

SPACIOUS SUNFLOWER COUNTY HOME ON 29± ACRES

5 Lombardy Road Drew, MS 38737



\$675,000

Welcome to your new spacious home situated on 29± acres in Sunflower County, MS. The open floor plan home features 2,910 sq ft, three bedrooms, and two and a half baths, and the living area is generously proportioned to accommodate your family's needs. The primary bathroom features a jacuzzi tub and a convenient walk-in shower. The modern kitchen has a large gas range and an island, providing ample counter space and storage. The den, adorned with top-to-bottom windows along the front wall, floods the room with natural light and offers a captivating view of the front yard pond. Step outside to discover a swimming pool complemented by a beautiful patio and well-maintained lawn, courtesy of the automatic sprinkler system. Located at the rear of the property is a 1,500 sq ft shop with a small office alongside a substantial 21,600 sq ft shop/warehouse featuring an earthen floor. Additionally, a 1,920 sq ft open shed stands ready to shelter your equipment from the elements. The property includes open ground suitable for crops or conversion into a pasture, providing endless possibilities for its use. This spacious property invites you to explore its potential and embrace the serenity of country living. Give Bruce a call to schedule your private showing today!



**BRUCE
WEST**

REALTOR®

Office: 662.441.2500

Cell: 662.873.3007

Bruce@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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Aerial Map



[CLICK HERE FOR AN INTERACTIVE MAP](#)

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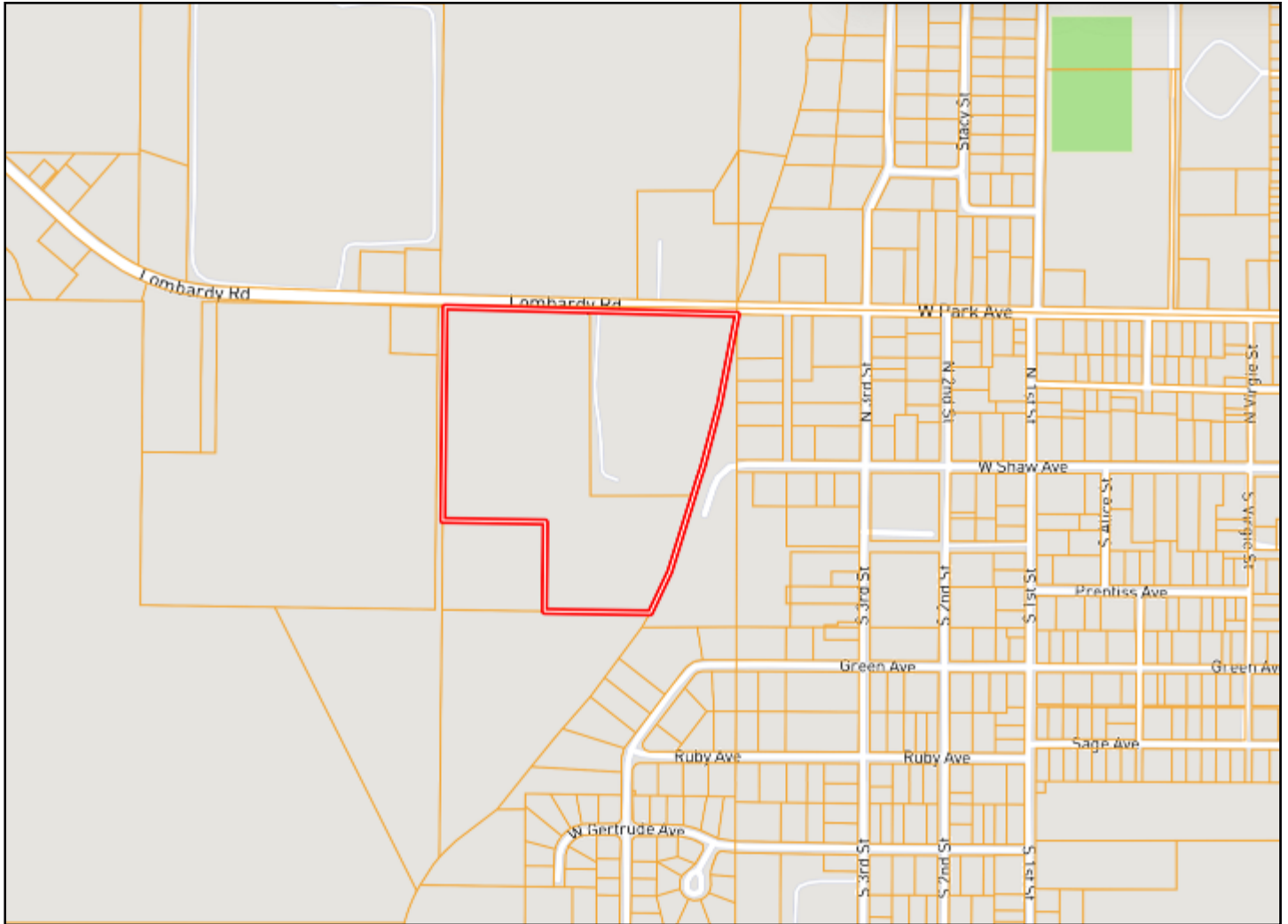
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Ownership Map



