

# Sunflower Riverview Estate



**\$295,000**

*A Mississippi Delta Classic!*

**213 Three Way Road, Indianola, MS 38751**



**EMERSON  
LOVELACE**

REALTOR®

Office: 662.441.2500

Cell: 601.715.3302

Emerson@TomSmithLand.com



**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.







This unique Mississippi Delta Home has it all. This riverfront property, located on twelve acres of secluded and private land along the banks of the Sunflower River just seven miles southeast of Indianola, has everything you need to continue one of the true riverview estates right here in the heart of the Delta.

This beautiful Colonial-style home has three bedrooms, three bathrooms, and approximately 3,000 square feet of living space. The downstairs living room features 14-foot-high ceilings, hardwood floors, built-in bookcases, and a gas/wood-burning fireplace. Large open windows allow plenty of natural light, and a spacious screened-in porch off the living area overlooks the beautiful Sunflower River.

This truly is a one-of-a-kind opportunity for you and your family to own one of the most sought-after property types in today's real estate market. Make sure to bring your imagination, as this property will be a blank canvas for creating the masterpiece you have always dreamed of. Call Emerson to view this Mississippi Classic in Sunflower County today!



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# Aerial Map



[LandId Link](#)



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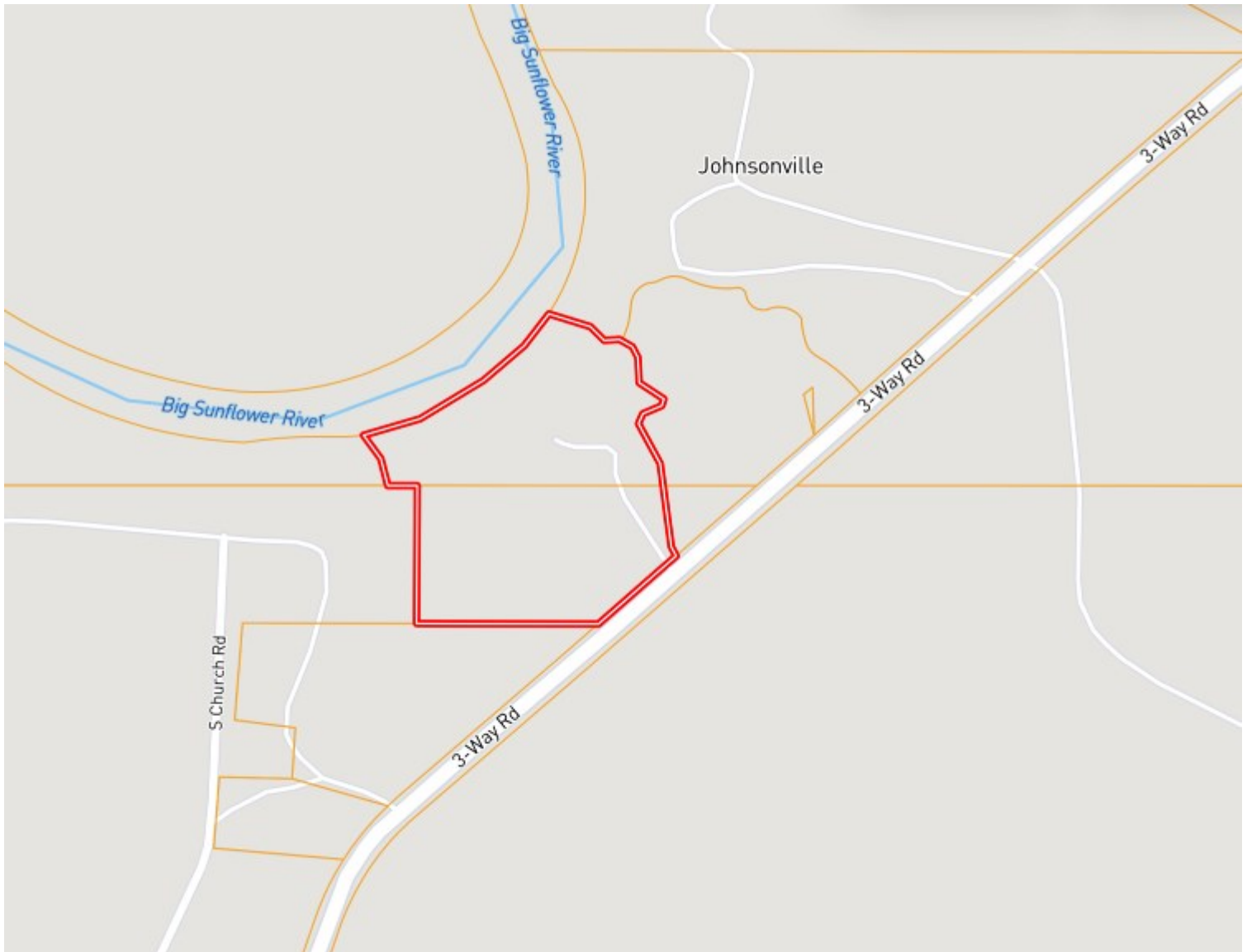
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# Ownership Map



