

COUNTRY LIVING

10+/- ACRES IN SMITH COUNTY

2465 SCR 503, MAGEE, MS, 39111



\$310,000

- 5 Bed/4.5 Bath - 4,071± Sq Ft
- 2 Living Rooms
- 3 Fireplaces
- Huge Dining Room
- Shop/Shed
- Refreshing Inground Pool
- Spacious Courtyard Area
- Beautiful Yard

DIRECTIONS From **Sylvarena Avenue** towards **Main Street in Raleigh, MS:** Travel south on Main Street and turn left onto MS-18 W/White Oak Ave and travel for 7.2 miles. Turn left onto County Road 503 and travel for 2.6 miles. The property is located on the left. Click [HERE](#) for Google Maps



Physical Address: 2465 SCR 503, MAGEE, MS, 39111

Call me today!

MICHAEL OSWALT, ASSOCIATE BROKER®

Michael@TomSmithLand.com

601.898.2772 **office** | 662.719.3967 **cell**

Licensed in MS, AR & MO



Expect More. Get More.



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Welcome to country living with 10± acres to roam in Smith County, Mississippi!. If you have been looking for a home with enough space for a big family, you're in luck! This 4,071± square foot home was built in 1972 and features five bedrooms, four and a half bathrooms, with plenty of room for everyone. As you enter the home through the double carport, you will notice the spacious utility room equipped with a half bath. Next is the first living room with a fireplace and custom built-ins. The spacious kitchen is roomy and loaded with cabinet space. In the middle of the additional living and dining room combo, you will find the double fireplace. The master and two other bedrooms have private bathrooms with the fourth bathroom being in the hall near bedrooms four and five. Outside, you will find a shaded courtyard with porches and all the room for flowers, seating, and grilling, perfect for entertaining. Located just behind the home is the inground pool screaming summertime! The home is also equipped with a shop/shed for your maintenance items. You have room to roam when it comes to the yard—garden area, hunting, or just enjoying the country. The home needs some TLC in some areas and is being sold "as is". Mobile home behind home will be removed prior to closing. Additional land available. If you have been looking for a sizable home in the country, call Michael Oswalt for your private showing today!

MORE THAN
15K
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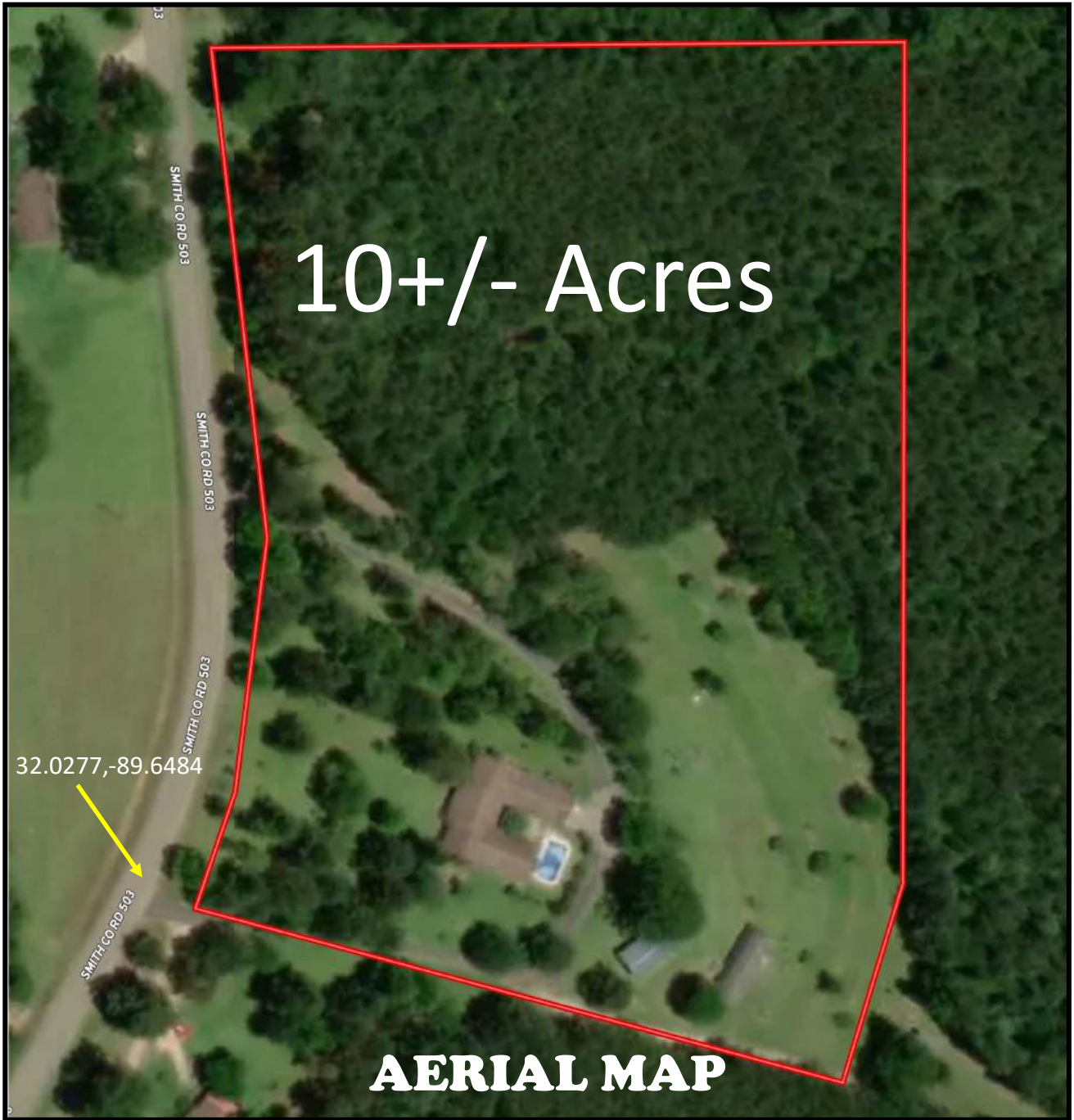


