

# 3BED/2BATH HOME ON 52± ACRES IN WEBSTER COUNTY, MS



2515 Old Dancy Road Mantee, MS 39751

**\$350,000**

- **1,723 SqFt (\*including garage)**  
Home on 52± acres
- **Central Heating/Cooling**
- **Metal Roof**
- **Paved Driveway with Gated Entry**
- **Two-Car Garage**
- **24x30 Metal Shop on Slab**
- **Approximately 15± Acres Fenced-in**  
Directly Behind Home
- **Two Ponds**
- **Shady Front and Backyard**
- **Surrounded by Natural**  
Regeneration Woods
- **Diverse Wildlife**



**JAMI**  
**PRUITT**  
REALTOR®

Office: 662.268.6333

Cell: 662.858.0608

Jami@TomSmithHomes.com



Expect More. Get More.

**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





Welcome to your country retreat in Webster County! This 3-bed, 2-bath brick home sits on 52+/- acres of land, with a mix of wooded acreage and open space. The property features a paved driveway, a two-car garage, a metal shop, and a shady backyard filled with pecan trees and two small ponds. Approximately 15 acres behind the home are fenced in. Located in the East Webster school district and less than 15 minutes from the high school, the property offers tranquility and convenience. Take advantage of this rare opportunity! Give Jami a call to schedule your showing today!

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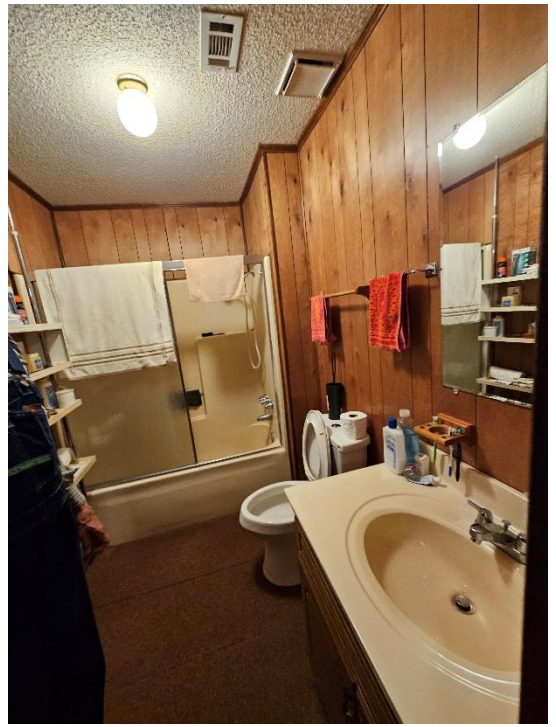
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# AERIAL MAP



33.7075, -89.0696

52± ACRES

[CLICK HERE FOR AN INTERACTIVE MAP](#)

