



## Beautiful Waterfront Home on .66 +/- Acre in Lake Claiborne



### Community Features

- ◇ Gated Community with full time caretaker
- ◇ Two fully stocked lakes
- ◇ Camping, Picnicking, swimming area, and skiing on lake
- ◇ Pavilion with outdoor kitchen and outdoor living areas
- ◇ 3 Boat ramps and many piers

### Home Features

- ◇ 3 Bed, 2 Bath, 1,826 sq.ft House & 1,000sq.ft Workshop
- ◇ Home is on two lots with plenty of lake frontage
- ◇ Picturesque master overlooks the north Lake
- ◇ Brick floors throughout kitchen, dining, and laundry area
- ◇ Screened in back porch with lake view

Directions from Vicksburg: Travel 61 South towards Natchez for 23.1 Miles, turn right on Grand Gulf Road and follow for 3.2 Miles. You will see a gate to the right for Lake Claiborne. Non-members are not granted access unless I am accompanying them to view the property.



**MIKE  
ODOM**  
REALTOR®

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[MikeOdom@TomSmithLand.com](mailto:MikeOdom@TomSmithLand.com)



## A Real Estate Expert You Can Trust

[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.







**This beautiful home on two waterfront lots in gated Lake Claiborne has so much to offer! Owners of this home will enjoy 2 fully stocked lakes, 3 boat ramps, swimming area, community events, a pavilion with an awesome outdoor kitchen area, and camping within Lake Claiborne, which is a members only lake. The main house is 1,826 sq.ft with 3 bedrooms and 2 bathrooms. The beautiful brick floors span from the kitchen, dining, to the large laundry/storage area. The living room has a beautiful chimney to enjoy the chilly lake nights. The home has an office with a loft, master bedroom with high cathedral ceilings and picturesque windows that overlook the lake so you wake up to breathtaking views. The extra 1,000sqft building was used as a really nice wood working shop but with a full bath, central heat and a/c, it could easily be turned into a guest house. There are two piers and a boat house on the shaded property to enjoy fishing from your backyard! Call Mike today for a private showing of this beautiful Claiborne County property.**

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LineReport  
**2011-2023**  
AMERICA'S  
**BEST**





**Free use of community pavilion with outdoor kitchen and living areas perfect for entertaining.**

**Three boat ramps on the lakes. Enjoy skiing and tubing on the main lake.**



**Picnic and camping areas with fish cleaning station to skin the catches of the day!**



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Two piers on the property for fishing in your backyard and enjoying the summer nights.

This beautiful, rustic kitchen is great for entertaining. The dining area overlooks the lake.



With access to the back screened in porch, you can enjoy lake views from the living room.

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Front view of the home



Guest room in Home



Office with loft and guest sleeping area



Master Bedroom



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**1,000 sq.ft building used as a work shop, but has a full bath and central air/heat.**

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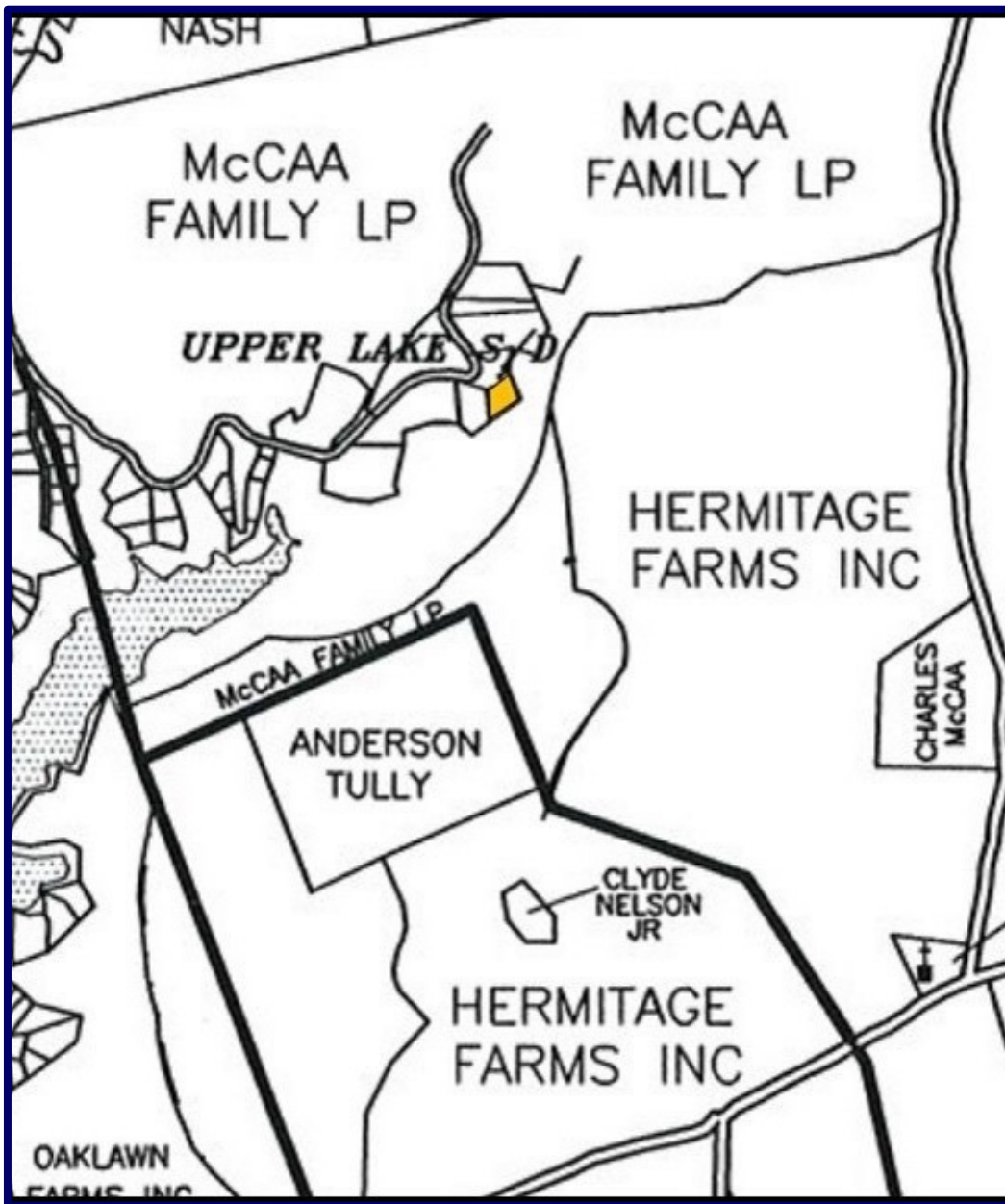


