

# EAGLE LAKE GETAWAY

1520 Eagle Lake Shore Road

Vicksburg, MS 39183



**\$359,900**

- 3 Bed/2.5 Bath - 1,481± Sq Ft
- Being Sold Furnished
- Fireplace
- Open Floor Plan with Vaulted Ceilings
- Screened-In Porch w/Amazing Views
- Outdoor Entertaining Areas
- Home Warranty Included
- Additional Lots Available

**DIRECTIONS From US-61 BUS N in Vicksburg, MS:** Travel north on US-61 BUS N/Washington Street toward Main Street for 6.1 miles. Turn left onto US-61 N and continue for 3.9 miles. Keep left to stay on US-61 N and travel for 1.5 miles. Turn left onto MS-465 N and travel for 13.7 miles. Turn left onto Eagle Lake Shore Road. The property is located on the right.



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**MICHAEL OSWALT**, ASSOCIATE BROKER®

Michael@TomSmithLand.com

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

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Information is believed to be accurate but not guaranteed.

LAKE LIFE, DUCK CAMP, MS RIVER CAMP! They are all calling your name with this one! The 1,481± SF cabin, built in 2002, features three bedrooms, two and a half bathrooms, and is perfect for entertaining on the weekends. The interior offers a welcoming beach-like feel the minute you walk in and see the light paint colors. The living area features vaulted ceilings and a gas fireplace for those cold winter nights. The adequately sized kitchen is open to the living room and will be perfect for all your cooking needs. The bedrooms are spacious and should comfortably sleep any large family or a crew of hunting/fishing buddies. You will enjoy waking up to lake views in two of the bedrooms. Out back, you will find a big screened-in porch with an even bigger deck and patio, all overlooking the lake. The outdoor possibilities are endless and ready for your enjoyment. The cabin sits on a 0.59± acre lot with an additional lot on either side (0.64± & 0.57± acres) totaling 1.80± acres. The cabin is being offered with both additional lots, but the seller will entertain selling them separately. The cabin is serviced by community water and septic sewer. The cabin did not flood in the 2019 Backwater Flood. With all three lots, you will enjoy over 300 frontage feet on Eagle Lake and be able to pick the perfect place to build you a new pier and boathouse. Eagle Lake features great fishing and boating in the summer and is just a few miles from the Mississippi River for winter hunting opportunities. If you have been wanting to wake up looking at a beautiful lake on the weekend or every morning, for that matter, call Michael Oswalt for your private showing today! 2021 Taxes: \$3125

