



# 12± Acre Homesite in Marshall County, MS



**\$40,000**

Looking for a great homesite location in the country but not far from town? Welcome to country living in Waterford, MS! Being just 20 minutes North of Oxford, MS, and 10 minutes from Sardis Lake, this 12± acre tract in Marshall County is perfect for the family that wants to enjoy the luxury of being in the country while being close enough to great restaurants! This tract is split on both sides of the road, having 5± acres to the West of Nabors road and 7± acres to the East. There are 2± acres that have been recently cleared for the perfect homesite location. There is paved road frontage, and utilities are available from the road. Call Kadero Edley today for your private showing!

[Google Maps Link](#)



LandReport  
2011-2022  
AMERICA'S  
BEST  
BROKERAGES

*Call me  
today!*

**KADERO EDLEY**, REALTOR®  
Kadero@TomSmithLand.com  
601.898.2772 **office** | 601.488.7000 **cell**



Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





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# Aerial Map



[Click here for Interactive Map](#)

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# Ownership Map



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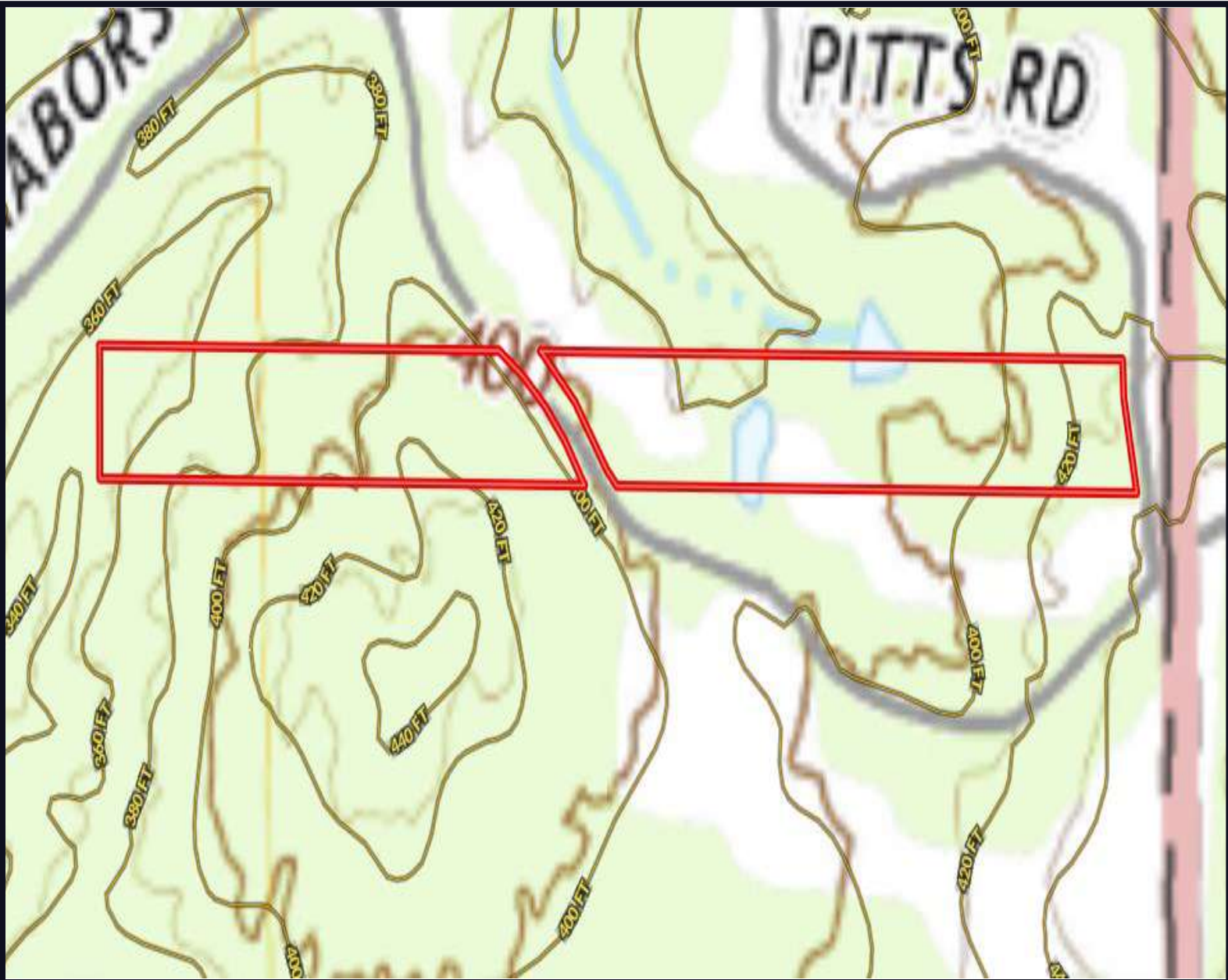
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# Topographic Map



