



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**13± ACRES**  
**HARRISON COUNTY, MS**  
**\$79,000**

OFFICE (769) 760-0005 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE HARRISON 13

## PROPERTY PROFILE

### LOCATION:

- Off Montebella Road  
Pass Christian, MS 39571
- No Deeded Easement
- Harrison County
- 5.2± Miles NE of Pass Christian
- 11.4± Miles NW of Gulfport
- 11.4± Miles NE of Bay St. Louis

### COORDINATES:

- 30.34615, -89.23072

### TAX INFORMATION:

2024

- Parcel # 0412D-01-024.003: \$26.70
- Parcel # 0412D-01-023.000: \$148.44

### PROPERTY USE:

- Recreational
- Investment
- Development
- Potential Home Site

### PROPERTY INFORMATION:

- 13± Acres
- Marketable Pine Timber



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**DEWAYNE ATKINSON**

LAND SPECIALIST

C: 601-832-3075

O: 769-760-0005

[dewayne@smalltownproperties.com](mailto:dewayne@smalltownproperties.com)

2121 5th St., Ste 206 - Meridian, MS 39301

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE HARRISON 13

THIS 13± ACRE TRACT IN PASS CHRISTIAN, MISSISSIPPI, OFFERS A RARE COMBINATION OF LOCATION, FLEXIBILITY, AND LONG-TERM VALUE. Just two miles from the beach and minutes from coastal restaurants, shopping, and entertainment, the Harrison County property gives you access to everything the Gulf Coast lifestyle has to offer—without sacrificing space or privacy. The land consists of marketable timber and enough acreage to support a private residence, recreational use, or future development.

Whether you're looking for a place to build, hold, or invest, this tract is well-positioned in a high-demand coastal market with strong growth potential.

**Contact Dewayne Atkinson today to learn more  
and schedule a private showing.**



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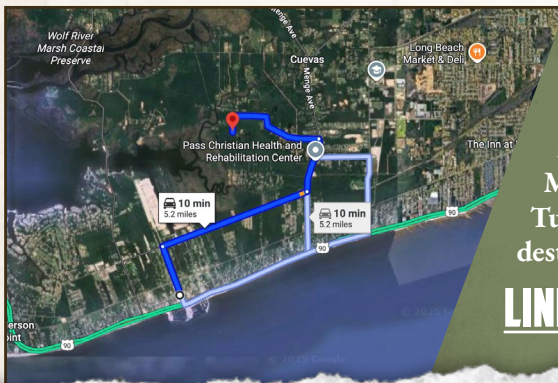
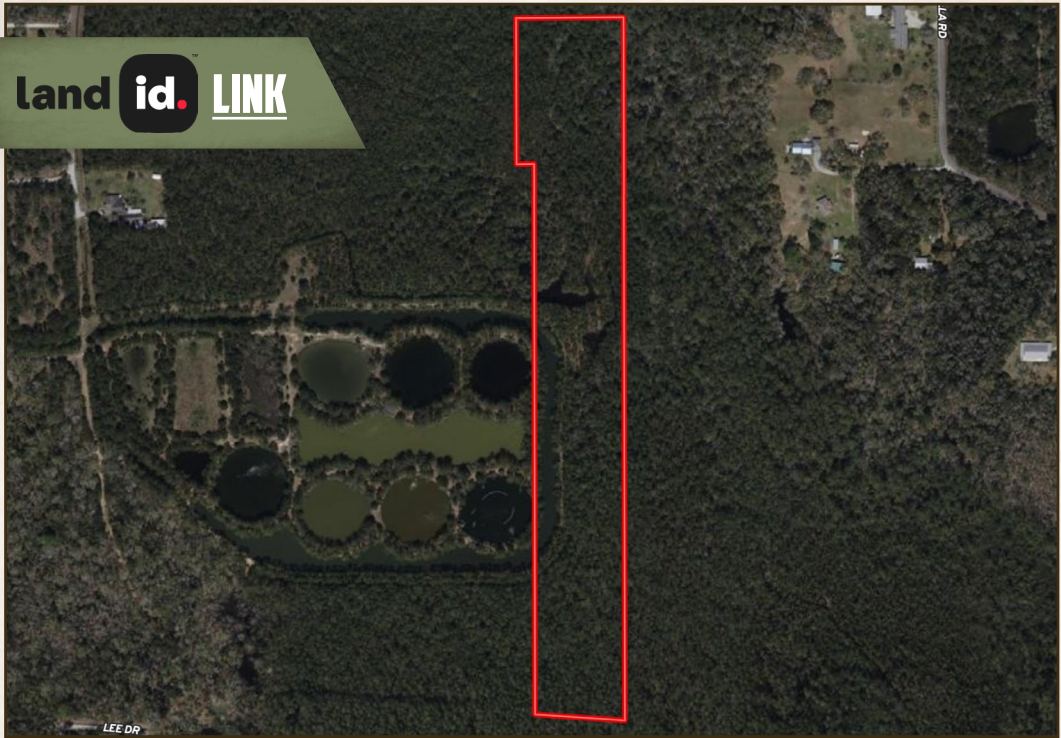
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13± ACRES

HARRISON COUNTY, MISSISSIPPI

land id. LINK



Directions from the Intersection of US-90 and Menge Avenue in Pass Christian, MS: Travel 1.6 miles north on Menge Avenue. Turn left on Montebella Road and proceed 1.3 miles. Turn left onto Gamard Lane and the destination will be ahead in 0.2 miles.

**LINK TO GOOGLE MAP DIRECTIONS**



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