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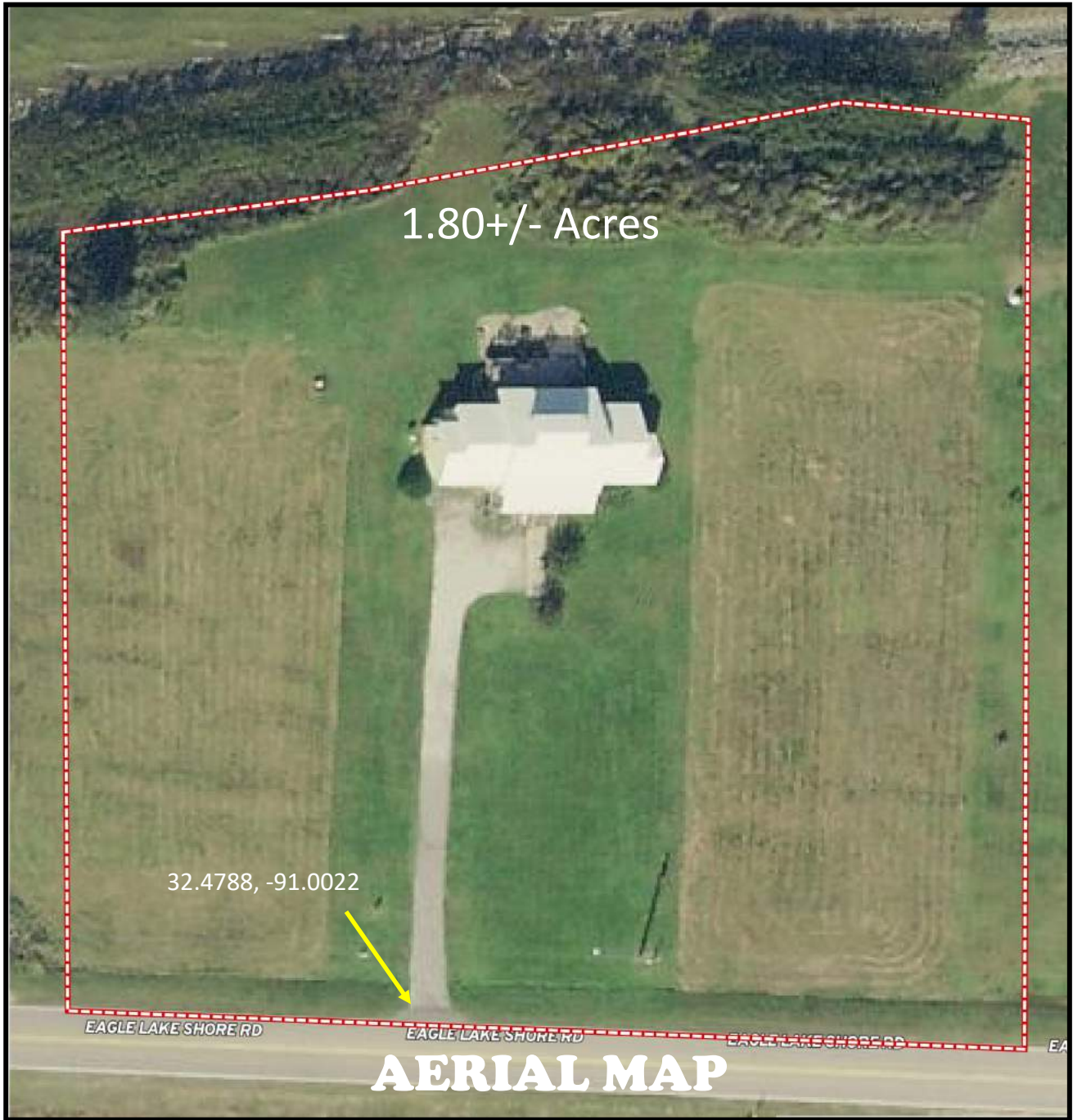
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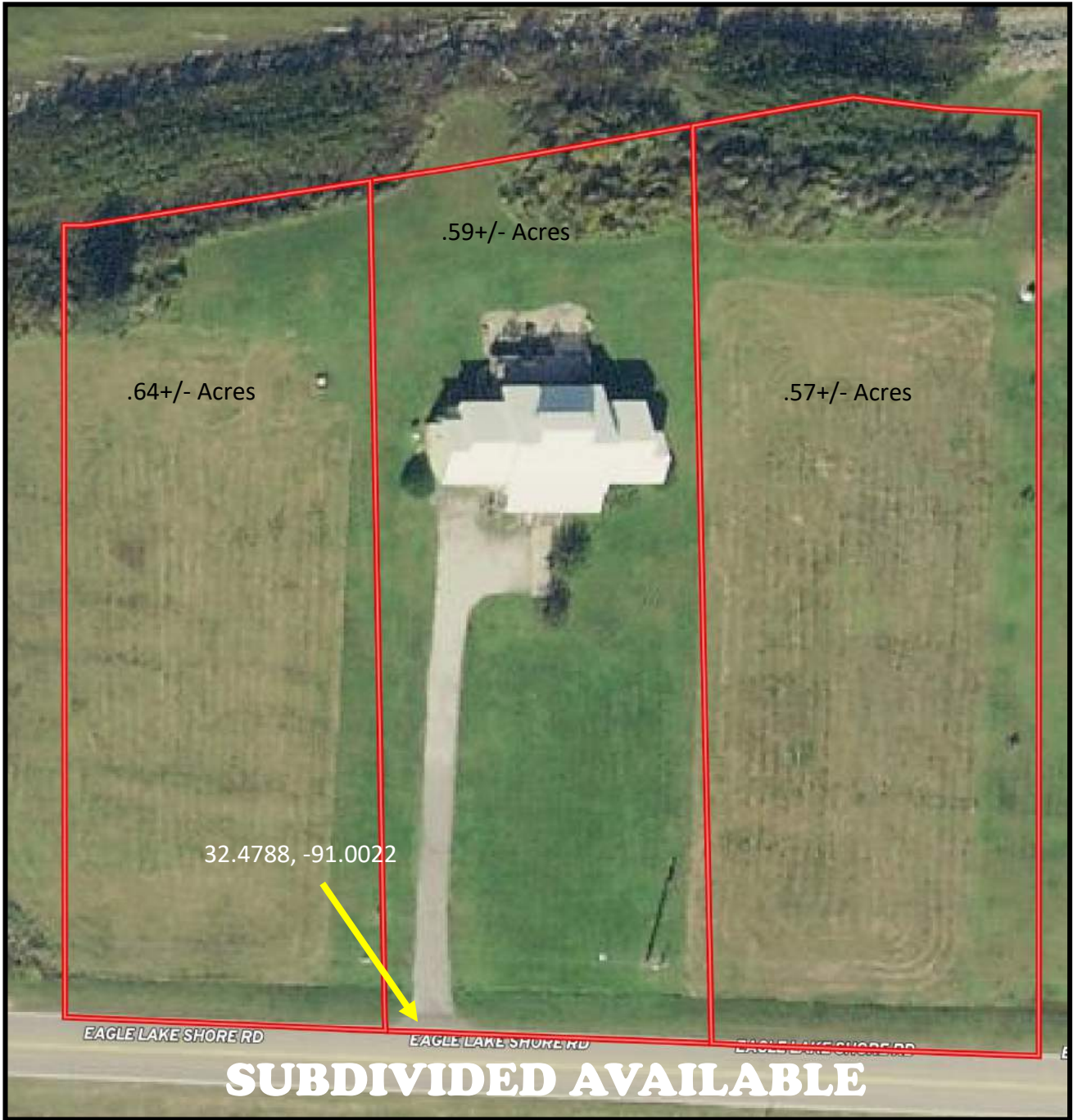
