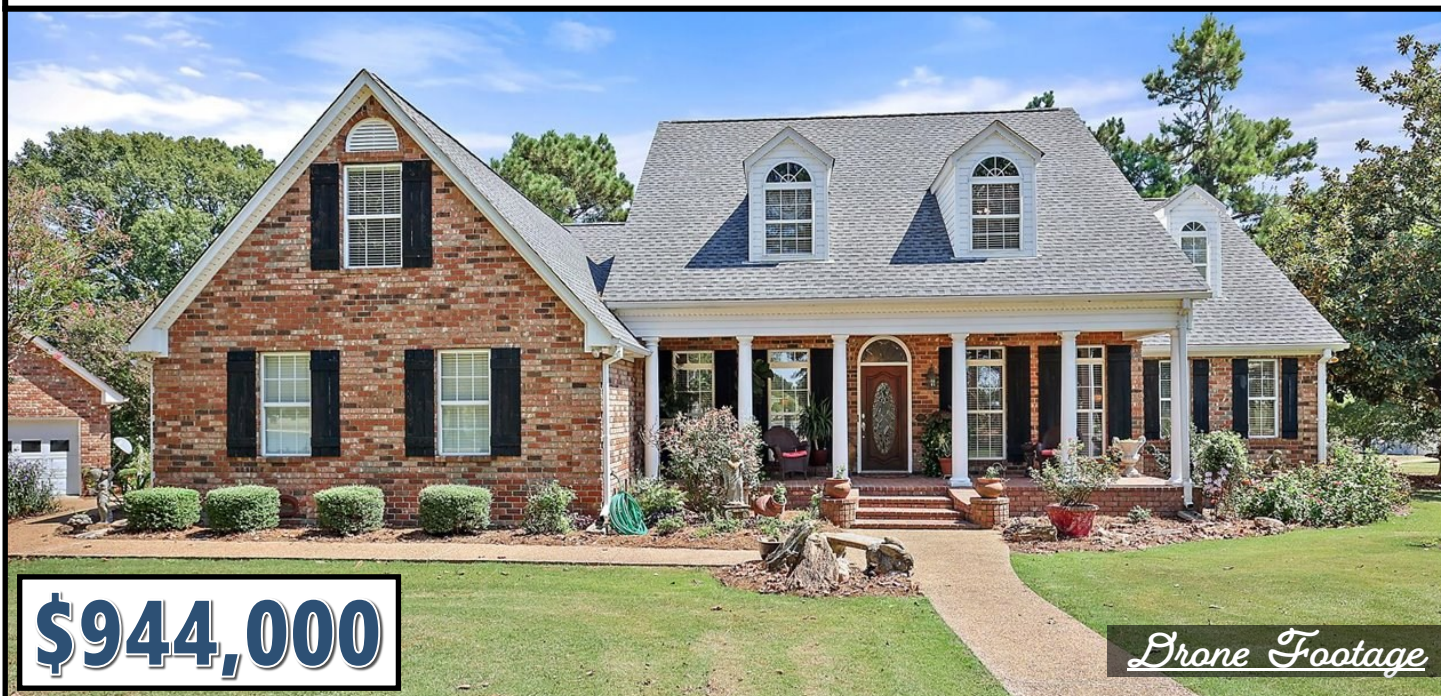


# MADISON COUNTY FAMILY ESTATE

## 46.5± ACRES WITH A HOME

1300 Highway 49 Flora, MS 39071



- Tranquil 46.5± Acre Estate in Madison County, MS
- 3,550 SF Custom-Built 4 Bedroom, 2.5-Bathroom Home
- 20± Acre Lake Stocked with Bass, Bream, and Catfish
- Large Kitchen with Ceramic Countertops, Island, and Plenty of Storage
- Spacious Family Room, Breakfast Nook, Dining Room, and Sitting Room
- Large Bonus Room Currently Used as an Office
- Porch with a Walkway to a Fenced Garden
- Large Patio and Front Porch with Access to the Gazebo and Pier
- 100x40 Workshop with Car/Equipment Lift, Air Conditioning, and a Half Bathroom
- Additional Storage Buildings
- Orchard with Pecan, Peach, Plum, Pear, and Apple Trees
- Playground Under a 400-Year-Old Oak Tree with Monkey Bars, Seesaw, and Swings
- Partially Fenced—Suitable for Cattle or Horses