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Ownership Map

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**Aerial Map**



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**Topo Map**

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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
MeC3	Memphis silt loam, 5 to 8 percent slopes, severely eroded	0.2	17.42	4e
MnF2	Memphis and Natchez silt loams, 17 to 40 percent slopes, eroded	0.8	82.39	7e
W	Water	0.0	0.19	-

### Soil Map

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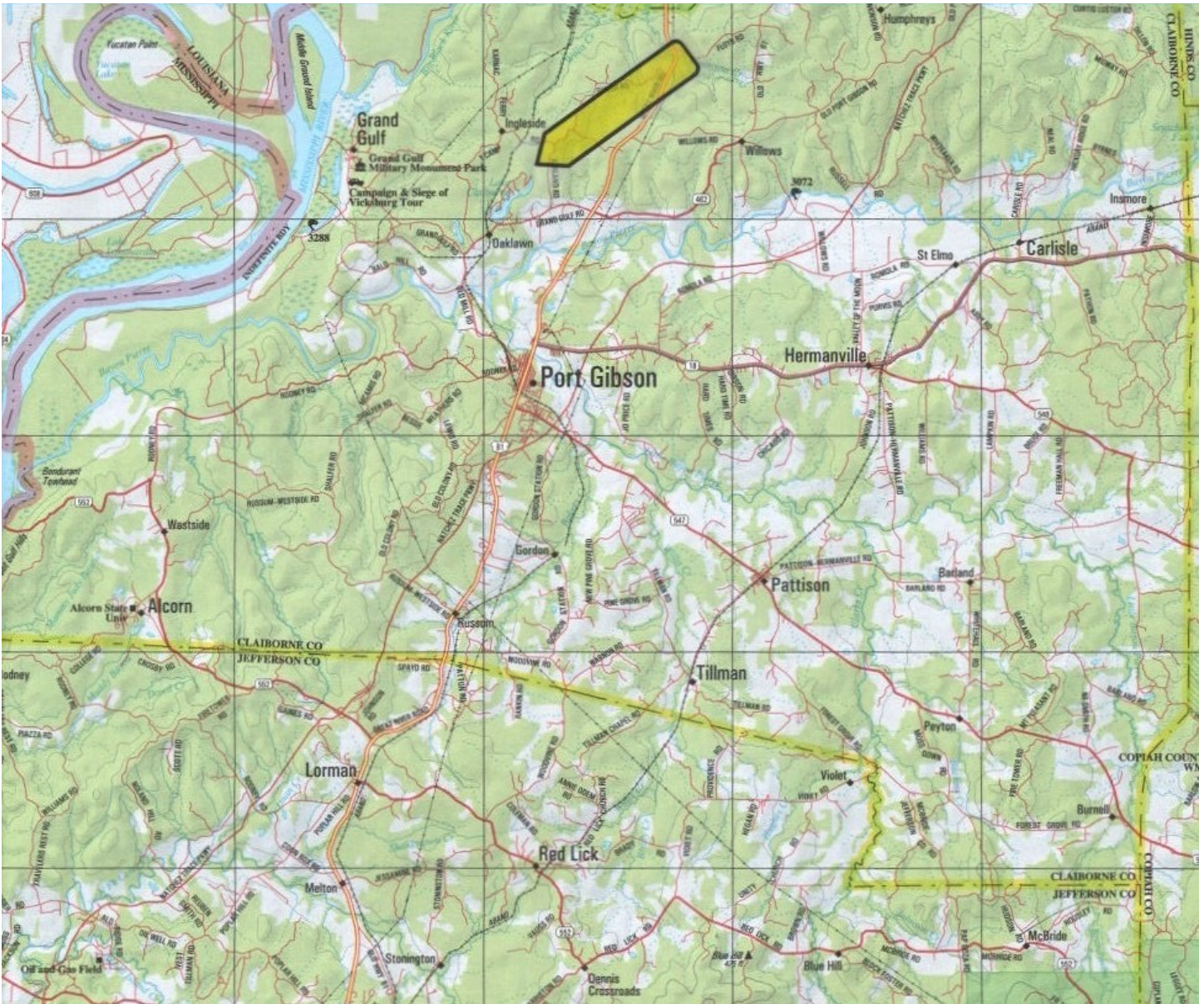
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