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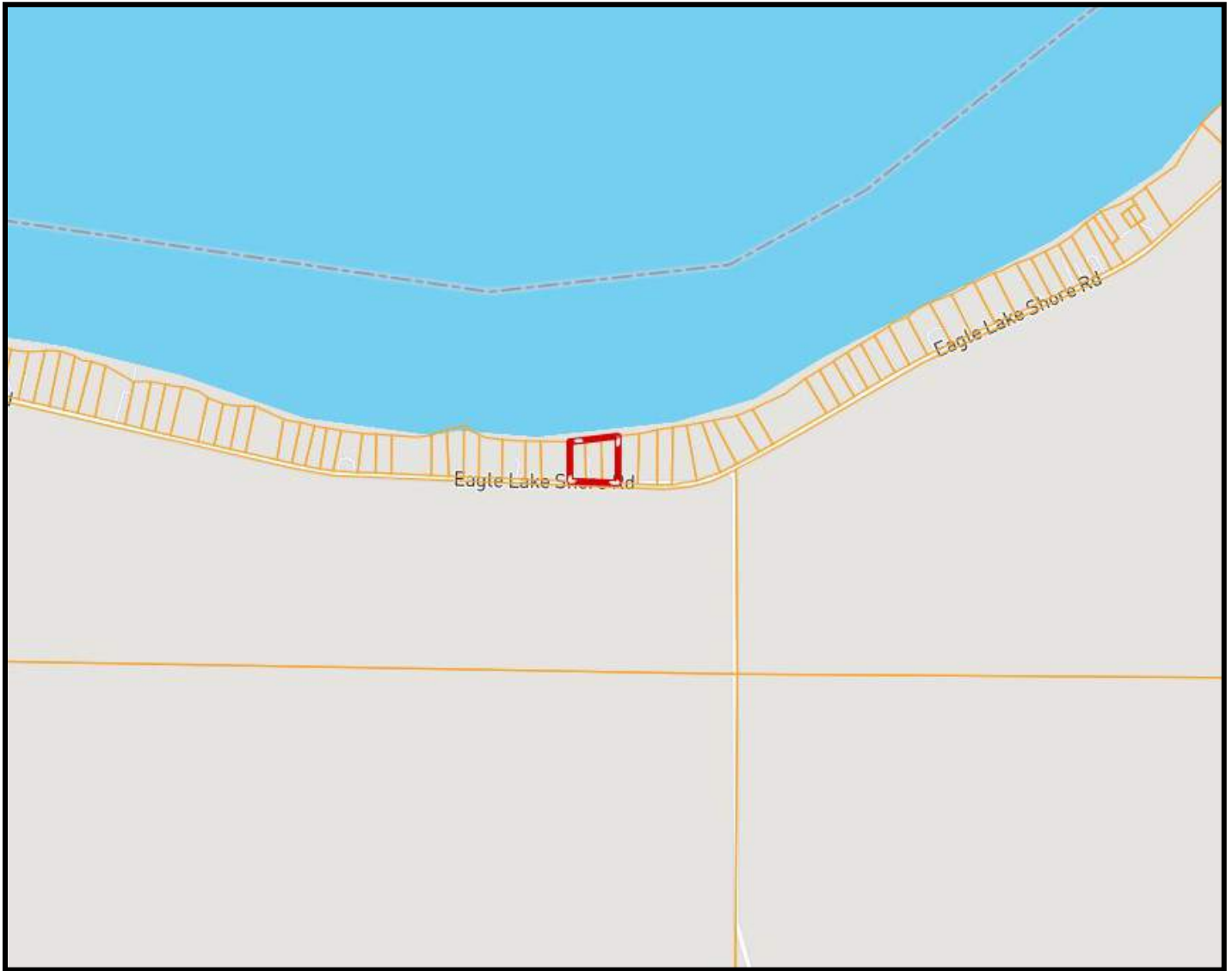
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## OWNERSHIP MAP