*Additional 20± Acres Available*



**ELLEN  
SMITH**

MANAGING BROKER

Office: 601.898.2772

Cell: 601.954.9395

[Ellen@TomSmithHomes.com](mailto:Ellen@TomSmithHomes.com)



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Welcome to your serene 46.5± acre family estate in Madison County! Tucked away just a quarter mile from HWY 49, this peaceful retreat is perfect for your family. Entering private gates, you'll discover a charming 3,550 sq. ft. custom-built home overlooking a 20± acre lake stocked with bass, bream, and catfish. This 4-bedroom, 2.5-bathroom home features an inviting layout, with the primary bedroom conveniently located downstairs. The kitchen is designed for easy family gatherings, featuring ceramic countertops, ample storage, a generous pantry, and a convenient island. Off the kitchen, you'll find a spacious family room, a cozy breakfast room, a formal dining room, a sitting room for more special occasions, and a bonus room currently used as an office. From the breakfast room, step out onto a porch with a charming walkway leading to a fenced kitchen garden and a lovely sitting area. Enjoy the property's tranquility while lounging on the large patio or front porch, providing easy access to a gazebo and pier overlooking the picturesque lake. A 100x40 workshop and equipment storage building with a car/equipment lift, air conditioning, and a half bath (25x40) offers ample space for your projects and storage needs. Additional storage buildings are also available. The property's orchard is home to pecan, peach, plum, pear, and apple trees, perfect for a fresh harvest. And for the little ones, there's a playground beneath a 400-year-old oak tree, complete with monkey bars, a seesaw, and swings. Partially fenced, this property is ideal for cattle or horses. Take advantage of this unique opportunity to own a one-of-a-kind home in Flora; it won't stay on the market long! Call Ellen for your private showing today! Additional acreage available.

