



## Richton Homesite and Mini-Farm Lot 5

38 +/- Acres | Perry County, MS | \$149,900



**National Land Realty**  
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The above information is from sources deemed reliable, however the accuracy is not guaranteed.  
National Land Realty assumes no liability for error, omissions or investment results.



## PROPERTY SUMMARY

Lot 5 is one of five adjoining lots offering affordable acreage just 20 minutes from Hattiesburg, Mississippi. It is ideal for a homesite, mini-farm, or recreational getaway. Featuring approximately 100 feet of road frontage on the south side of Pearce Drive, the property offers seclusion well off the paved road, awaiting a new, long driveway to be established that is sufficient width for power and privacy. Whether building or placing a mobile home, the remaining acreage offers a great opportunity for a small-scale farm, hunting and timber investment. It adjoins approximately 2,300 feet of frontage along a transmission line to its south and hosts approximately 30.5 acres of 17-year old planted pine. The timber was select cut and thinned in 2024, creating a more open and usable tract. Additional acreage is available, with up to 100.75 +/- contiguous acres total and of which a boundary survey has been completed. Alternate divisions are welcomed.



**ACREAGE BREAKDOWN**

Contact agent for acreage breakdown.

**PARCEL #/ID**

082-04-007.000, 082-03-005.000

**ADDRESS**

0 Pearce Drive  
Lot 5  
Richton, MS 39476

**LOCATION**

Contact agent for directions.

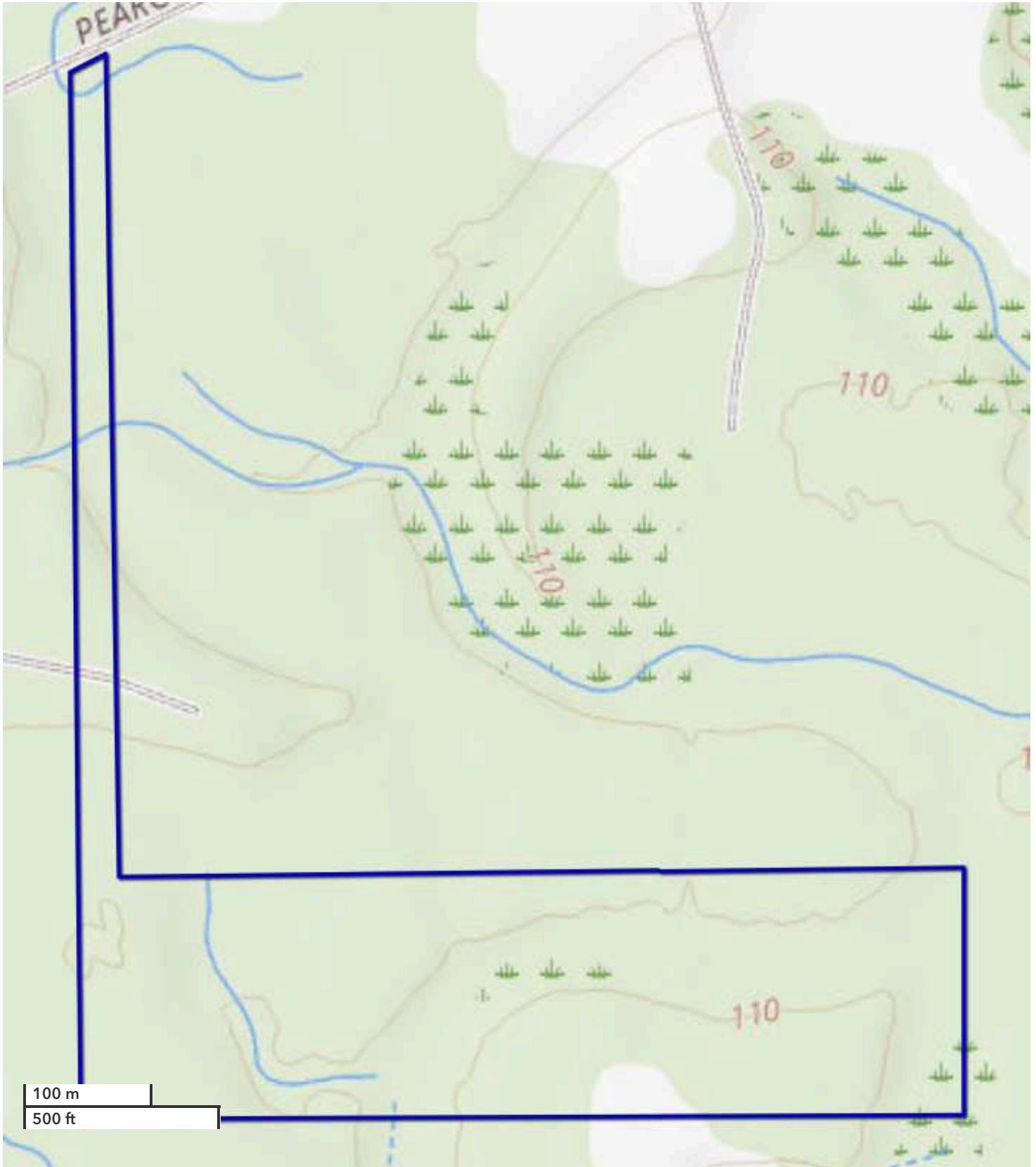
# PROPERTY HIGHLIGHTS

- Additional acreage available
- Alternate divisions welcomed
- Mobile homes allowed
- Affordable acreage
- Beautiful setting
- Private and rural, while close to town
- 30.5 +/- acres of 17-year old planted pine

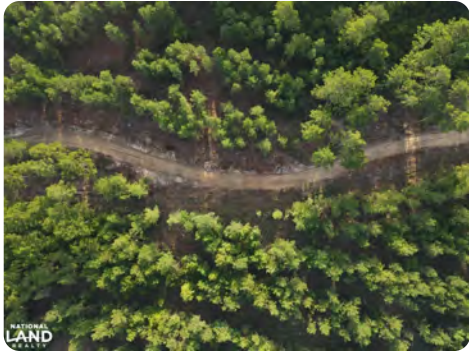




*All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.*



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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. A Seller's agent has the following duties and obligations:

- 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. As a Disclosed Dual Agent, the licensee shall not represent the interests of one party to the exclusion or detriment of the interests of the other party.

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.