

HOME ON 3± ACRES IN FRANKLIN COUNTY, MISSISSIPPI



\$142,500

6078 McCall Creek Road, McCall Creek, Mississippi 39647

This 3+/- acre property in Franklin County, MS is ideal for camping, hunting trips or just a place to getaway. A pristine, four bedroom, two bath, 2,240+/- square foot, open floor plan, manufactured home offers a large kitchen with a massive walk-in pantry, a sizeable dining area and a wood burning fireplace in the great room. In the master suite, you'll enjoy a separate shower and the Roman soaking tub. Each bedroom offers spacious walk-in closets. A new HVAC, dishwasher, washing machine and a 1,000 gallon septic tank are in place. Outdoors, enjoy nature in the quiet setting. This creek front recreational getaway is less than a 1/4 mile to the Homochitto River and the Homochitto National Forest while the beautiful Lake Okhissa is approximately 16 miles away. This property offers loads of recreational options: swimming, boating, skiing, hiking, hunting, ATV riding, fishing, kayaking and so much more! There is ample room for your RV or boat. Nearly 1,000 15-year-old loblolly pine trees are planted for lumber; this property is registered as a Certified Tree Farm, meaning approximately one acre will provide a nice tax benefit and lumber income opportunity. This is a move-in ready home and rare opportunity to own a piece of Mississippi paradise. Call Trinity to schedule a showing!

Directions from McCall Creek, MS: Travel west on Highway 84 East, turn right onto McCall Road. Travel 3.5 miles on McCall Road and stay straight onto McCall Creek Road. In 2.6 miles property will be on the right at 6078 McCall Creek Road, McCall Creek, MS.



call me today!

TRINITYWEBB, REALTOR®

Trinity@TomSmithHomes.com

601.990.5070 office | 769.218.7860 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



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AERIAL MAP



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OWNERSHIP MAP



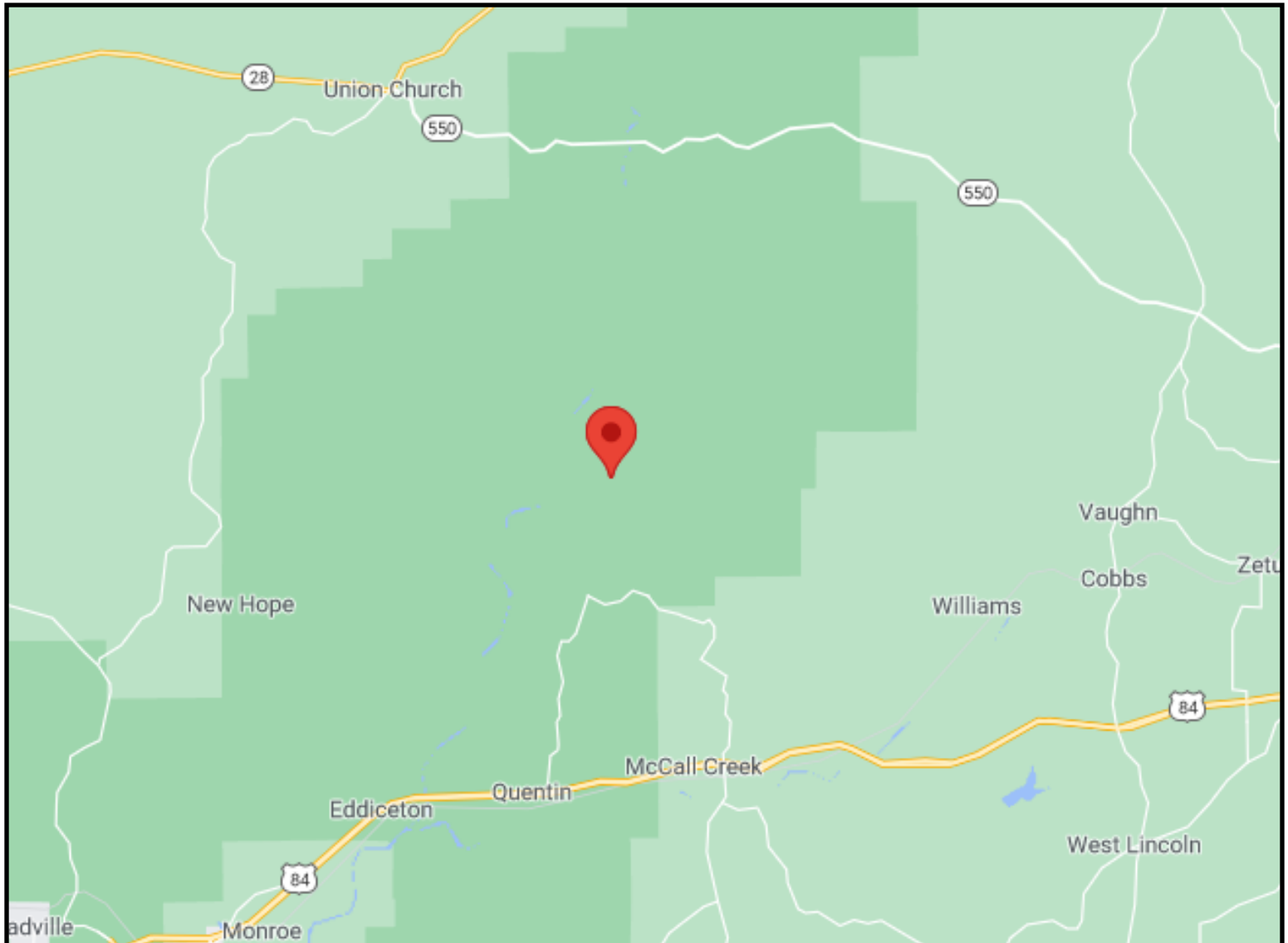
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DIRECTIONAL MAP



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