

EXCELLENT 15.5± ACRE MULTIUSE PROPERTY IN MADISON COUNTY, MS



\$147,250

EXCELLENT PROPERTY IN THE HIGHLY SOUGHT-AFTER MADISON COUNTY, MISSISSIPPI! The 15.5± acre property features open pastures with hardwoods lining the boundaries and a .25 ± acre pond in the northwest corner, utilities are in place, and homesites are established, providing several options for the layout of your dream property and great road frontage on Brown Road in Canton, MS. This property is the ideal place to build your dream home, with plenty of room to roam around. Deer sign is abundant throughout the property. The property is located less than 2 miles from I-55, approximately 20 minutes from Madison, Mississippi and approximately 30 minutes from Jackson, Mississippi, and the Metro area. Call Preston Smith for a showing today!

Directions from Downtown Canton, Mississippi: Travel north on N Liberty St toward E center St., travel 1.4 miles and turn left onto MS-16W, travel 4.7 miles and turn right onto Davis Rd, travel .4 miles and turn left onto Brown Rd W, the property will be on the left in .7 miles.



CLIF CANNON, REALTOR®
Clif@TomSmithLand.com
601.990.5070 office | 601.565.1070 cell



call us today!



PRESTON SMITH, MANAGING BROKER®
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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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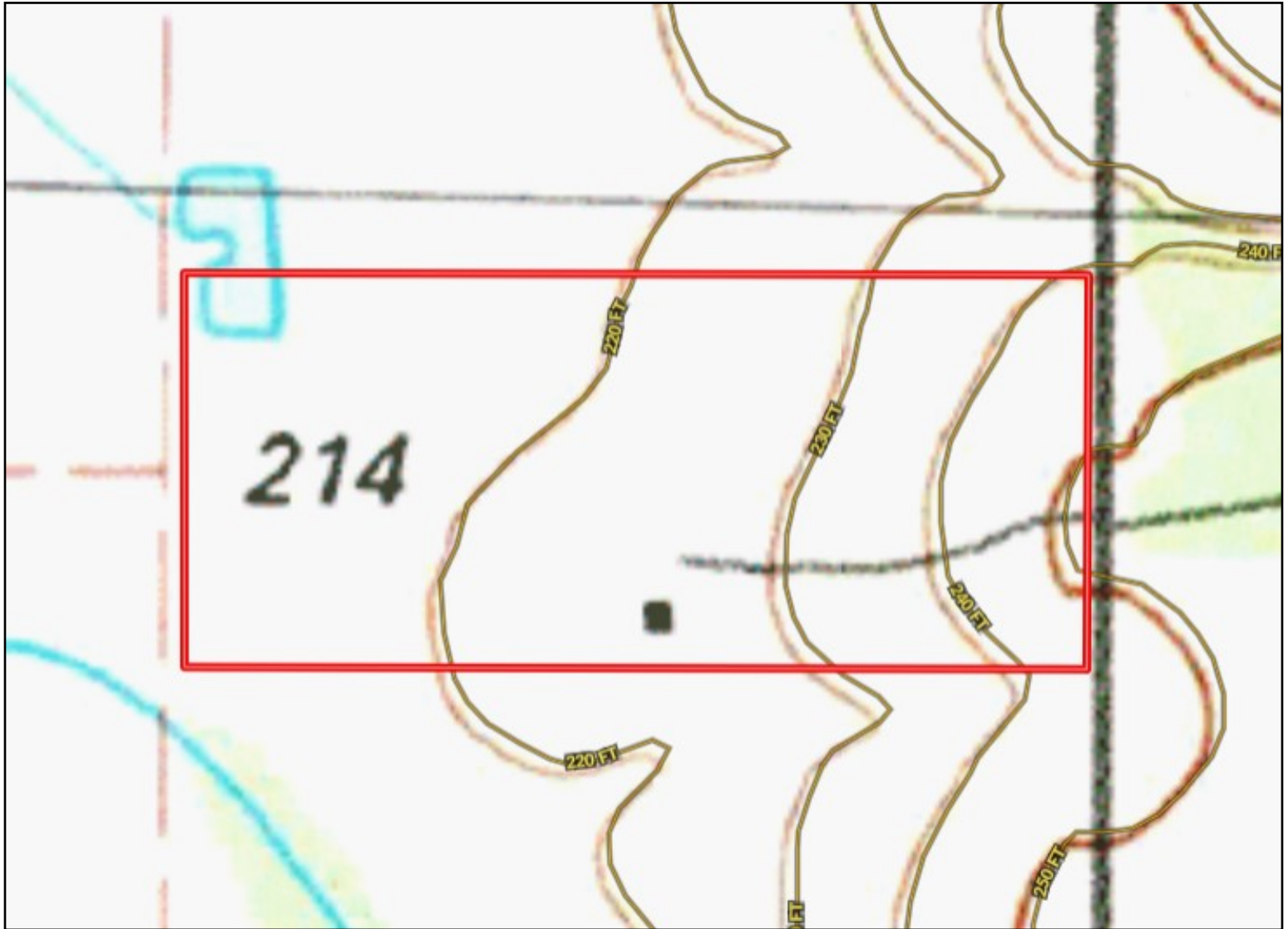
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Topography Map