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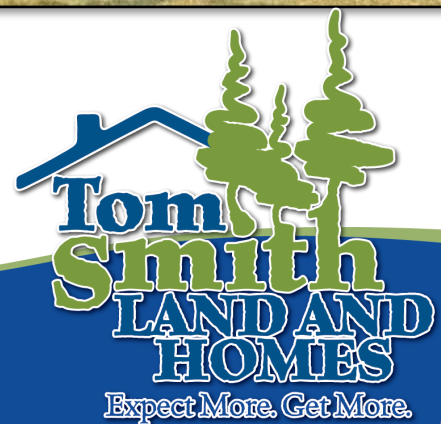
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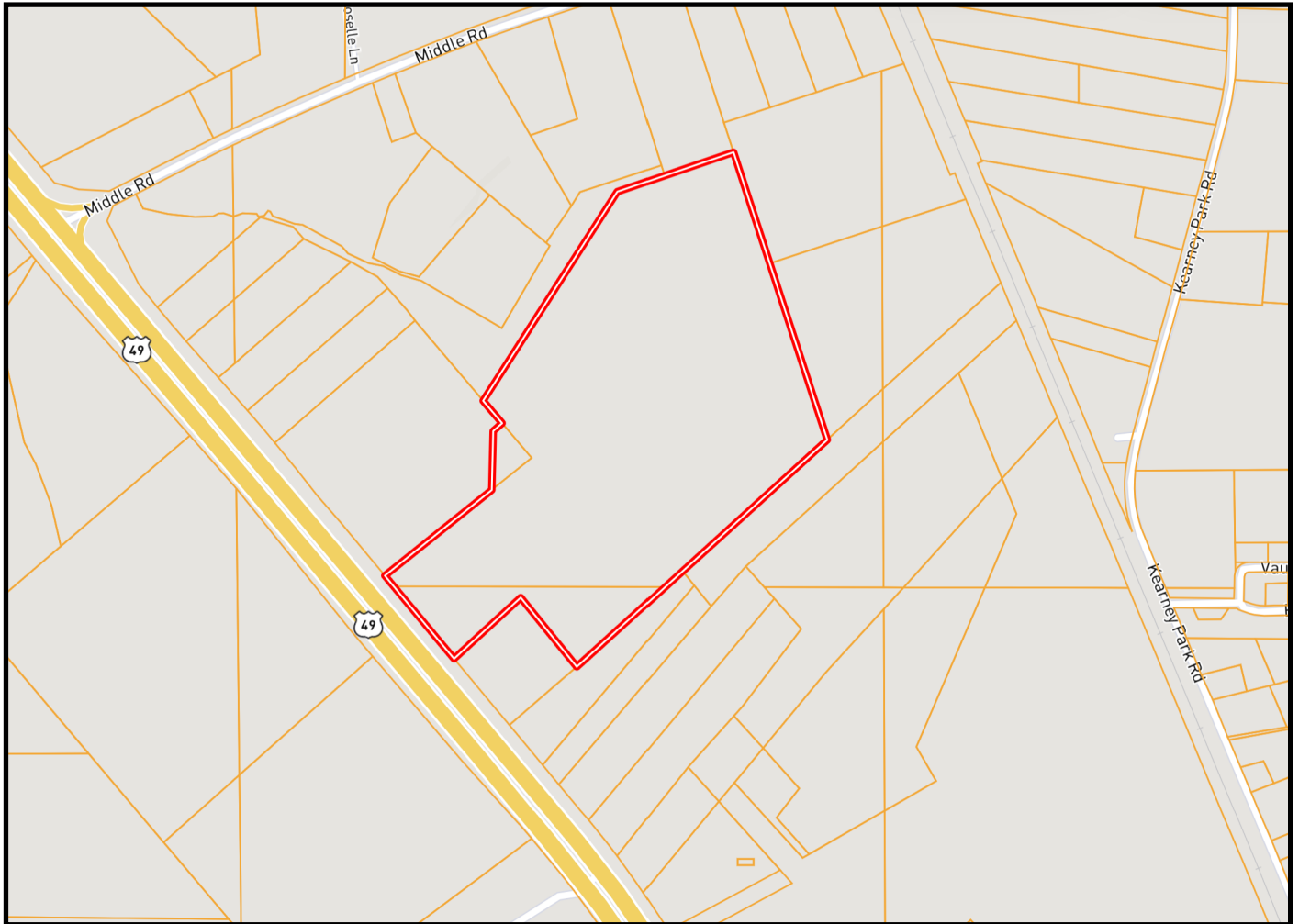
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# Ownership Map



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# Aerial Map



[Click Here for an Interactive Map](#)

