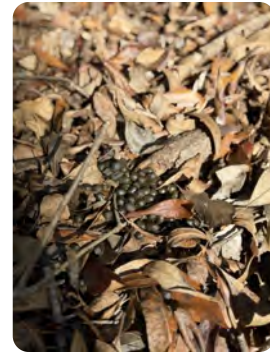
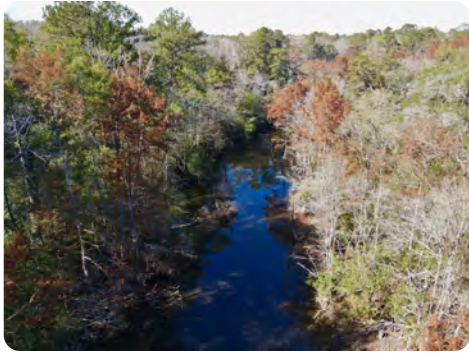


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WORKING WITH A REAL ESTATE BROKER

\*\*THIS IS NOT A LEGALLY BINDING CONTRACT\*\*

GENERAL

Before you begin working with any real estate agent, you should know whom the agent represents in the transaction. Mississippi real estate licensees are required to disclose which party they represent in a transaction and to allow a party the right to choose or refuse among the various agency relationships.

SELLER'S AGENT

A property Seller can execute a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the Seller in securing a Buyer. A licensee who is engaged by and acts as the agent of the Seller only, is a Seller's Agent.

- To the Seller: The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
To the Buyer and Seller: A duty of honesty and fair dealing.

BUYER'S AGENT

A Buyer may contract with an agent or firm to represent him/her. A licensee who is engaged in a Buyer Agency Agreement as the agent of the Buyer only is known as the Buyer's Agent in purchasing a property. A Buyer's Agent has the following duties and obligations:

- To the Buyer: The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
To the Seller and Buyer: A duty of honesty and fair dealing.

DISCLOSED DUAL AGENT

A real estate licensee or firm may represent more than one party in the same transaction. A Disclosed Dual Agent is a licensee who, with the informed written consent of the Seller and Buyer, is engaged as an agent for both the Seller and Buyer.

A Disclosed Dual Agent may not disclose:

- To the Buyer that the Seller will accept less than the asking or listed price, unless otherwise instructed in writing by the Seller.
To the Seller that the Buyer will pay a price greater than the price submitted in a written offer to the Seller, unless otherwise instructed in writing by the Buyer.
The motivation of any party for selling, buying, or leasing a property, unless otherwise instructed in writing by the respective party, or
That a Seller or Buyer will agree to financing terms other than those offered, unless otherwise instructed in writing by the respective party.

IMPORTANT NOTICE: UNREPRESENTED "CUSTOMER"

"Customer" shall mean a person not represented in a real estate transaction. It may be the Buyer, Seller, Landlord or Tenant. A Buyer may decide to work with a firm that is acting as the agent for a Seller (a Seller's Agent or Subagent). If a Buyer does not enter into a Buyer Agency Agreement with the firm that shows him properties, that firm and its agents may show the Buyer properties as a Seller's Agent or as a Subagent working on the Seller's behalf.

THIS IS NOT A CONTRACT, THIS IS AN ACKNOWLEDGEMENT OF DISCLOSURE

The below named Broker or Salesperson has informed me that real estate brokerage services may be provided to me as a:

- Client (The Licensee is my Agent. I am the Seller or Landlord.)
Client (The Licensee is my Agent. I am the potential Buyer or Tenant.)
Client (All Licensees of the Brokerage Firm may become Disclosed Dual Agents.)
Customer (The Licensee is not my Agent)

By signing below, I acknowledge that I received this informational document and explanation prior to the exchange of confidential information which might affect the bargaining position in a real estate transaction involving me.

Signature lines for Client, Licensee, and Customer, including fields for signature and date.