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10+/- Acres

32.0277, -89.6484

AERIAL MAP

Click [HERE](#) for an Interactive Map



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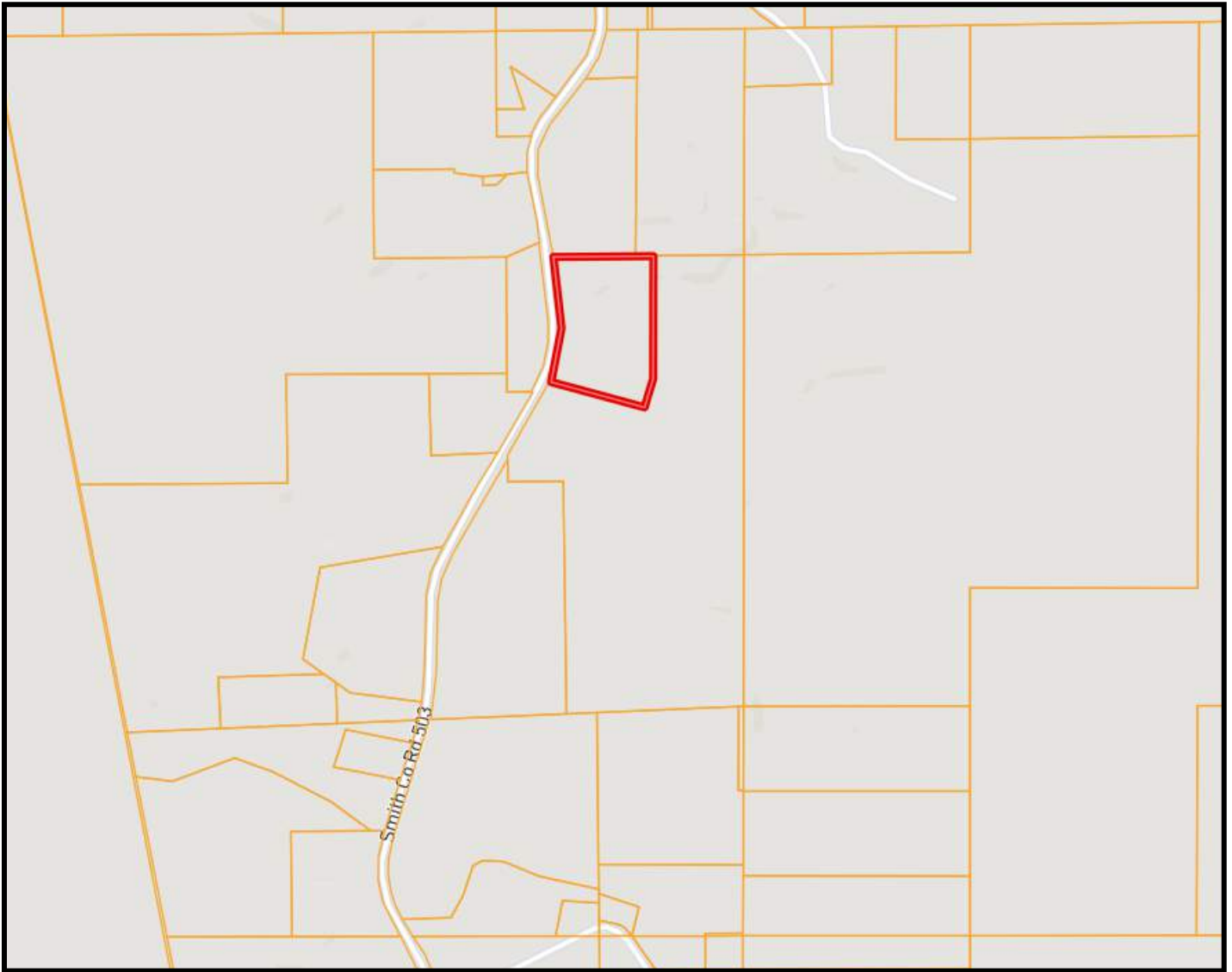