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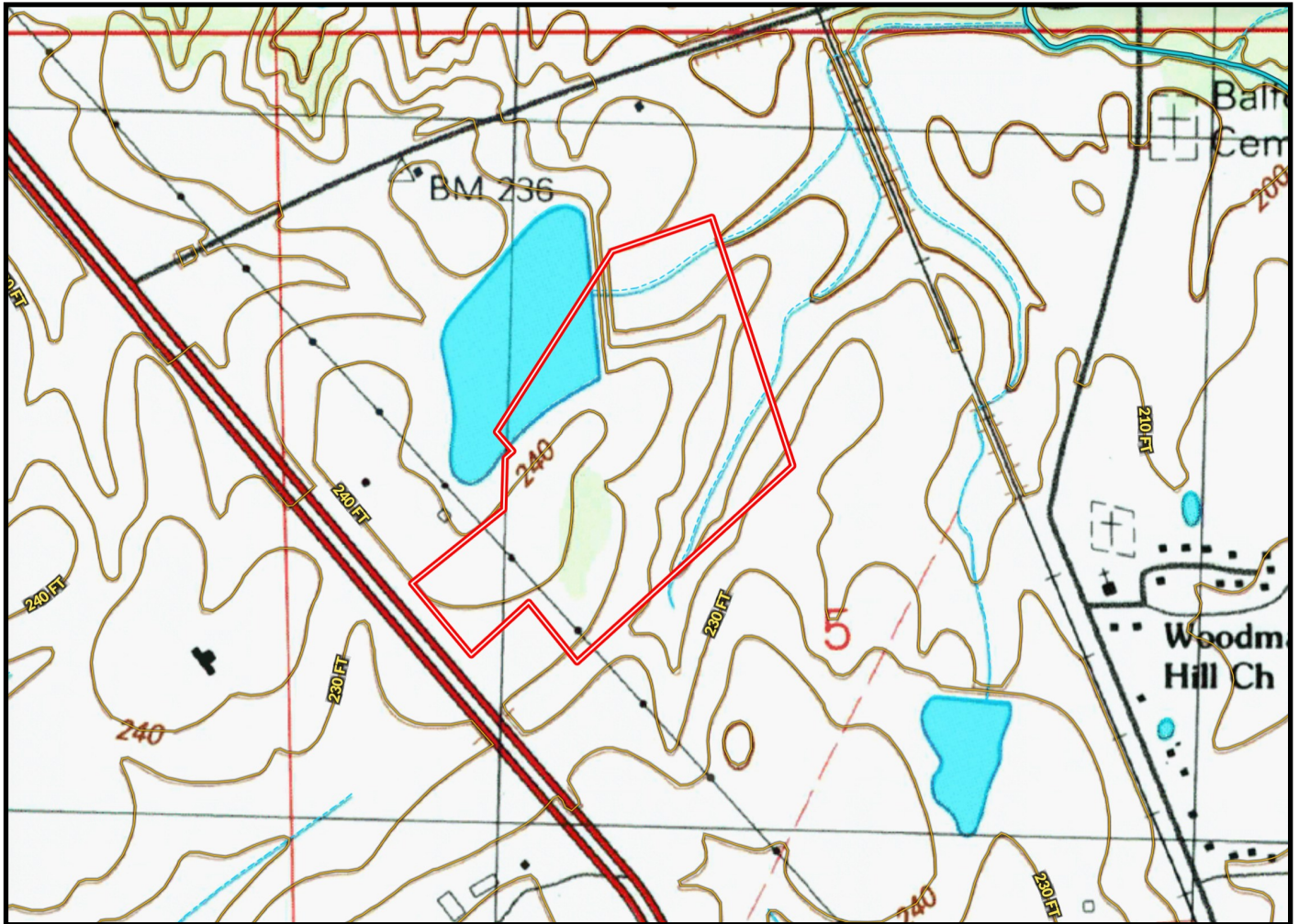
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# Topo Map



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# Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
LoC3	Loring silt loam, 5 to 8 percent slopes, severely eroded, central	13.15	29.78	0	46	4e
MeB2	Memphis silt loam, 2 to 5 percent slopes, eroded, south	12.04	27.27	0	83	2e
MeD3	Memphis silt loam, 8 to 12 percent slopes, severely eroded	10.22	23.15	0	75	6e
Ar	Ariel silt loam	4.47	10.12	0	76	2w
W	Water	3.08	6.98	0	-	-
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	1.2	2.72	0	55	3e