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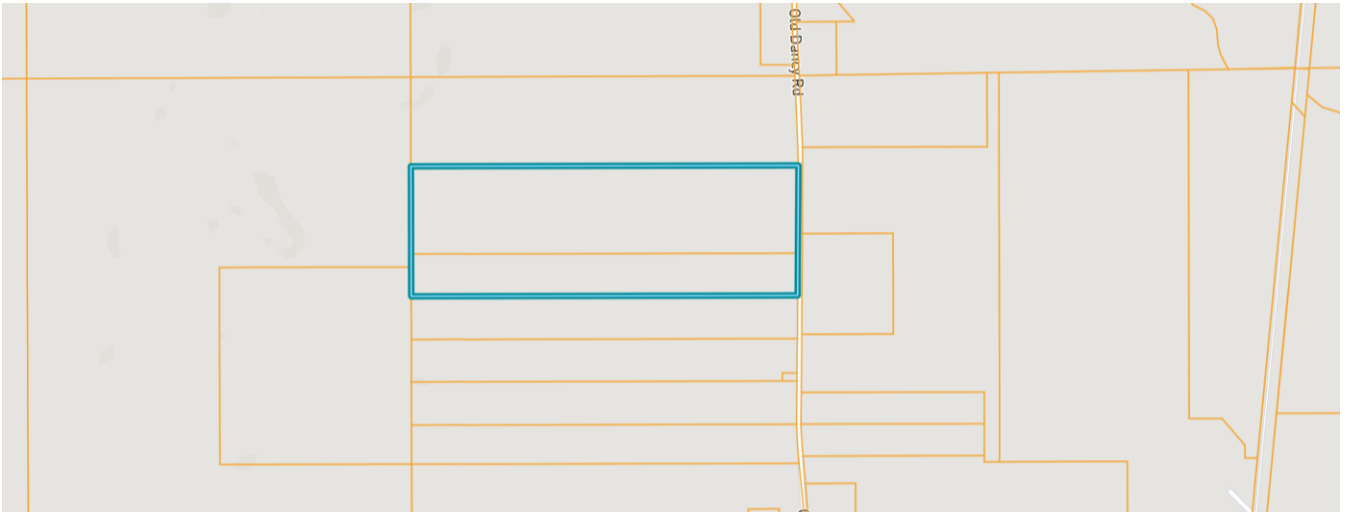
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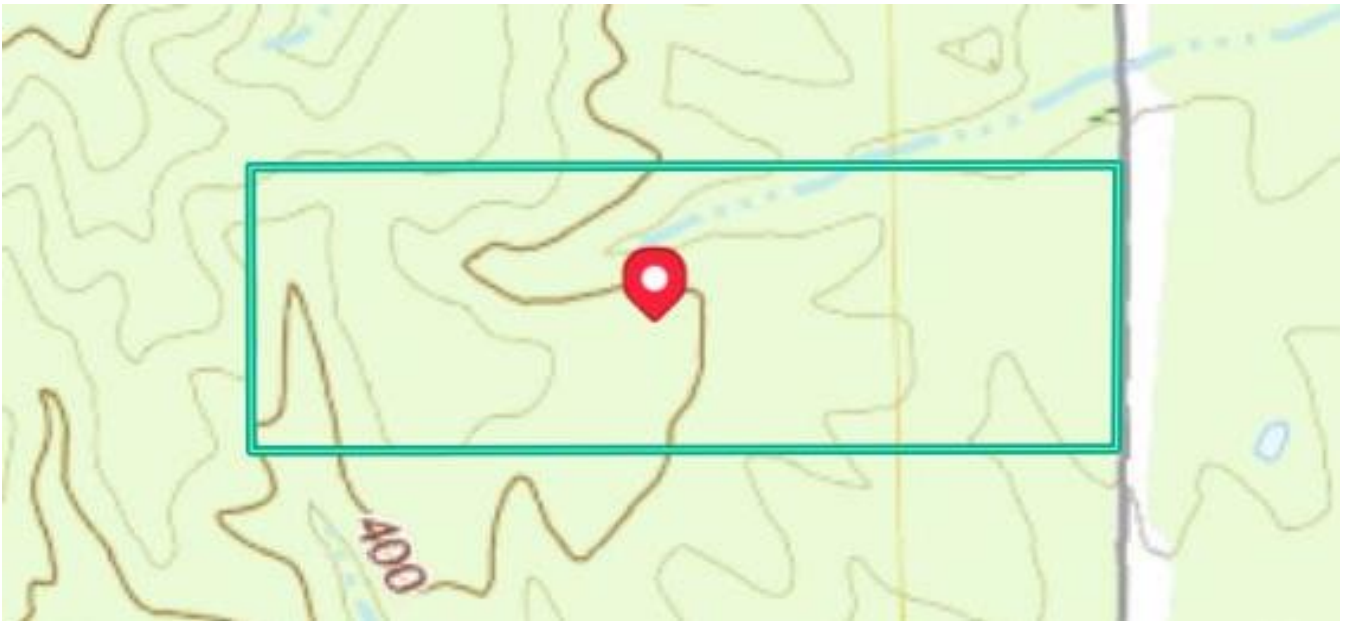
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# OWNERSHIP MAP



