

# HOME IN MOCKINGTRAIL SQUARE | \$525,000

## 301 MOCKINGTRAIL LANE, CLEVELAND, MS 38732



Mockingtrail Square is Cleveland's first planned unit development. It encompasses 50 available lots and embodies a charming neighborhood ambiance. This 1,740± SF home has three bedrooms and two and a half bathrooms. The homes have been thoughtfully positioned close to the street, fostering a strong sense of community. Adding to the distinctive atmosphere, certain sections of the street feature brick pavers. Situated alongside the Cleveland Country Club Golf Course and Delta State Athletic fields, residents can conveniently access these amenities via two pedestrian/golf cart bridges. To experience the unique appeal of Mockingtrail Square, schedule your private showing with Tracey today!



### TRACEY BELL

MANAGING BROKER

Office: 662.441.2500

Cell: 662.719.4720

Tracey@TomSmithLand.com



## A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





**Stainless Steel Appliances**  
**Gas Range**  
**Quartz Countertops**  
**Large Island**



**TRACEY**  
**BELL**

MANAGING BROKER

Office: 662.441.2500

Cell: 662.719.4720

Tracey@TomSmithLand.com



**A Real Estate Expert You Can Trust**  
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





**TRACEY  
BELL**

MANAGING BROKER

Office: 662.441.2500

Cell: 662.719.4720

Tracey@TomSmithLand.com



**A Real Estate Expert You Can Trust**  
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





# TRACEY BELL

MANAGING BROKER

Office: 662.441.2500

Cell: 662.719.4720

Tracey@TomSmithLand.com



A Real Estate Expert You Can Trust  
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





**TRACEY  
BELL**

MANAGING BROKER

Office: 662.441.2500

Cell: 662.719.4720

Tracey@TomSmithLand.com



**A Real Estate Expert You Can Trust**

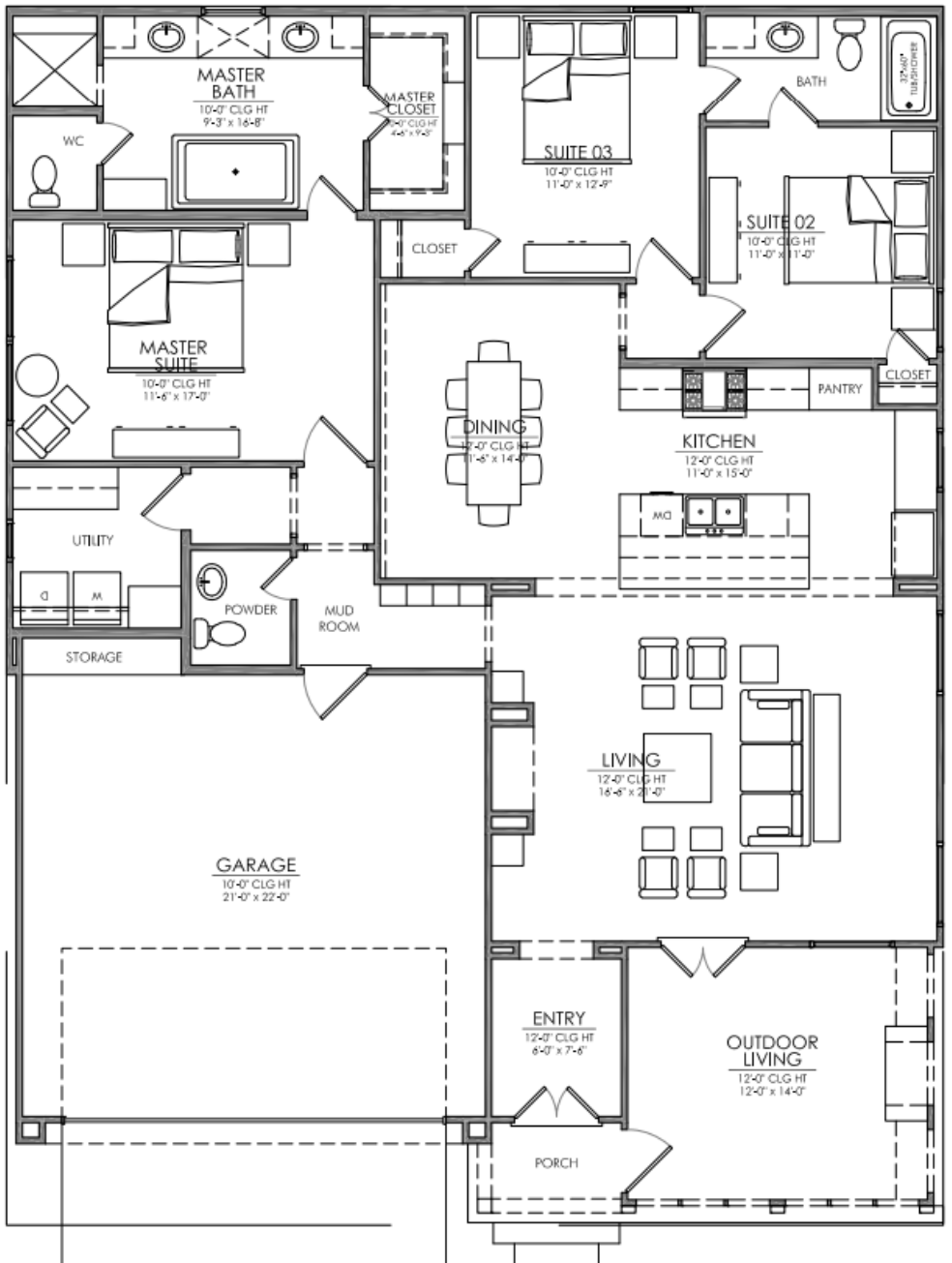
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