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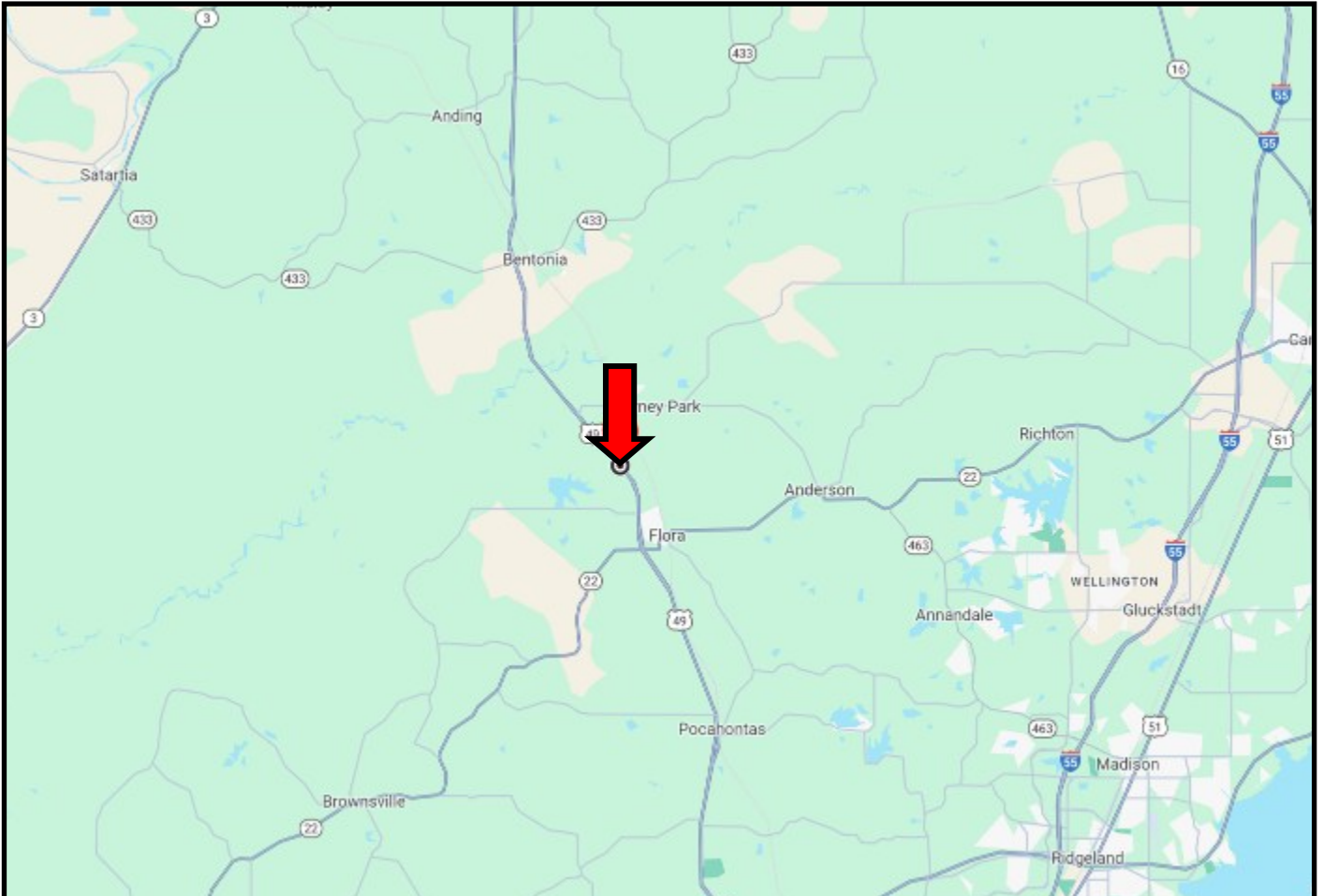
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# Directional Map



## **DIRECTIONS FROM THE INTERSECTION OF HWY 22 AND HWY 49 IN FLORA, MS:**

Travel North on Hwy 49 for 2.2 miles. The entrance to the home will be on the right. Click for Directions: **1300 Hwy 49 Flora, MS 39071**



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