

30± Acres with Home in Benton County, MS

2094 Hwy 7 Lamar, MS 38642



\$375,000

Welcome to your new investment property or fixer-upper in Benton County, MS! Located 13 miles north of Holly Springs, MS, 43 miles north of Oxford, MS, and 27 miles southeast of Collierville, TN! Enjoy the convenience of having a home on 30± acres with paved road frontage on HWY 7 in Lamar, MS. This property features an oversized three-bedroom, one-bath home and an additional guest suite with two bedrooms and one bath. Both residences are being sold as-is. Some work has been done in recent years, but each still requires TLC. A two-car garage is attached to the smaller home, providing extra storage space or parking. The land features 5± acres of pasture, with the remaining being scattered hardwood timber. A creek runs along the eastern boundary of the property. Electricity is provided through the city of Holly Springs, and water is through North Benton. Call Kadero Edley to schedule your private viewing today!



**KADERO
EDLEY**
REALTOR®

Office: 601.898.2772

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A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

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Aerial Map



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Ownership Map



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Topography Map



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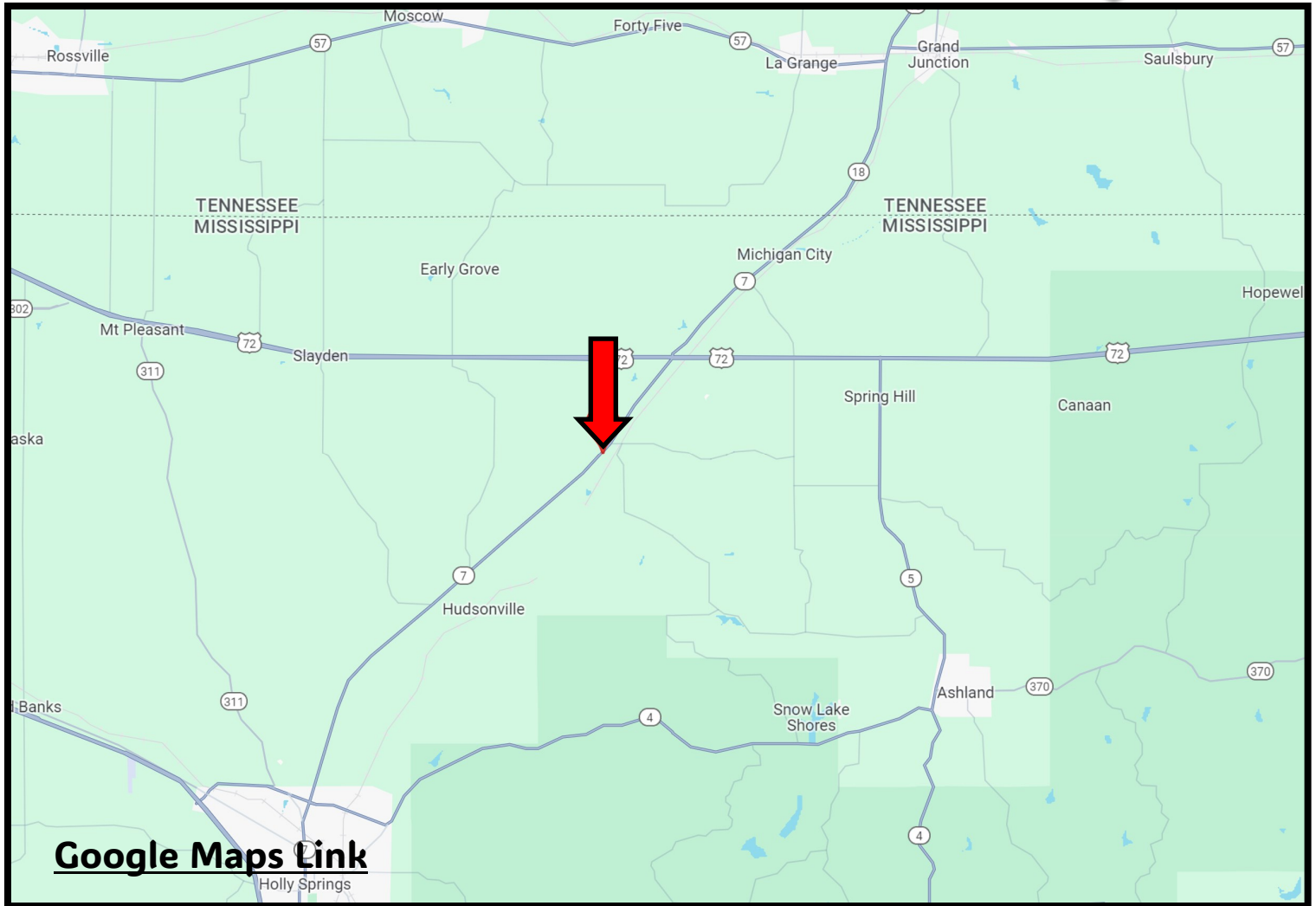
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Directional Map



Directions from HWY 7 in Holly Springs, MS: Travel north on Hwy 7 for 13 miles and the property will be on your right.



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