

Family Estate Property

20.02± ACRES IN MADISON COUNTY, MS



[Drone Link](#)

\$874,500

- 20.02± Acres in Madison County, MS
- Home Built 1995
- 4 Bedrooms/3 Bathrooms
- Updated 2022
- Water Treatment System
- Propane Heat and Cooking
- East Madison Water Assn.
- Large Gourmet Kitchen
- Quartz Countertops with Long Eat-At Bar
- Hardwood Floors Downstairs (except Kitchen and dining)
- All New Appliances (gas stove, oven, microwave)
- New Gutters and Covers in 2022
- New Paint 2022 Inside and Out
- All New Toilets
- All New Light Fixtures
- All New Faucets and Knobs
- All New Blinds
- New Wiring
- New Carpet on Stairs
- New HVAC System Upstairs in 2023
- Downstairs HVAC Only 5 Years Old
- Large Open Family Room
- Large Laundry Room with Sink Space for Additional Fridge
- Storm Shelter Closet
- Pecan Trees
- Fig Trees

914 Ratliff Ferry Rd. Canton, MS 39046



**TOM
SMITH**

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Call The Land Man Today!

TomSmithLandandHomes.com



Information is believed to be accurate but not guaranteed.



This surveyed property spans 20.02± acres along Ratliff Ferry Rd in Madison County, MS. It stands out as an exceptional family estate, featuring a charming 2,727 square foot, four bedroom, three bathroom home with various desirable features. Built in 1995 and extensively updated in fall 2022, this home offers a refreshed interior, including new flooring downstairs, HVAC, light fixtures, wiring, faucets, carpet, paint, and appliances, among other upgrades. With its two levels, the home comprises a fantastic dining area, a large family room, a guest bedroom, and a primary suite on the main level. Upstairs, you'll find two spacious bedrooms, one with built-in shelving and cabinets.

Enjoy the picturesque setting as you approach the driveway of this property, which is complemented by inviting 8-foot-deep front and back covered porches spanning the length of the home and equipped with ceiling fans. Take in the breathtaking sunsets while sipping your favorite beverage and overseeing the joy of fishing or swimming in your private 5+/- acre lake, stocked with bass and bream. As evening falls, gather around the fire pit to unwind and share laughter about the day's adventures.

The land encompasses scenic rolling pastures, fully fenced, and currently utilized for hay production. Additionally, two barns cater to various needs. The 48'X48' horse barn boasts six stalls and a tack/feed room, while the second barn, measuring 60'X80', provides ample storage for hay and equipment. A three-car garage, workshop, and extra storage are also available on the property. This beautiful estate checks all the boxes! Give the Land Man a call to schedule your private tour today!

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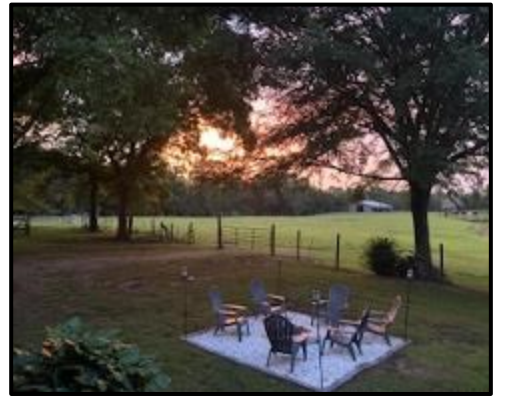


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Aerial Map



[CLICK HERE FOR AN INTERACTIVE MAP](#)

