

# Spacious 3 Bed/1 Bath Home in Lowndes County, Mississippi



132 Sunny Lane, Columbus, MS 39705

**\$165,000**

Welcome to 132 Sunny Lane! This delightful 3-bedroom, 1-bathroom home is conveniently located on a large 0.47± acre lot off Military Road in Columbus, MS. The attached carport provides secure off-road parking. The spacious house features many modern updates, including a new HVAC system. The backyard is shaded, partially fenced, and includes a storage shed. Currently generating income as a short-term rental, this property is an excellent investment opportunity, whether you want to rent it out immediately or move in yourself. To schedule a personal tour, contact Jami Pruitt or Michael Cooper today!



**MICHAEL COOPER**  
REALTOR®

O: 662.268.6333 | C: 662.285.8686  
MCooper@TomSmithLand.com



Expect More. Get More.



**JAMI PRUITT**  
REALTOR®

O: 662.268.6333 | C: 662.858.0608  
Jami@TomSmithHomes.com

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





**MICHAEL COOPER**  
REALTOR®

O: 662.268.6333 | C: 662.285.8686  
MCooper@TomSmithLand.com



**JAMI PRUITT**  
REALTOR®

O: 662.268.6333 | C: 662.858.0608  
Jami@TomSmithHomes.com

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





**MICHAEL COOPER**  
REALTOR®

O: 662.268.6333 | C: 662.285.8686  
MCooper@TomSmithLand.com



**JAMI PRUITT**  
REALTOR®

O: 662.268.6333 | C: 662.858.0608  
Jami@TomSmithHomes.com

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



# Aerial Map



[INTERACTIVE MAP LINK](#)

**MICHAEL COOPER**  
REALTOR®

O: 662.268.6333 | C: 662.285.8686  
MCooper@TomSmithLand.com



**JAMI PRUITT**  
REALTOR®

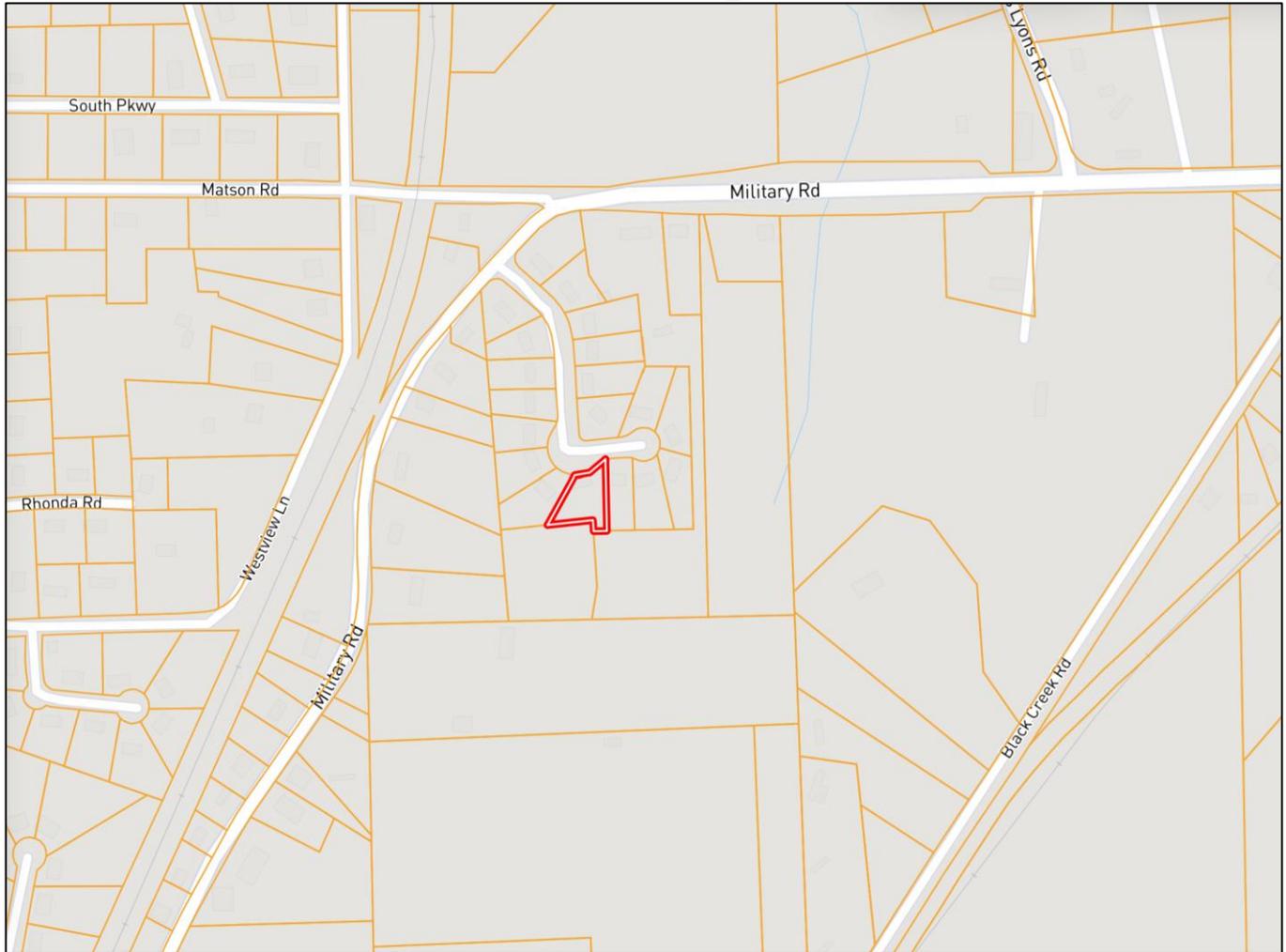
O: 662.268.6333 | C: 662.858.0608  
Jami@TomSmithHomes.com

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

Information is believed to be accurate but not guaranteed.



