

# BEAUTIFUL RETREAT

## 5± Acres in Madison County, MS



**\$459,000**  
or

2.69± Acres with Barn: \$350,000  
2± Acres: \$150,000

Welcome to your new perfect homesite or equestrian retreat with an MD Barn with living quarters in Madison County, MS. The property consists of 5± acres made up of 3± acres of sprawling, beautifully manicured grounds and approximately 2± wooded acres. The MD Red Barn is approximately 4,800 sf with an outside covered relaxing area, a large equipment storage area inside, and a rentable apartment with a washer and dryer. The adorable one-bedroom apartment has a bathroom, cozy closet, living area, and spacious kitchen. With the Natchez Trace just moments away, the blend of nature and convenience awaits you. This rare and unique opportunity to own such a haven in Madison County is an invitation to savor the best of country living. Federal parklands surround the land, and the Ross Barnett Reservoir and the Natchez Trace are nearby. You can see water views of the reservoir in the aerial photos. The property has gated access to the Natchez Trace Horse and Walking trail, adding to this beautiful equestrian property's uniqueness in a very secluded and quaint area in Madison County. The seller will divide it into two parcels if needed. Give Ellen a call for your private showing!

**425 12 OAKS TRACE, CANTON, MS 39046**



**ELLEN  
SMITH**

MANAGING BROKER

Office: 601.898.2772

Cell: 601.954.9395

Ellen@TomSmithHomes.com



**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.







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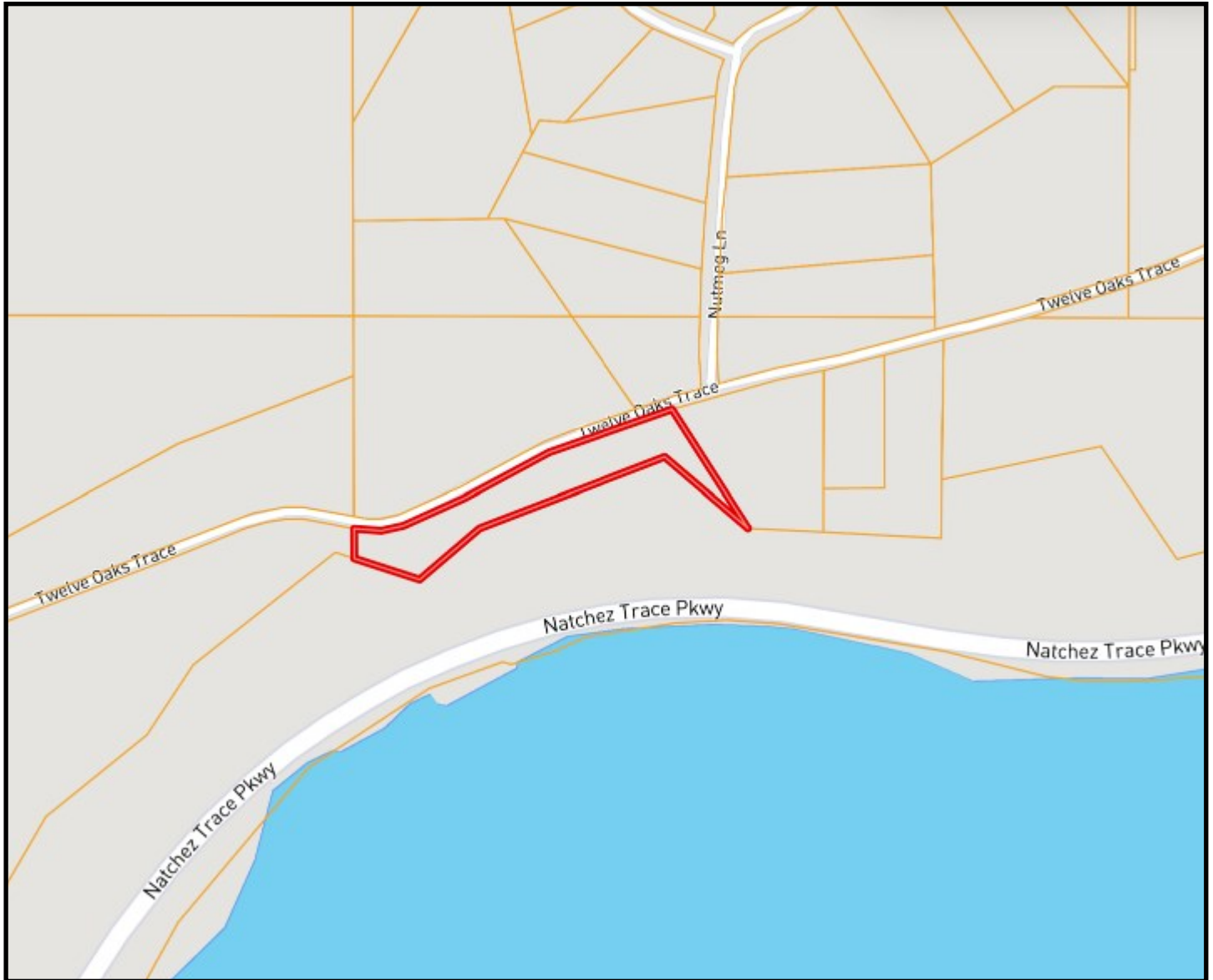
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# Ownership Map