# TOPOGRAPHY MAP



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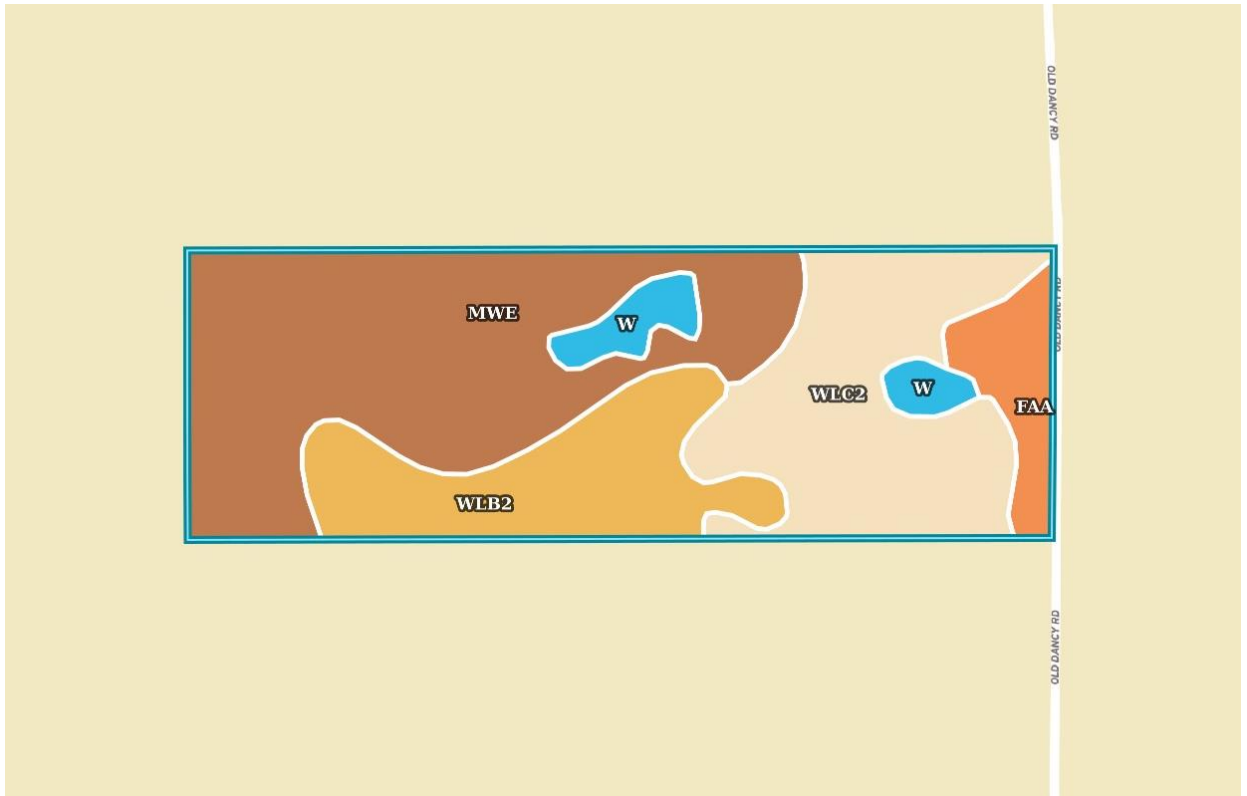
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# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MWE	Maben-Wilcox-Tippah association, hilly	23.46	43.68	0	46	7e
WIC2	Wilcox silty clay loam, 5 to 12 percent slopes, eroded	14.22	26.48	0	56	6e
WIB2	Wilcox silty clay loam, 2 to 5 percent slopes, moderately eroded	10.13	18.86	0	45	3e
FaA	Falkner silt loam, 0 to 2 percent slopes	3.44	6.4	0	61	2w
W	Water	2.45	4.56	0	-	-
TOTALS		53.7(* )	100%	-	47.31	5.6