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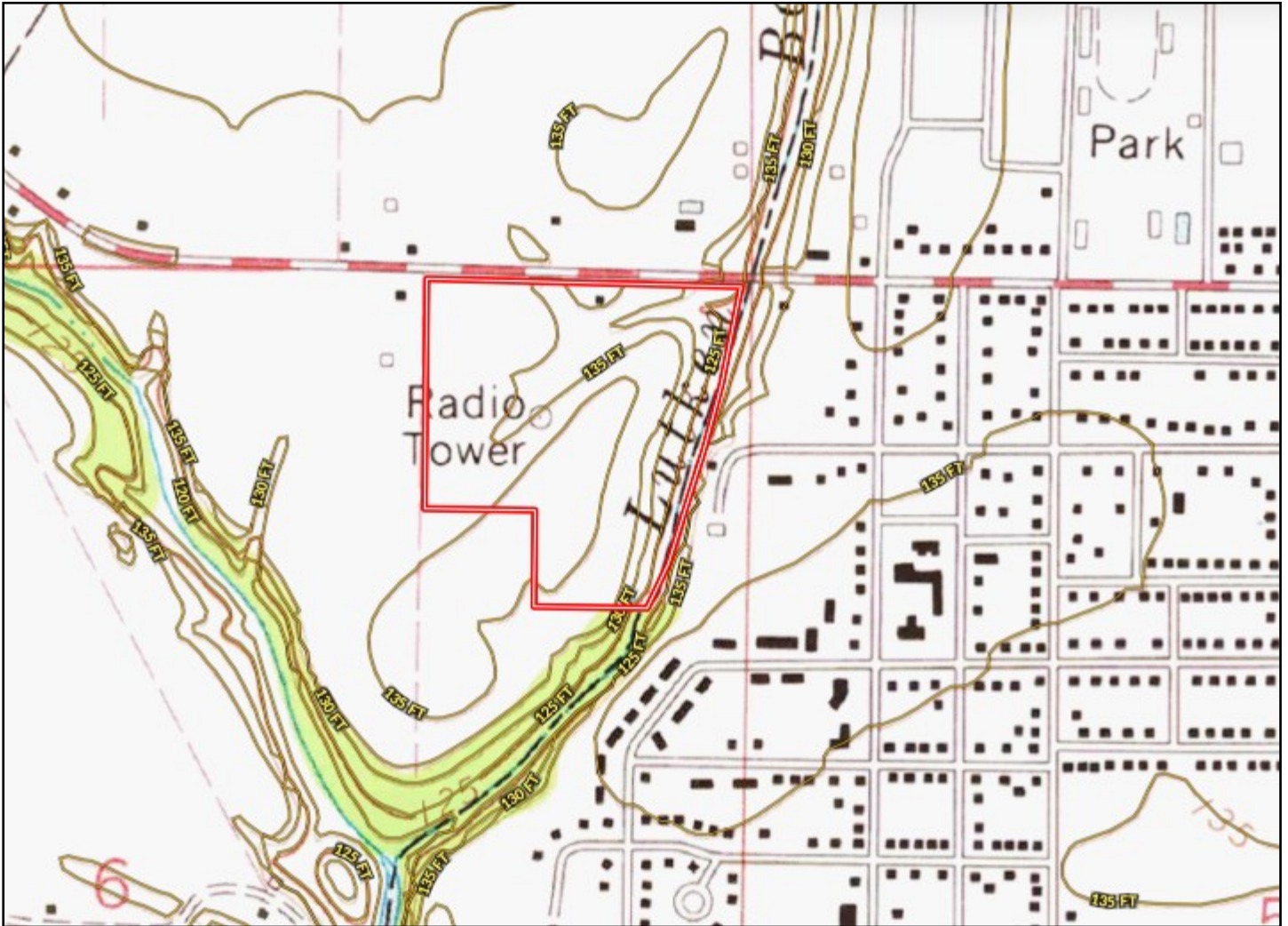
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Topo Map



