

Country Home in Sunflower County | \$400,000  
242 Stancel Ln. Ruleville, MS 38771



If you're tired of living in town, paying city taxes, and wanting somewhere more peaceful, look no further! This country home in Sunflower County, MS, could be your perfect home. This four-bedroom, three-bath house offers a little bit of everything. The house is 3,000 sqft with a bonus/man cave room, an added-on primary bedroom with vaulted ceilings, and a bathroom offering a jacuzzi tub, a walk-in shower, and a walk-in closet. The other two bathrooms are also newly renovated with walk-in tile showers. The living room offers an open floor plan that flows into the kitchen and dining room area with French doors that lead right out to the back-covered patio that looks over your 3± acre fishing pond. The pond is stocked with bass, bream, and even crappie and has a concrete boat ramp. The house sits on 10± acres of land with additional acreage available. If you need room for your equipment, a 30x40 metal shop offers plenty of room for all your toys and more. Call Anthony to schedule a tour today!



**ANTHONY  
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REALTOR®

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Anthony@TomSmithLand.com



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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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# MAPS



**Address:** 242 Stancel Ln, Ruleville, MS 38771

**Directions from MS-8 & US-49W, Ruleville, MS:** Travel North on US-49W N for 2.9 miles. Turn right onto Jaquith Lane and travel 1 mile. Turn left onto Stancel Lane. After 1.2 miles, the home will be on the right. [Google Map Link](#)

[Click for Interactive Map](#)



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