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# Aerial Map



[Click Here for an Interactive Map](#)

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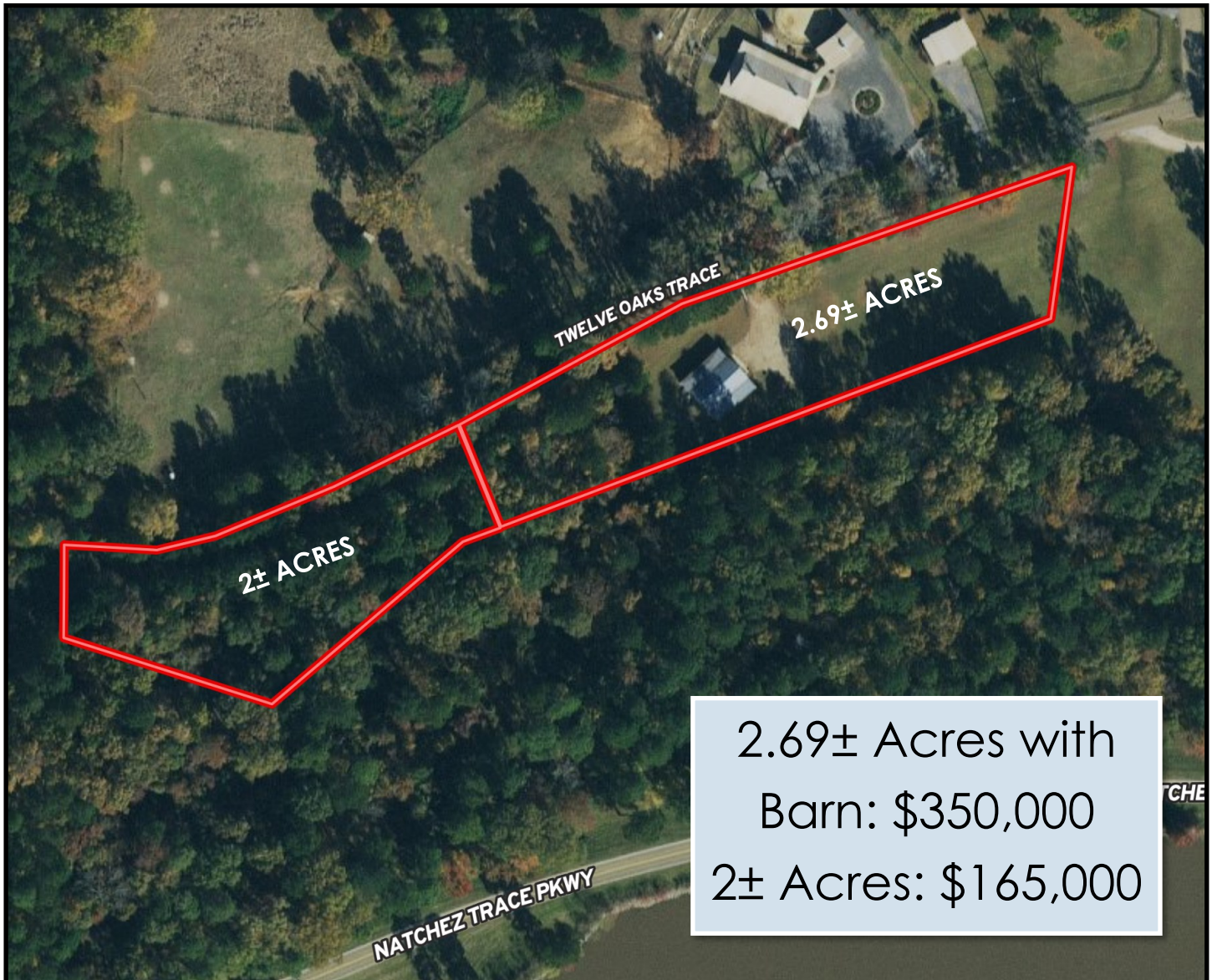
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# Additional Option To Purchase