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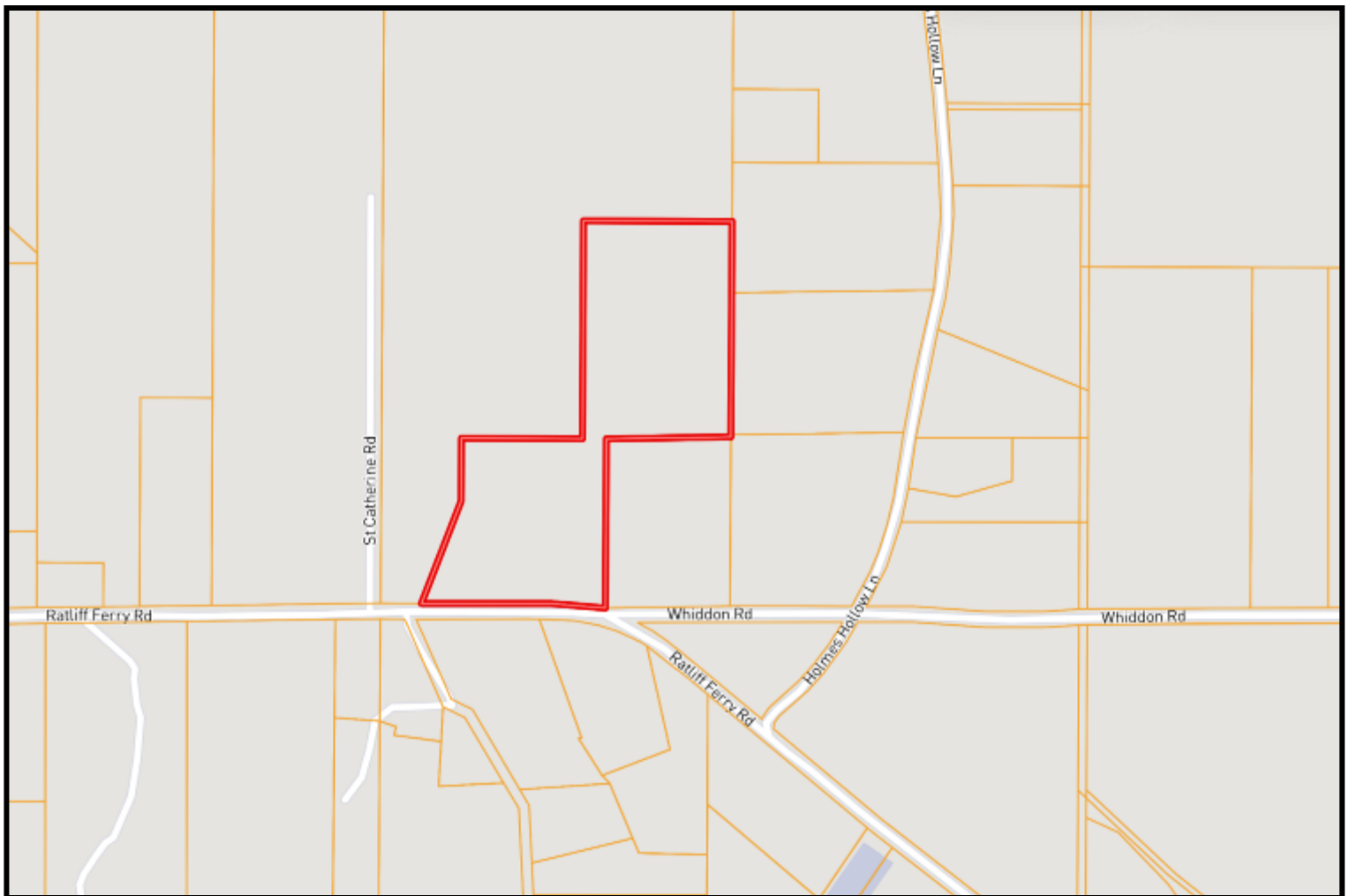
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Ownership Map



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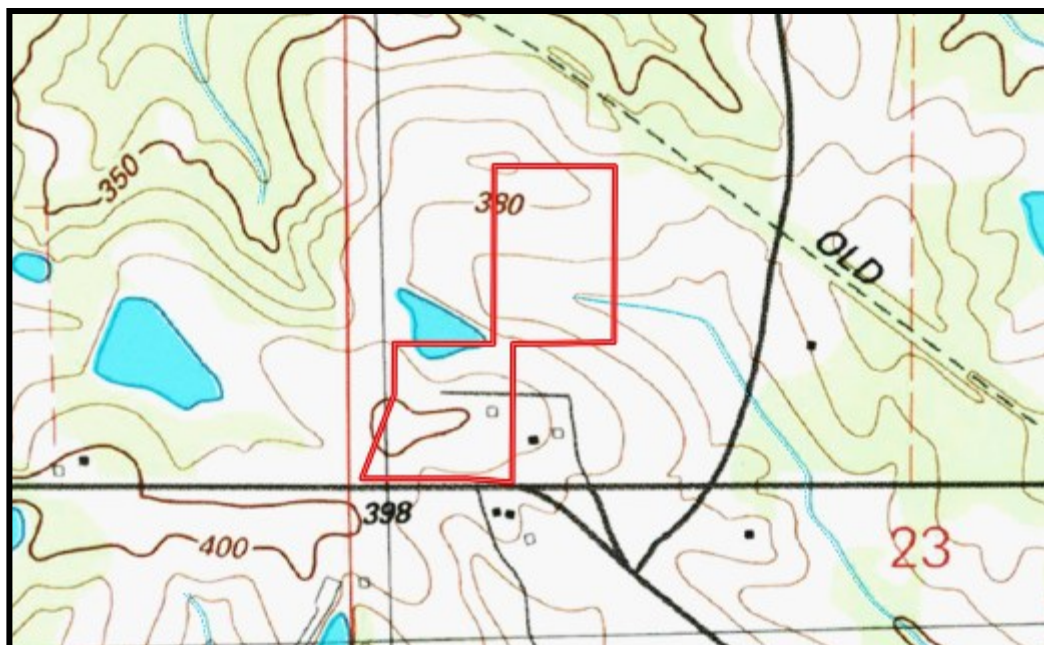