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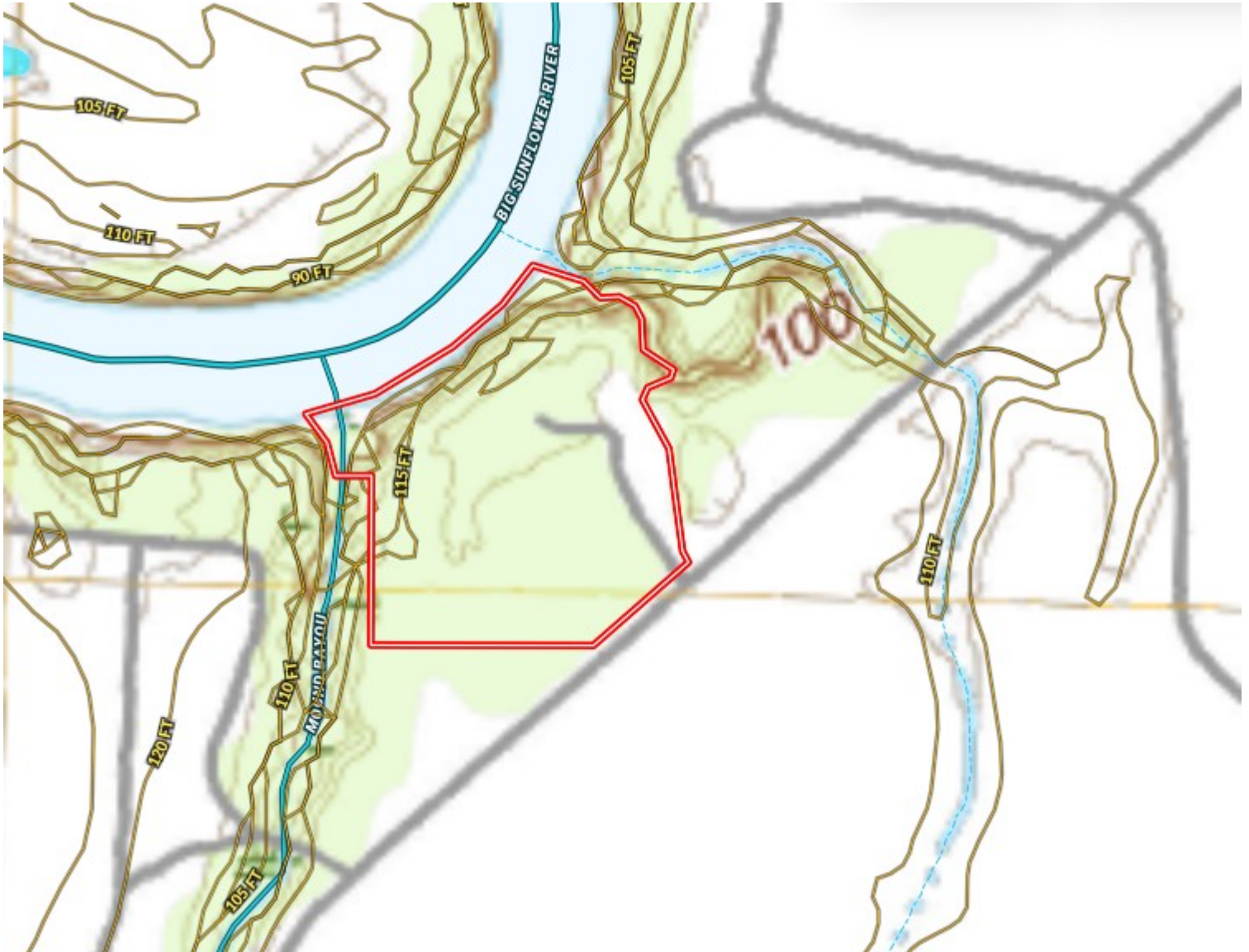
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# Topo Map