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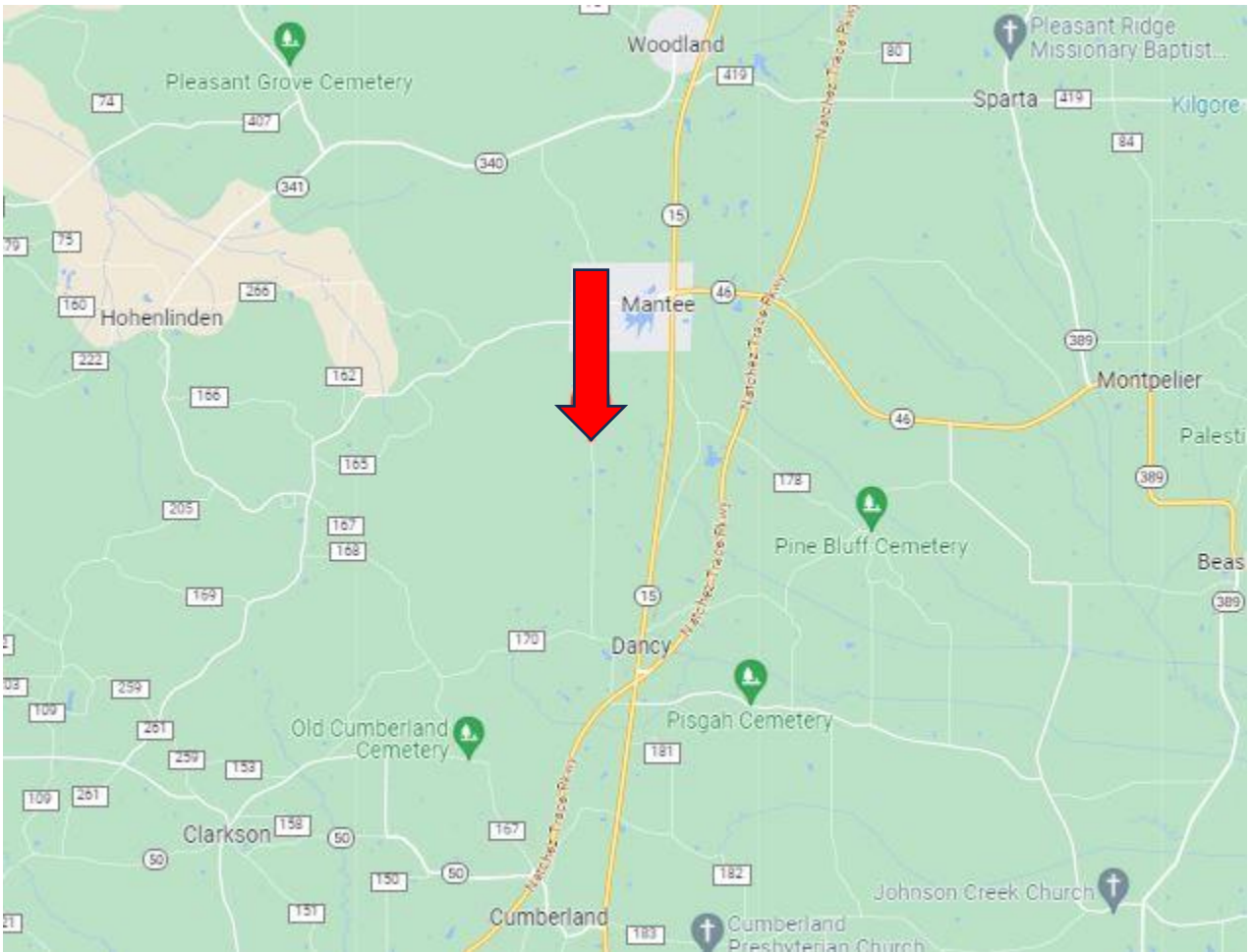
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# DIRECTIONAL MAP



**Directions from Intersection of HWY 15 and HWY 46:** Travel South 0.2 miles to turn right onto Main Street. Travel 1.2 miles, then take a slight left onto Old Dancy Road. After 1.4 miles, the property will be on the right. [GOOGLE MAP LINK](#)

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