

Wedding Venue Opportunity!



\$647,000

COLONIAL/GREEK REVIVAL ESTATE ON 41± ACRES IN PIKE COUNTY, MS

- 41± Acres of Mixed Wooded Areas and Pasture Land.
- Beautiful 2 Story Home
- 4 Bedroom/ 3 Bath
- 3,660± Square Feet
- Finished Basement
- 2-Car Insulated Garage w/ bath
- Custom Cabinetry, with Bosch and Viking Appliances
- Gazebo with Electricity
- Spacious Bedrooms
- Outside of City Limits, No Restrictions
- Located Less Than 2 Hours From New Orleans, LA



Call me today!

TRINITY WEBB, REALTOR®
Trinity@TomSmithHomes.com
601.990.5070 office | 769.218.7860 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



This Southern Charm Colonial Estate sits on 41.14± acres and is move in ready! Upon entering the home, you will be greeted by the beautiful staircase in the foyer and all of the natural light that flows through this home. This spacious home has drop-down crown molding and hardwood floors throughout. The property features a large, remodeled kitchen featuring Viking and Bosch appliances, custom cabinetry with soft close drawers, an apron front farmhouse sink, window seat with cushion and storage. Upstairs you will find a spacious landing, which could be used as a sitting area, two bedrooms with on suite bathrooms and large closets. A staircase off home's main level leads to the basement, where you will find a large living space that would be perfect for a fourth bedroom or media/informal living room. Outside is a 2-car detached, fully insulated garage with a full bath and appliance hook-ups. There is a large fenced in backyard with lovely statues to add to the southern charm of this home. The 41.14± acres include a gravel road leading to a rustic barn with horse stables and cover for livestock and fenced pastureland. This estate is located a half mile outside city limits, so there are no restrictions, and you can do what you'd like with the property! Property taxes are very low at only \$2,456 a year and \$743 a year for those over 65 years of age. New septic tank, HVAC units are less than two years old, and new blown insulation in the attic.



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Aerial Map

31.2125
-90.4889



41± ACRES

[INTERACTIVE MAP LINK](#)

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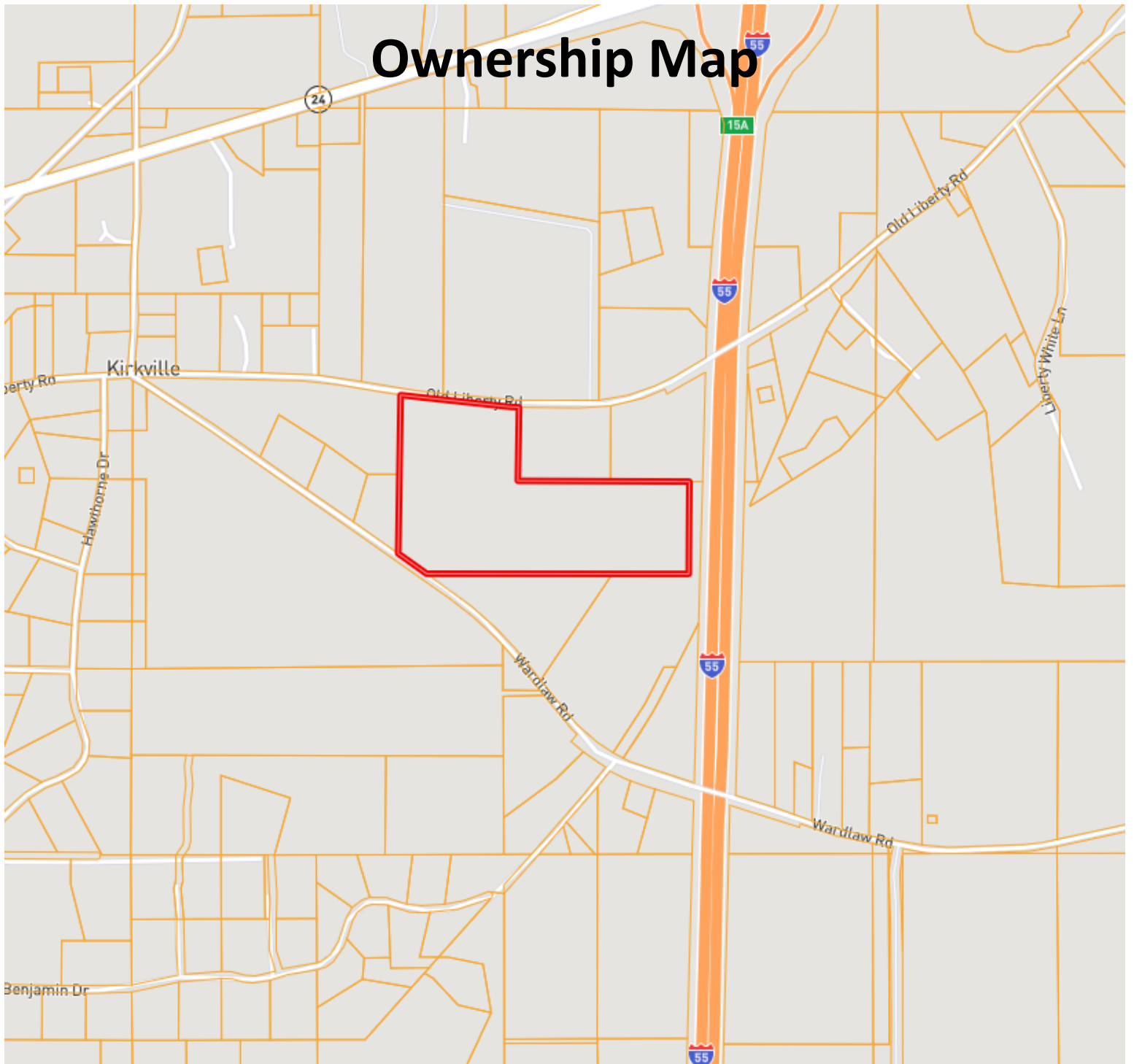