# AMENITIES

- Designer Finishes Throughout
- 10'-12' Ceilings Downstairs
- Custom Cabinets
- Quartz Countertops
- Energy-Efficient Windows
- Gas Lights on Front of the Home
- Two-Car Garage
- Low-Maintenance Exteriors
- Private Patio Area
- Architectural Shingles
- Sections of Street Constructed with Brick Pavers
- Neighborhood Park with Pergola planned
- Two Golf Cart & Pedestrian Bridges
- 1,740± SF



**TRACEY  
BELL**

MANAGING BROKER

Office: 662.441.2500

Cell: 662.719.4720

Tracey@TomSmithLand.com



**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com

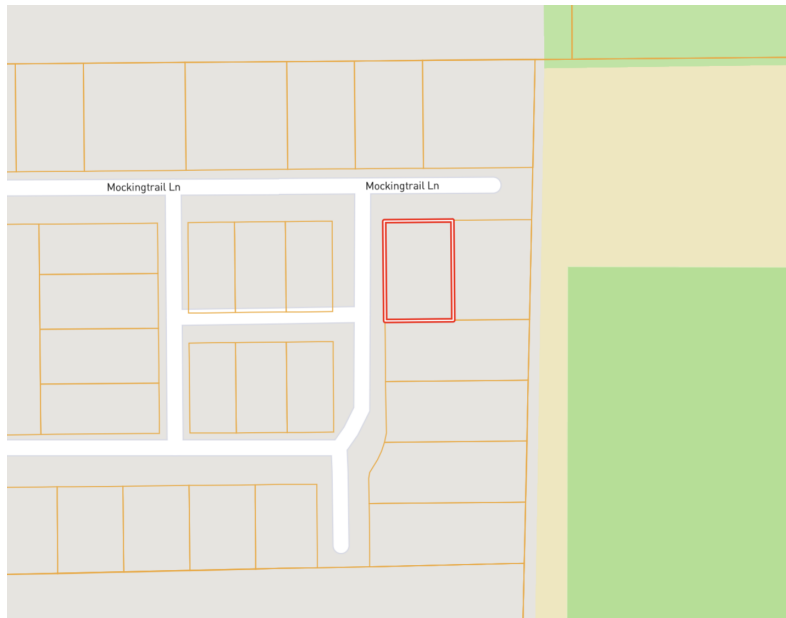
Information is believed to be accurate but not guaranteed.