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Topo Map



Soil Map

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PoB2	Providence silt loam, 2 to 5 percent slopes, eroded	12.66	65.56	0	28	2e
PoC2	Providence silt loam, 5 to 8 percent slopes, eroded	4.46	23.1	0	28	3e
Ar	Ariel silt loam	2.17	11.24	0	76	2w
SpD3	Smithdale-Providence complex, 8 to 12 percent slopes, severely eroded	0.02	0.1	0	57	6e

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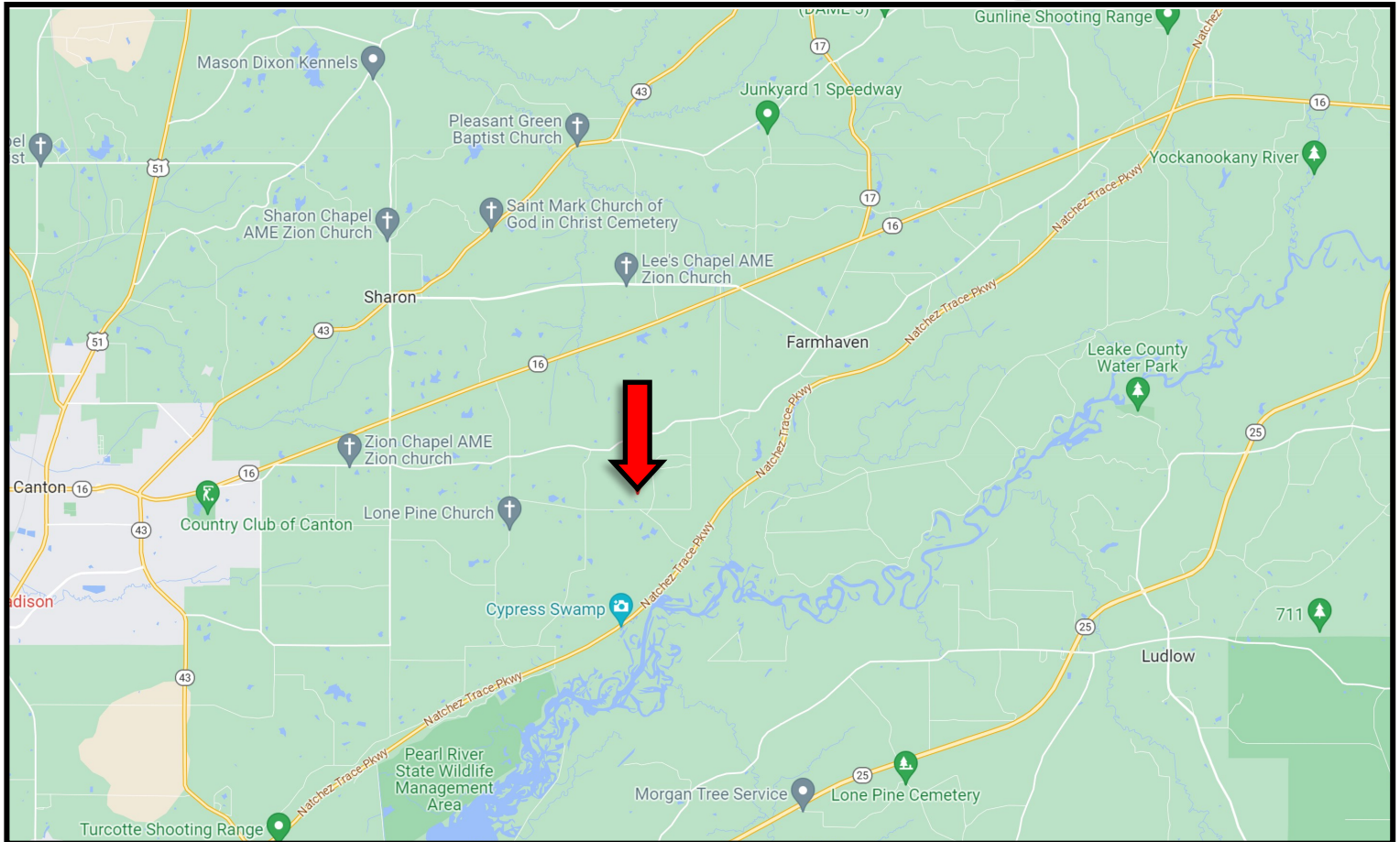
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Directional Map



DIRECTIONS FROM HWY 16 IN CANTON, MS: Travel Hwy 16 for 5 miles. Turn right onto Ratliff Ferry Rd and travel 4 miles. The entrance to the property will be on the left.
GOOGLE MAP LINK

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