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Ownership Map



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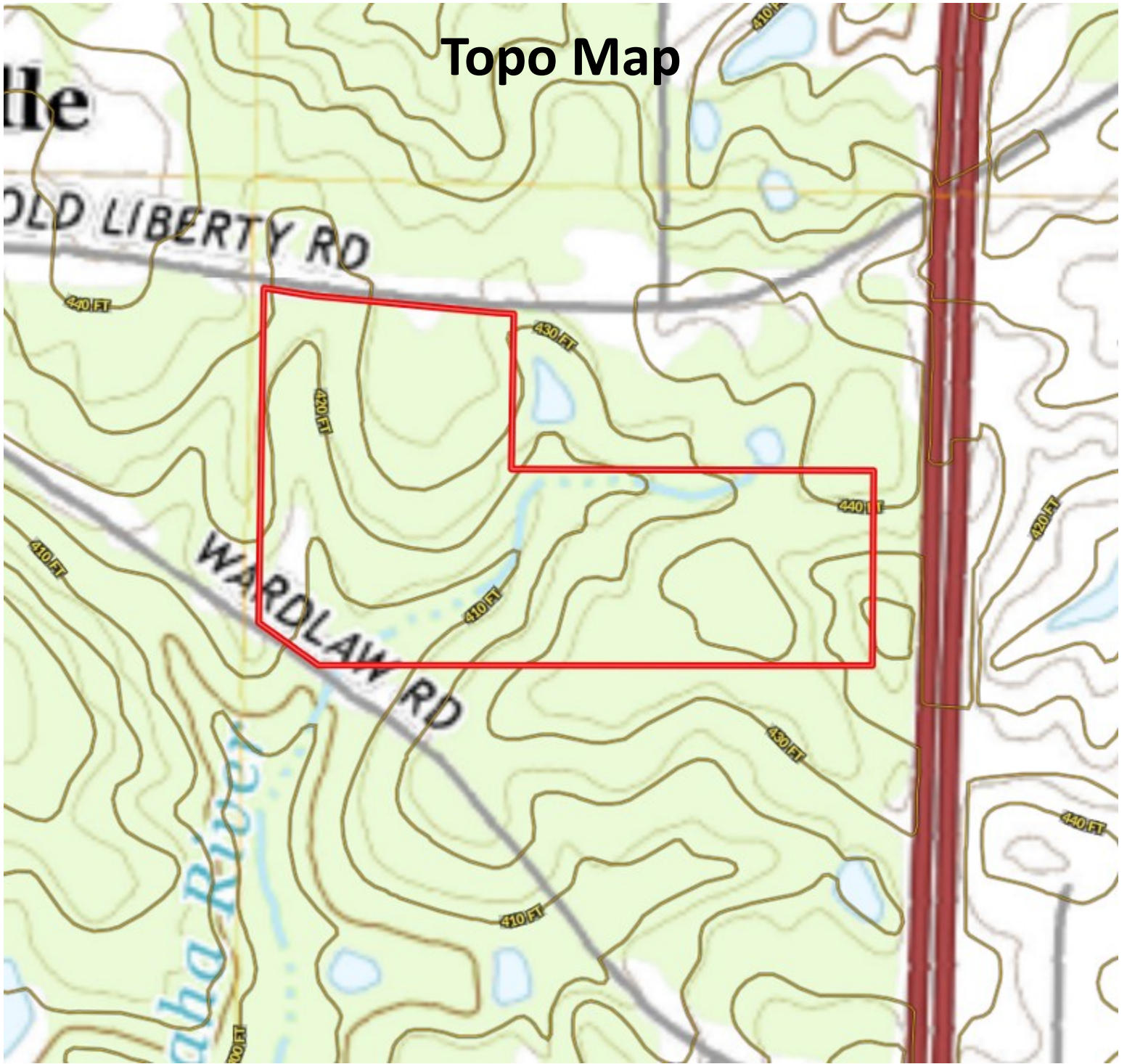