# AERIAL MAP

[Click for Interactive Map](#)



# OWNERSHIP MAP

**TRACEY  
BELL**  
MANAGING BROKER  
Office: 662.441.2500  
Cell: 662.719.4720  
Tracey@TomSmithLand.com

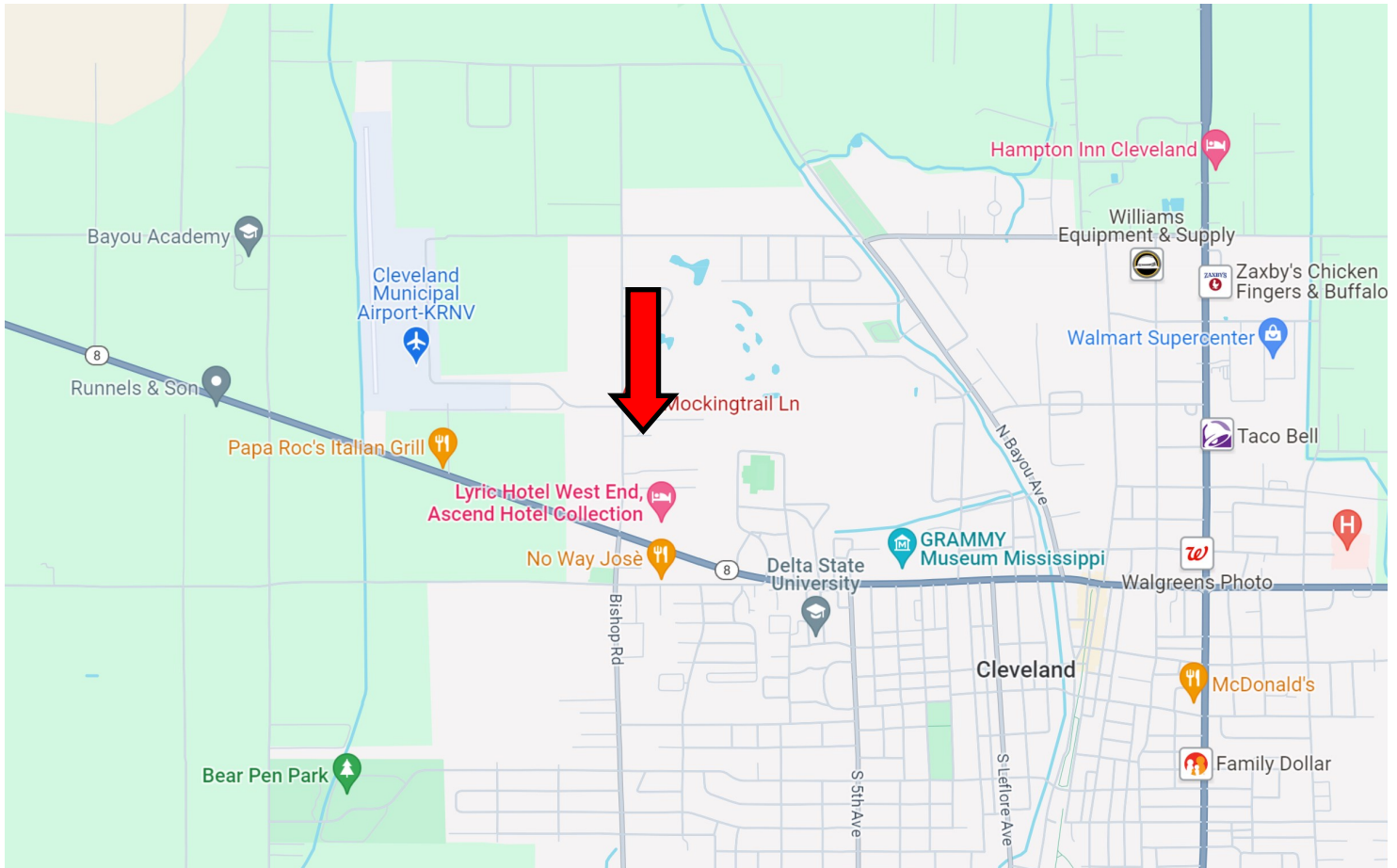


**A Real Estate Expert You Can Trust**  
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



# DIRECTIONAL MAP



**Address: 301 Mockingtrail Lane, Cleveland, MS 38732**

**Directions from Hwy 8 and Hwy 61 Cleveland, MS:** Travel west on Sunflower Road for approximately 1.7 miles. Turn right onto Ronaldman Road. Travel 0.3 miles, then turn right onto Mockingtrail Lane. The home will be on your right. [Click for Google Maps.](#)



**TRACEY  
BELL**

MANAGING BROKER

Office: 662.441.2500

Cell: 662.719.4720

Tracey@TomSmithLand.com



**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

