



5 +/- ACRES IN PANTHER CREEK SUBDIVISION MADISON COUNTY, MS



212 Lakeshire Parkway, Canton, MS

A place like this doesn't come around often! This 5.1 +/- acre tract in Panther Creek Subdivision, in Madison County, MS, is already set up for the horse lover in you. The property features a 6-stall barn with an apartment above that also has a balcony to enjoy the lake view or a place to relax while watching your horses run through the pasture. The upstairs apartment offers two bedrooms, one bathroom, a full kitchen and living room. If I haven't mentioned before, you will love the view! An office is located downstairs on the far side of the stables. This property will not last long! **Call Clay to schedule your private showing today!**

Directions from Madison, MS: From I-55 at the Madison Exit (463), go approx. 7.5 miles to Highway 22 turn Right, go approx. 7.1 miles to the back entrance of Panther Creek which is Lakeshire Parkway, go approx. 1.4 miles to property on Left.



Call me today!

CLAY SIMMONS, REALTOR®
Clay@TomSmithHomes.com
601.898.2772 **office** | 601.672.6864 **cell**



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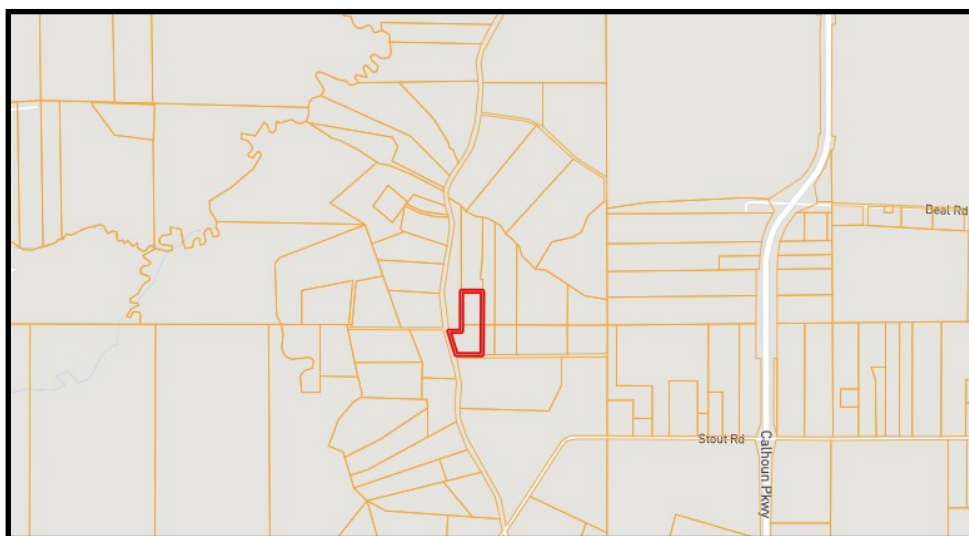
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AERIAL MAP



OWNERSHIP MAP

INTERACTIVE MAP

[CLICK HERE](#)



