



## Perfect Home Site on Longleaf Trace

9.43 +/- Acres | Lamar County, MS | \$270,250



### ADDRESS

4264 Hwy 589  
Sumrall, MS 39482

### LOCATION

From Bellevue (intersection of Hwy 589 and Hwy 98), go north on Hwy 589 for 6.2 miles to Property on right;  
From Sumrall, 3.2 miles on left.

### PROPERTY SUMMARY

This exceptional property is an old farm home place located a hilltop along Hwy 589 and the Longleaf Trace horse and multi-use trail; the perfect setting for a new home. Rolling terrain with magnificent oak and pecan trees and over 1,500 feet of road frontage and 2 entrances on the highway, Zoned General County which allows a multitude of uses. This ready-to-build location has excellent soils, power, and water meter on site. Located in Sumrall school district, it is just minutes south of the town of Sumrall and 7-10 minutes to Bellevue.

[nationalland.com/listing/perfect-home-site-on-longleaf-trace](https://nationalland.com/listing/perfect-home-site-on-longleaf-trace)



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