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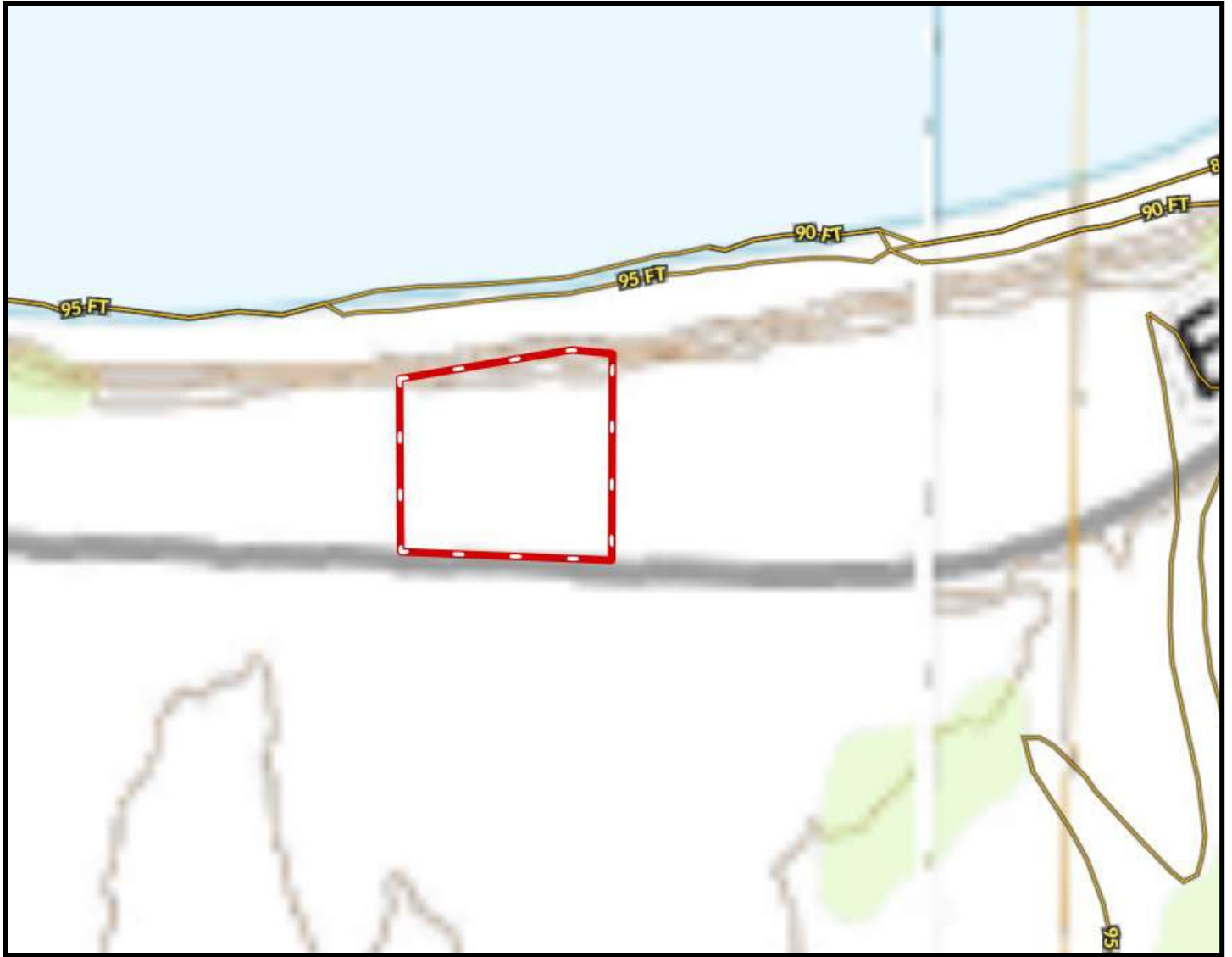
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## TOPOGRAPHY MAP