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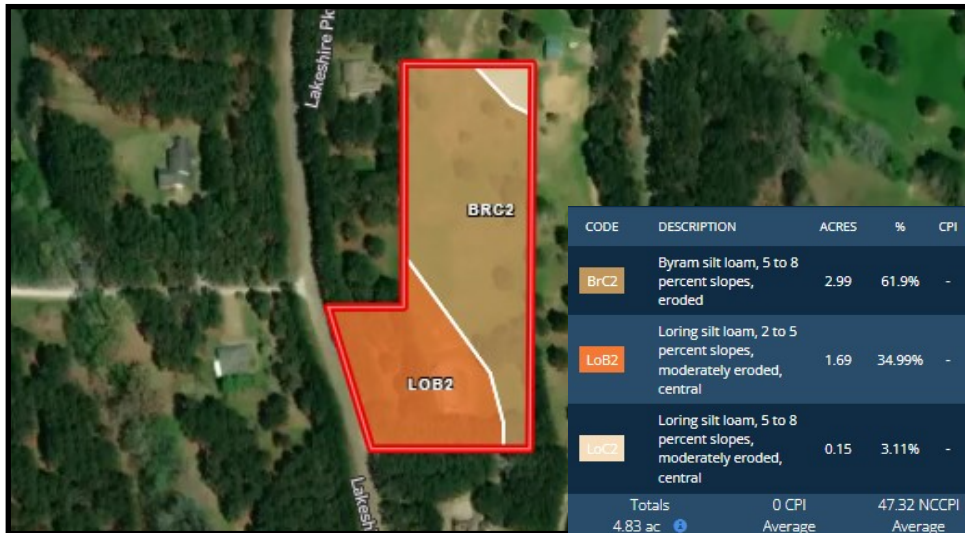
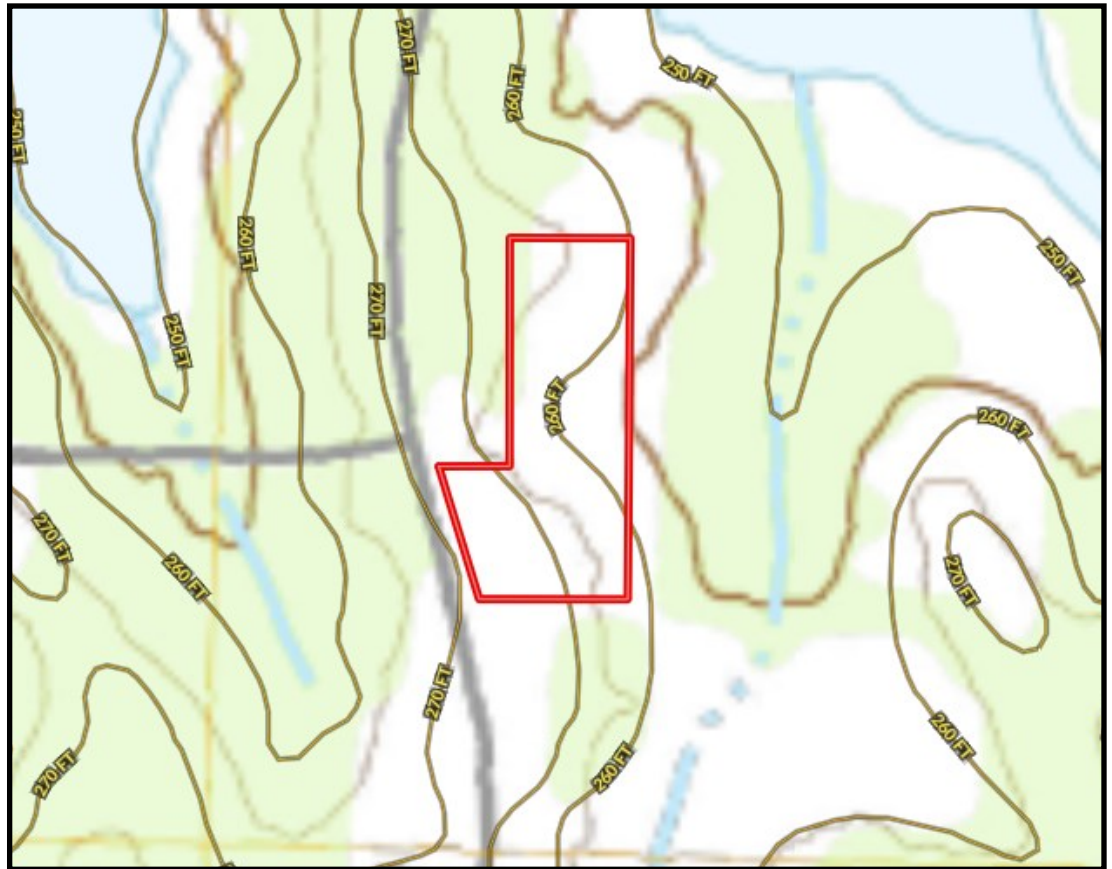
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TOPO MAP



CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Brc2	Byram silt loam, 5 to 8 percent slopes, eroded	2.99	61.9%	-	43	3e
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	1.69	34.99%	-	55	3e
LoC2	Loring silt loam, 5 to 8 percent slopes, moderately eroded, central	0.15	3.11%	-	47	4e
Totals		4.83 ac		0 CPI Average	47.32 NCCPI Average	3.03 Cap. Average