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Topo Map



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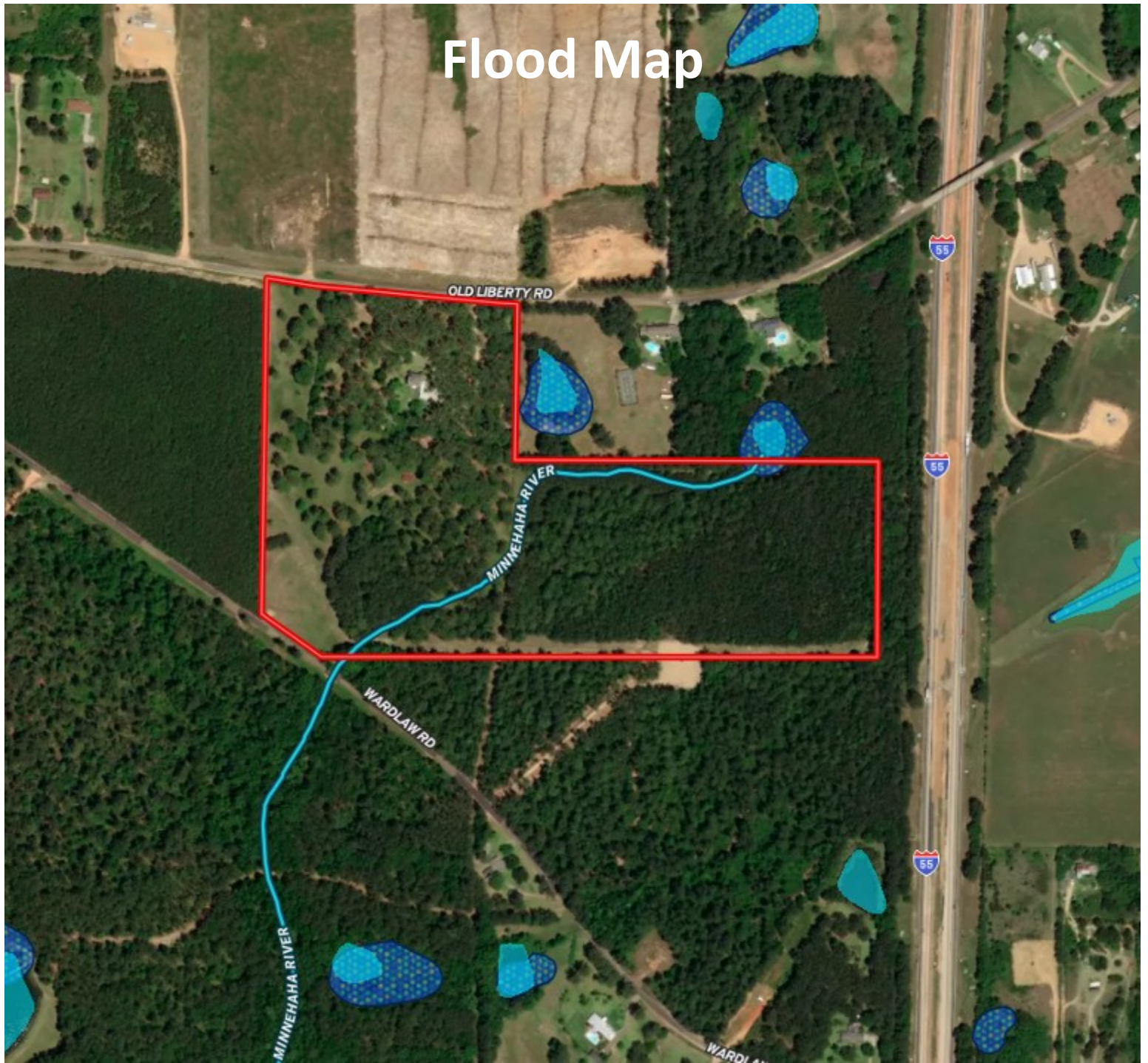