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Soil Map



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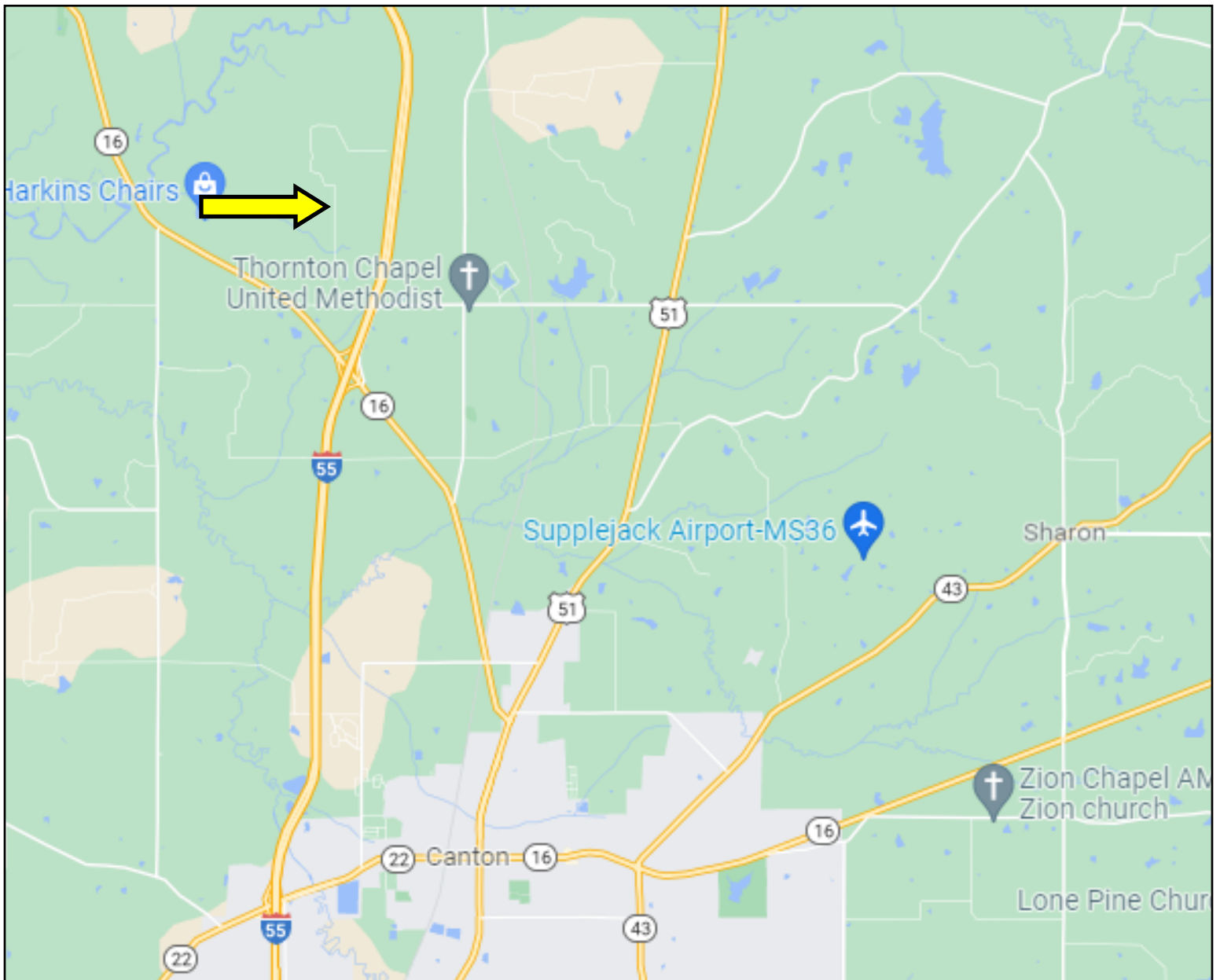
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Directional Map



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