SOIL MAP



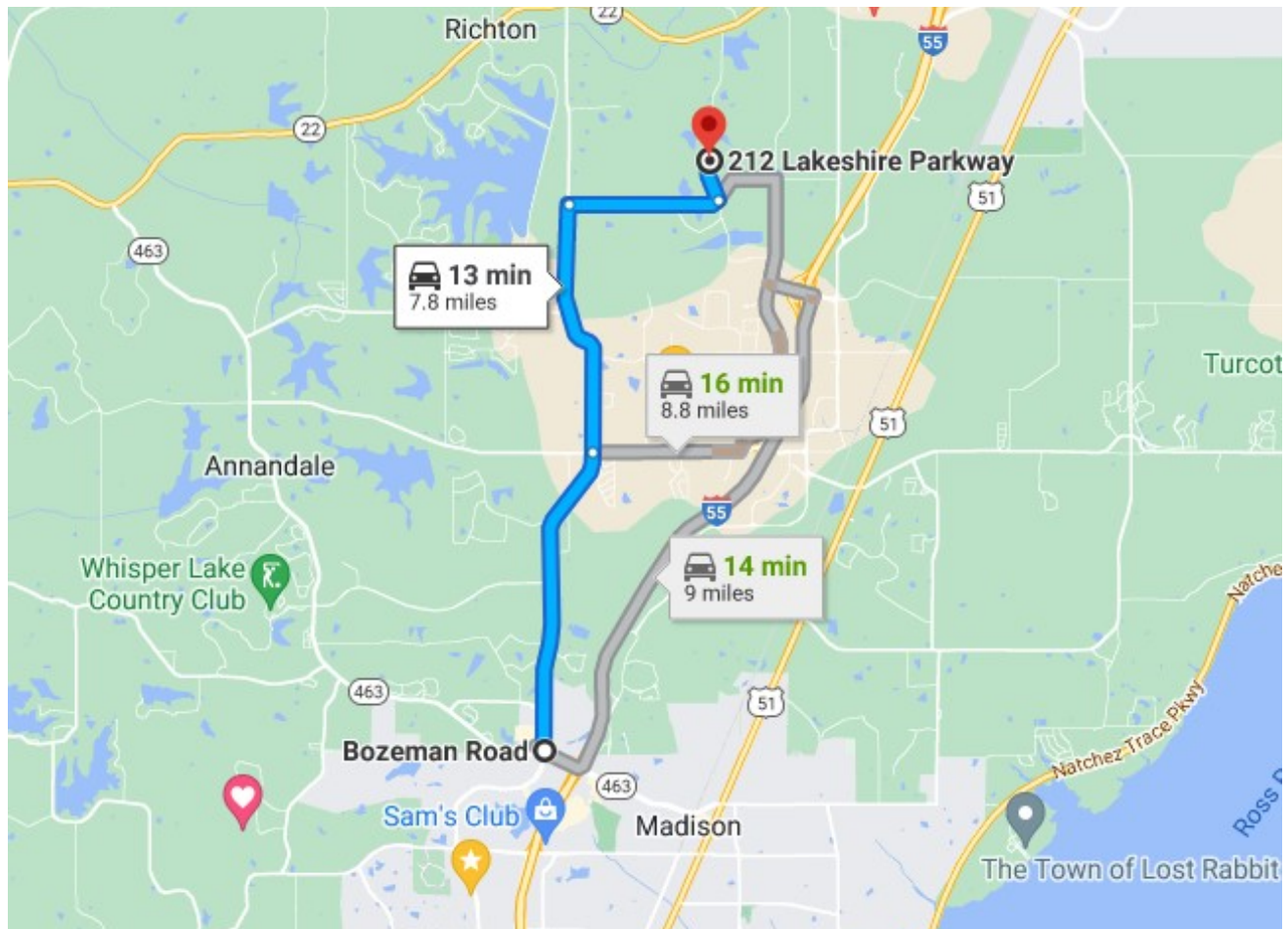
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DIRECTIONAL MAP

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