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OWNERSHIP MAP



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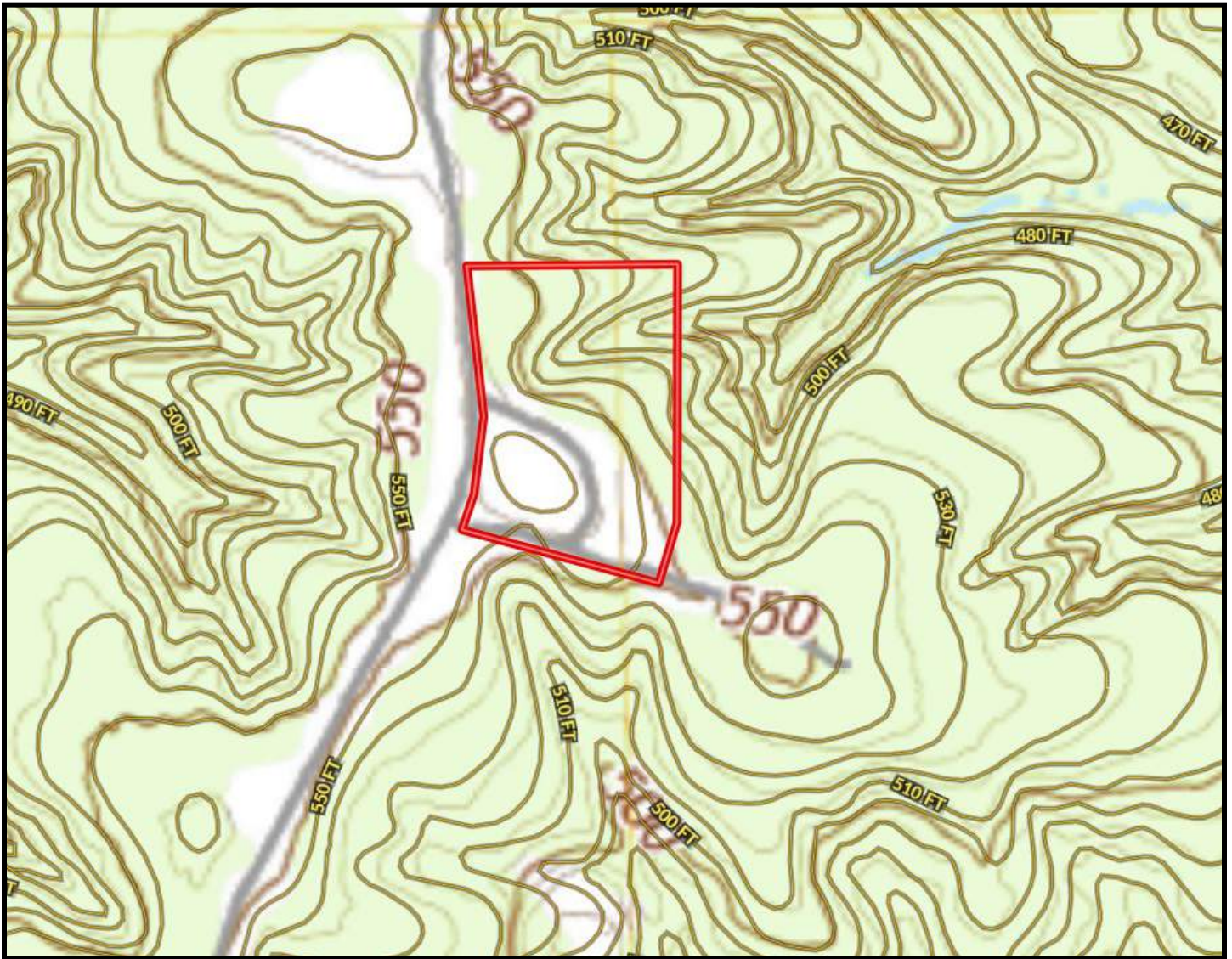


