

2.2± ACRE HOMESITE IN MADISON COUNTY, MS



\$45,000

Have you been searching for a new homesite in Madison County, MS? This cleared 2.2± acre tract could be exactly what you've been waiting on. Situated just 12 miles east of Canton, MS, and 7 miles north of the Ross Barnett Reservoir, this tract is in an ideal location to accommodate your needs. Access is provided through a deeded easement off Sharon Rd. The property once had an older trailer, hence the house pad. You'll be able to save some money due to an already installed water meter (East Madison Water Association) and power pole (Entergy). There's plenty of yard space for kids and pets to roam. Give Kadero Edley a call to schedule your private viewing!



**KADERO
EDLEY**

REALTOR®

Office: 601.898.2772

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Kadero@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

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2011-2023
BEST
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Aerial Map



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Ownership Map



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Directional Map



Directions from Hwy 16 East in Canton, MS: Travel east on Hwy 16 for 3.9 miles. Turn right onto Robinson Rd, and travel 2.0 miles. Turn right onto Sharon Rd. After 0.1 mile, the property will be on your left.

[Google Maps Link](#)



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Entrepreneur
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