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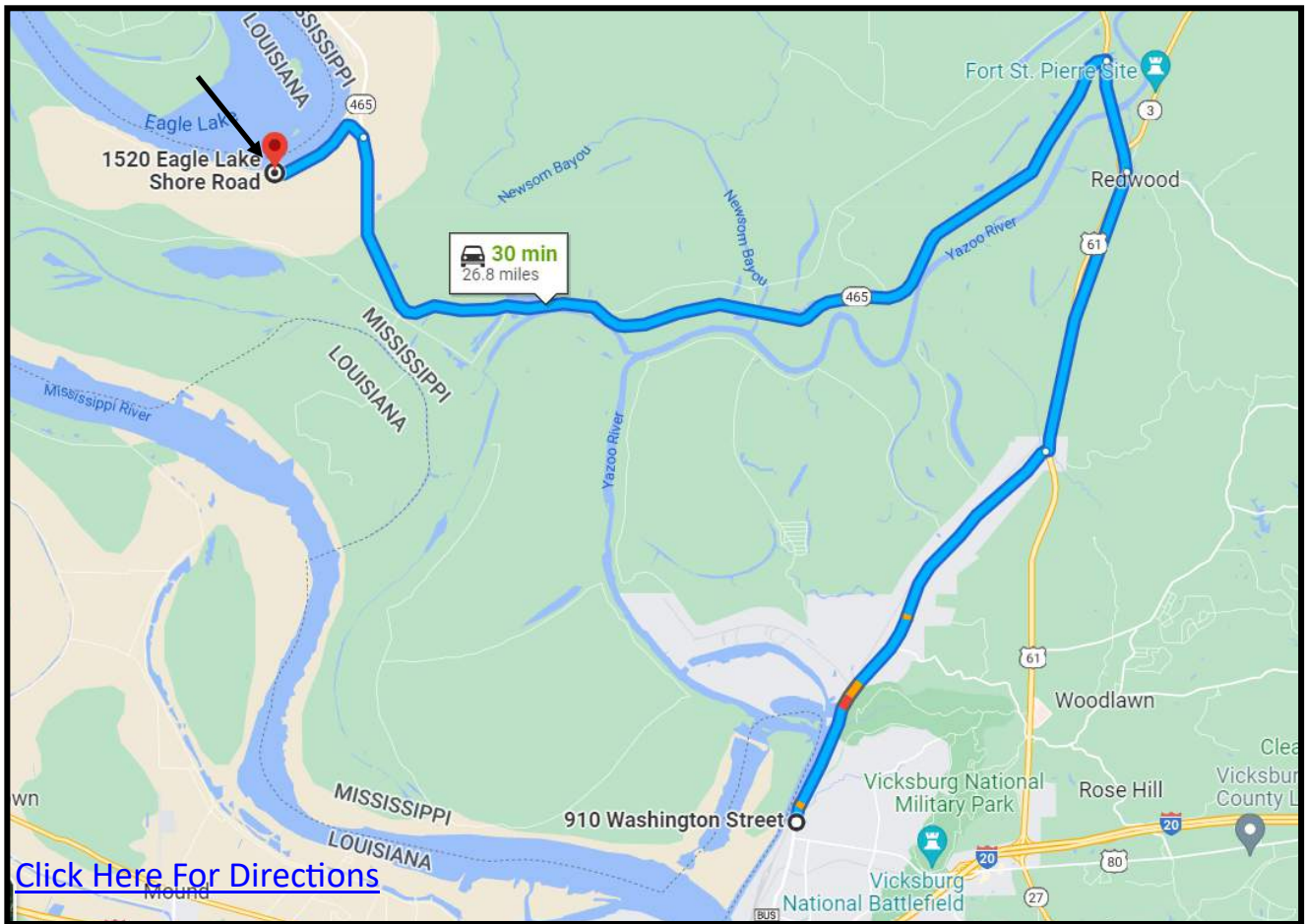


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## DIRECTIONAL MAP

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