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2011-2023
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Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ab	Alligator clay, 0.5 to 3 percent slopes	9.1	30.19	0	49	3e
Db	Dowling clay (sharkey)	6.56	21.77	0	38	5w
Dk	Dundee silt loam, 0 to 3 percent slopes, rarely flooded	5.81	19.28	0	87	2e
Ds	Dundee very fine sandy loam, 0 to 3 percent slopes, rarely flooded	4.12	13.67	0	88	2e
Fn	Forestdale silty clay loam, 3 to 7 percent slopes	2.6	8.63	0	64	3w
Fg	Forestdale silty clay, 0.5 to 3 percent slopes	1.03	3.42	0	65	3w
Fh	Forestdale silty clay, 3 to 7 percent slopes	0.8	2.65	0	64	3w
Dc	Dowling soils, overwash phases (sharkey)	0.12	0.4	0	41	4w

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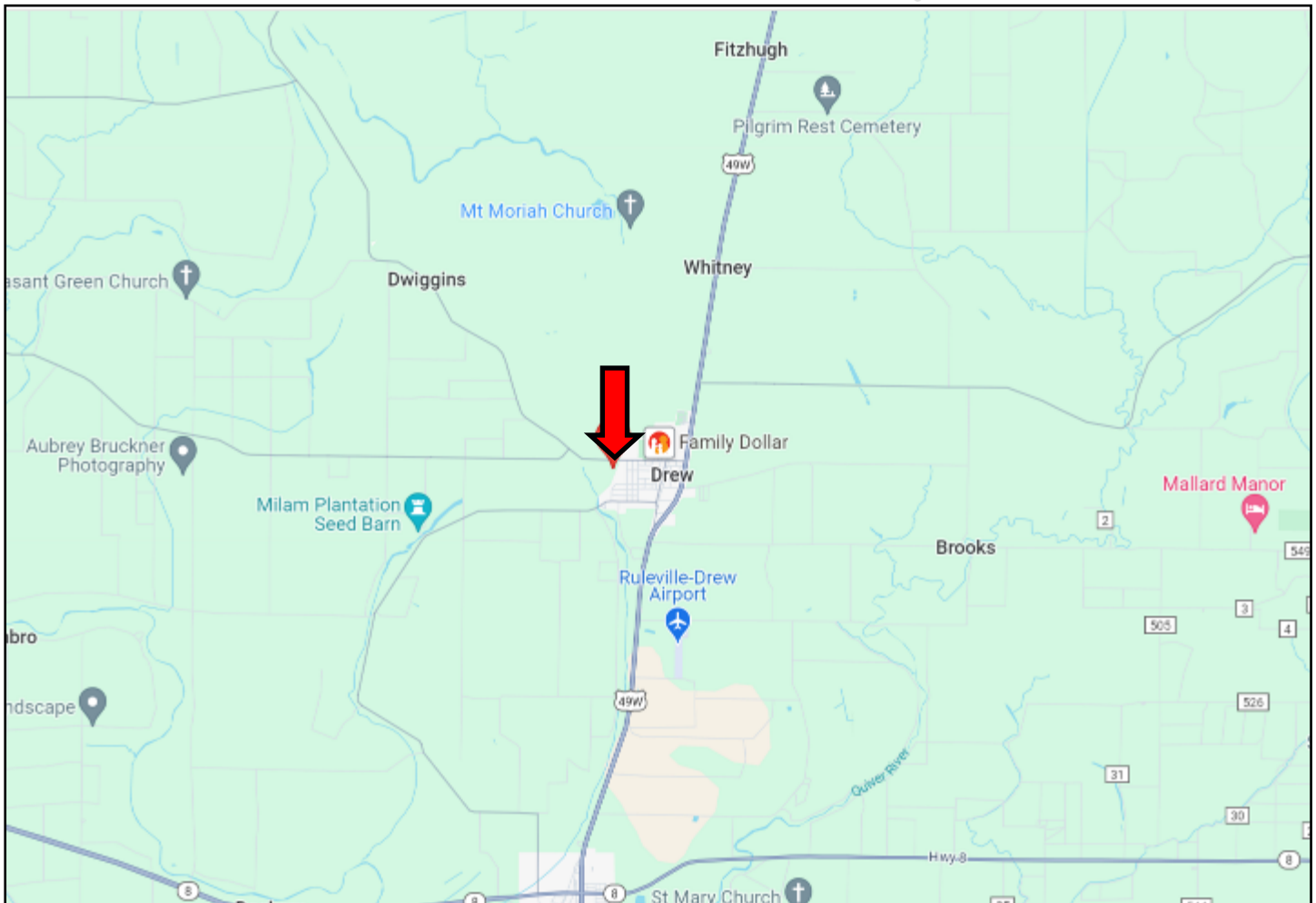
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Directional Map



Directions From Hwy 8 and Hwy 49 W in Ruleville, MS: Travel Hwy 49W North towards Drew, MS for 5.8 miles. Turn left onto E Park Ave., then in .8miles continue onto Lombardy Road. After .2 miles the property will be on your left.

[GOOGLE MAP LINK](#)

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