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TOPOGRAPHY MAP



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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
OrB	Ora fine sandy loam, 2 to 5 percent slopes	4.4	43.26	0	50	2e
RuC	Ruston fine sandy loam, 5 to 8 percent slopes	3.24	31.86	0	74	3e
SdF	Smithdale fine sandy loam, 15 to 35 percent slopes	1.21	11.9	0	11	7e
SdD	Smithdale fine sandy loam, 8 to 15 percent slopes	0.72	7.08	0	54	6e
RuB	Ruston fine sandy loam, 2 to 5 percent slopes	0.6	5.9	0	72	2e
TOTALS		10.17(*)	100%	-	54.59	3.2



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Soil MAP

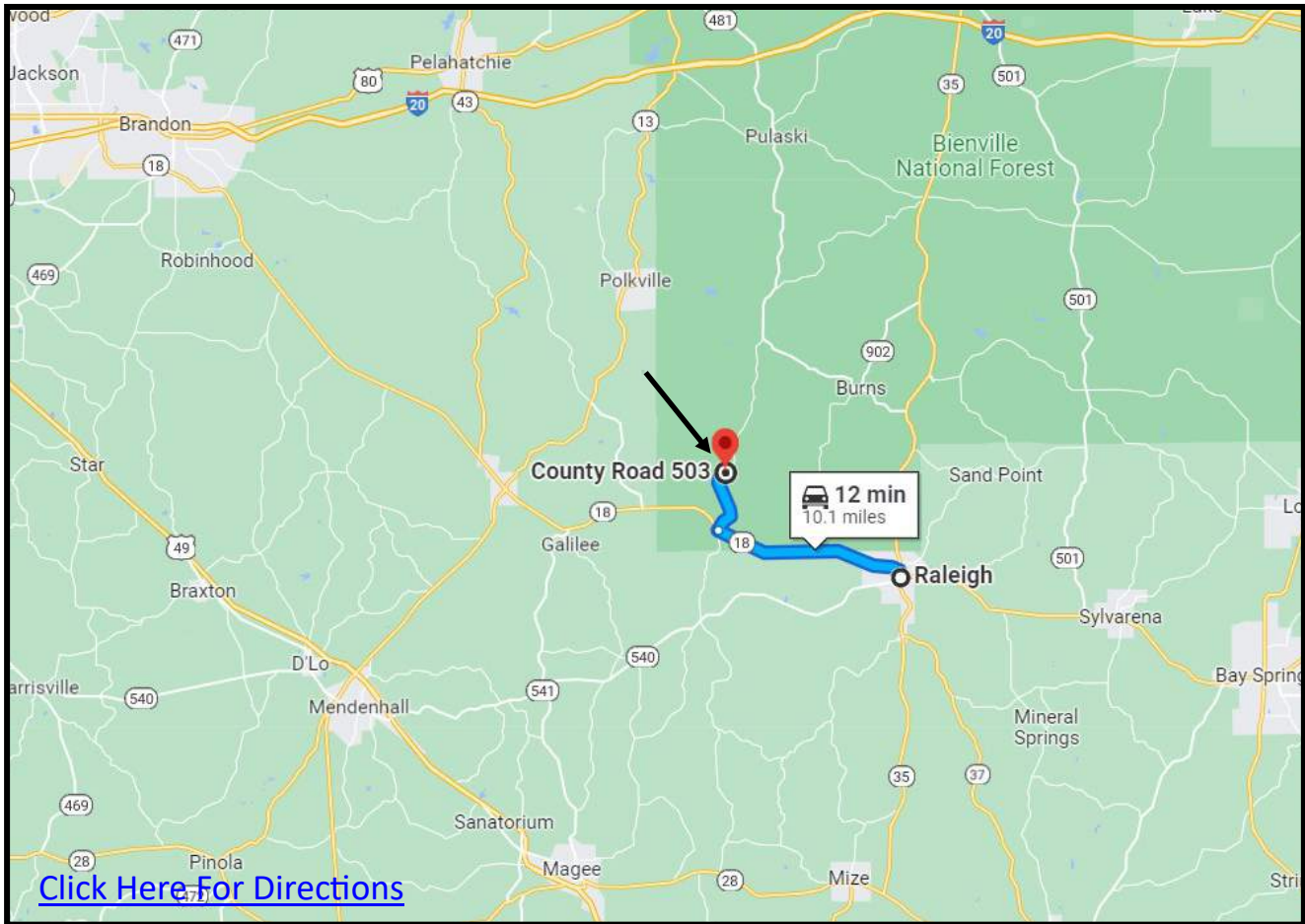
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DIRECTIONAL MAP

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