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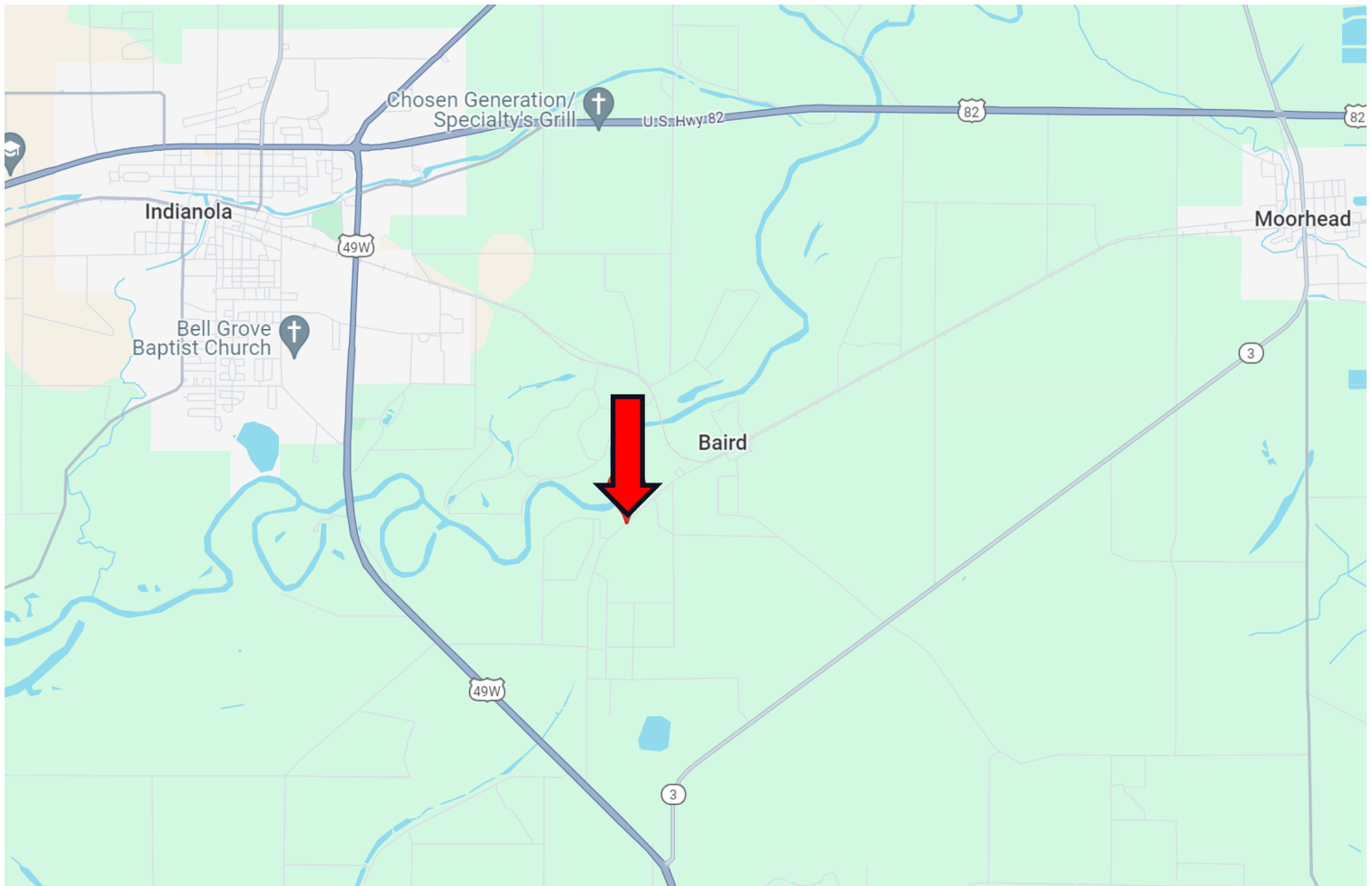
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# Directional Map



Directions from Hwy 49 & 82 in Indianola, MS: Travel South on Hwy 49 for 4.2 miles. Turn left onto Baird Road and travel 1.1 miles. Turn left onto Three Way Road. After 1.1 miles, the property will be on the left. **[213 Three Way Road, Indianola, MS 38751—GOOGLE MAP LINK](#)**



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