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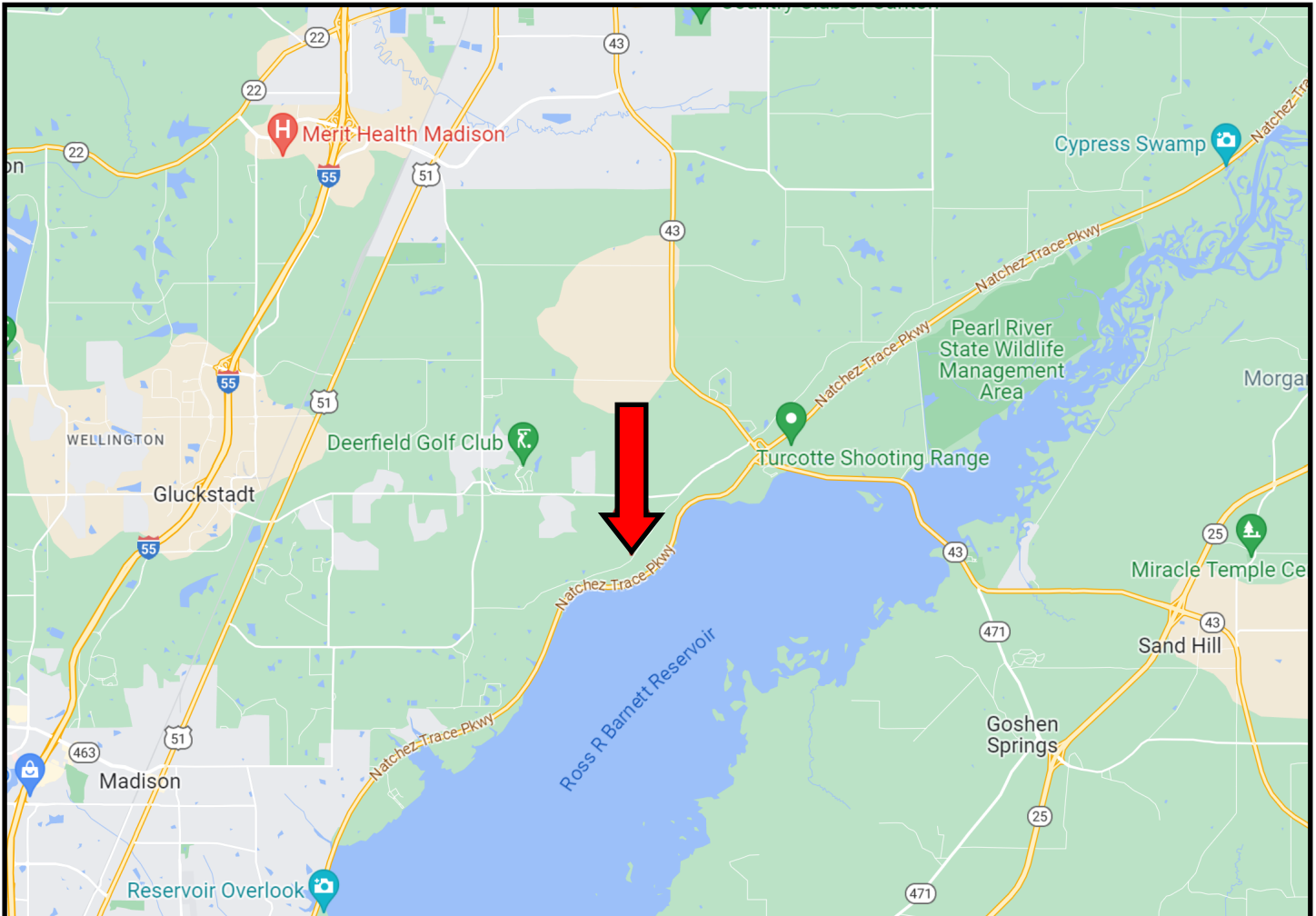
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# Directional Map



DIRECTIONS FROM HWY 51 AND YANDELL ROAD IN GLUCKSDADT, MS: Travel Yandell Road for 5.6 miles. Turn right onto 12 Oaks Trace. After 1 mile the property will be on the right.

[425 12 Oaks Trace, Canton, MS 39046](#)



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