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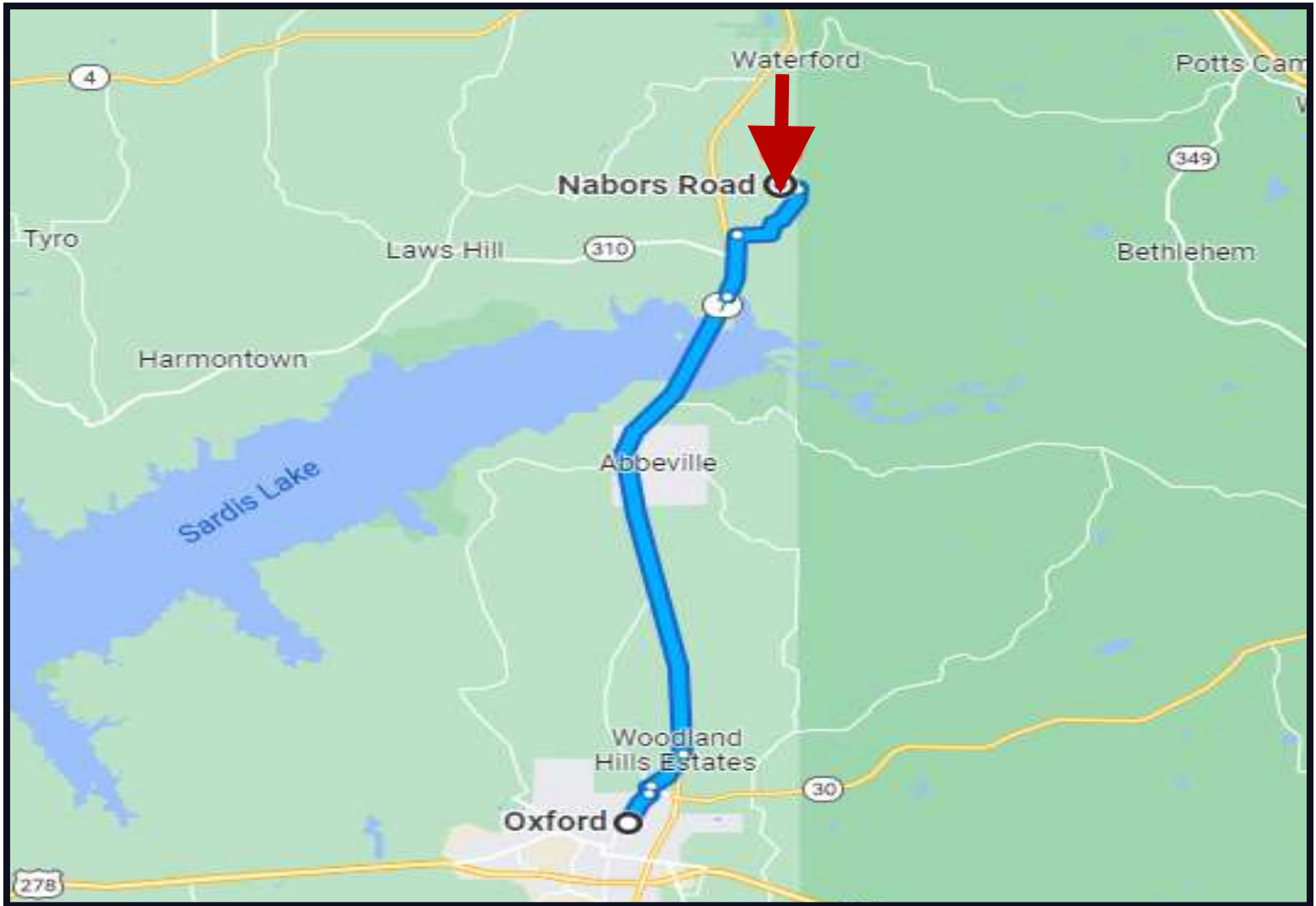


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# Directional Map



Direction from North Lamar Blvd in Oxford, MS: Travel North on North Lamar Blvd toward Varner Loop for 1 mile, Then turn right onto Hurricane Creek Road for 1 mile. Then turn left on MS-7 N for 11.9 miles. Then turn right onto Old MS Hwy 7 for 3.9 miles. Turn right onto Robert Ford Road and travel 2 miles. Then turn left onto Nabors Rd for 0.4 miles. The property will be on your left.

[Google Maps Link](#)

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