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Flood Map



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Soil Map



CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
OrC2	Ora-Ruston complex, 5 to 8 percent slopes, eroded	22.6	53.67%	-	41	3e
Bhb2	Brookhaven silt loam, 2 to 5 percent slopes, eroded (bude)	17.24	40.94%	-	63	3e
Fa	Falaya silt loam	2.28	5.41%	-	70	2w

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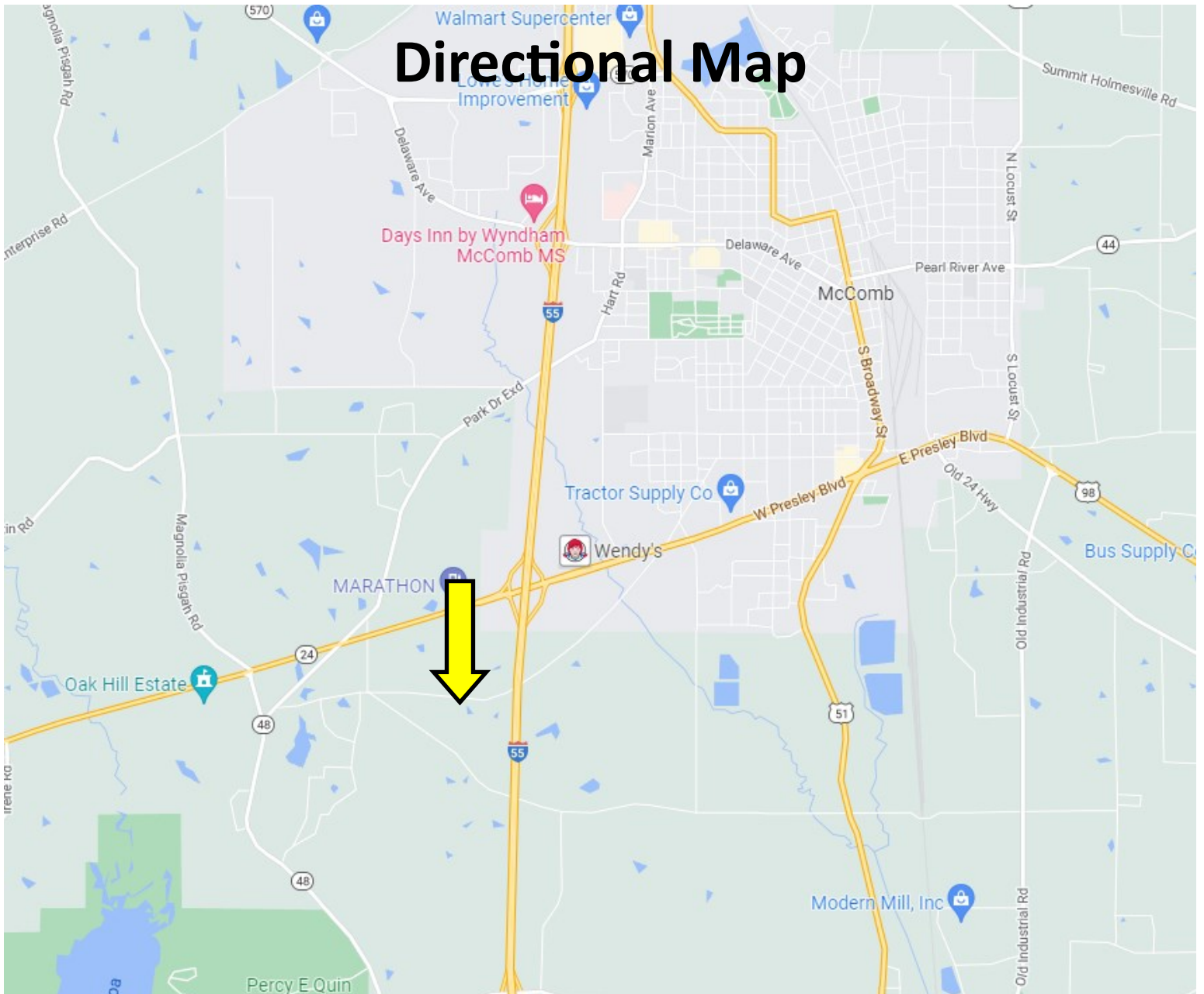
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Directional Map



Directions from I-55 in McComb, MS: Take Exit 15B, keep right at the fork and follow signs for Liberty, merge onto MS -24W, in .8 miles, turn left onto Wardlaw Rd, in .3 miles, turn left onto Old Liberty Rd, in .5 miles the property will be on the right.

Address: 1186 Old Liberty Rd, McComb, MS

[GOOGLE MAP LINK](#)

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