# Ownership Map



**MICHAEL COOPER**  
REALTOR®

O: 662.268.6333 | C: 662.285.8686  
MCooper@TomSmithLand.com



**JAMI PRUITT**  
REALTOR®

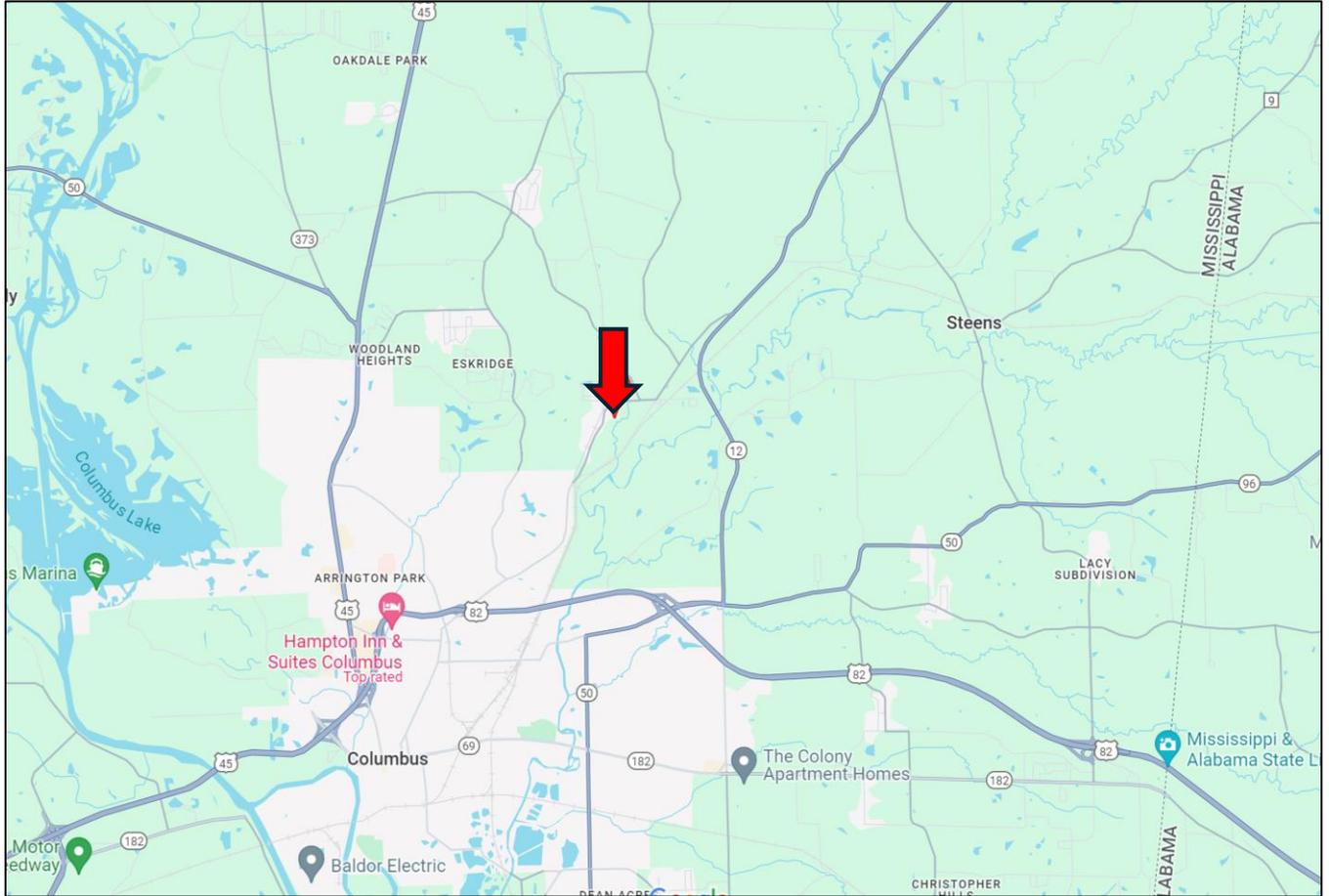
O: 662.268.6333 | C: 662.858.0608  
Jami@TomSmithHomes.com

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



# Directional Map



**Directions from Hwy 45 and Hwy 82 in Columbus, MS:** Travel Northeast on Hwy 82 for 1.9 miles. Take the Military Rd. exit, then at the traffic circle, take the third exit. Continue on Military Rd. for 0.1 miles, then at the traffic circle take the first exit to stay on Military Rd. Travel for 2.9 miles, then turn right onto Sunny Ln. After 0.1 miles, the house will be on the right.

[GOOGLE MAP LINK](#)

**132 Sunny Lane, Columbus, MS 39705**



**MICHAEL COOPER**  
REALTOR®

O: 662.268.6333 | C: 662.285.8686  
MCooper@TomSmithLand.com



Expect More. Get More.



**JAMI PRUITT**  
REALTOR®

O: 662.268.6333 | C: 662.858.0608  
Jami@TomSmithHomes.com

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

