

3± Acre Homesite in Calhoun County, MS



\$35,000

Are you seeking the perfect spot to build your dream home or a potential rental property? This 3± acre tract in Calhoun County, MS, could be just what you need. Located within the city limits of Bruce, MS, the property offers paved road frontage, utilities ready for connection, and 1.4± acres already cleared for a homesite, making it easy to immediately start dirt work for a house pad. Plus, with Oxford, MS, just a short 31-mile drive north, you can enjoy small-town charm with the convenience of being close to a vibrant college town. If this is the opportunity you've been searching for, contact Kadero Edley to schedule your private viewing today!



**KADERO
EDLEY**

REALTOR®

Office: 601.898.2772

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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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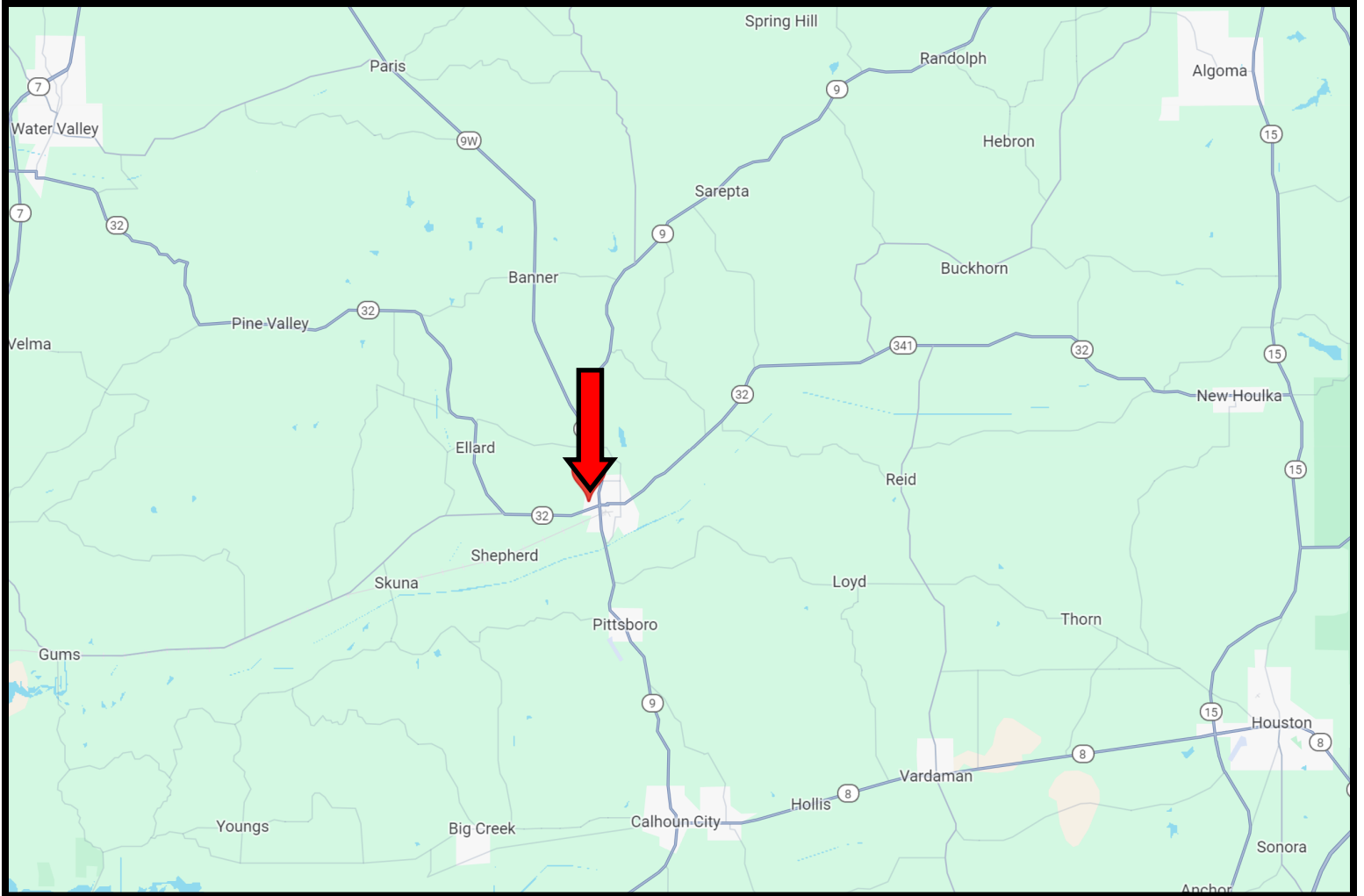


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Directional Map



Directions from Hwy 9 in Bruce, MS: Travel Hwy 32 West toward Water Valley for 0.3 miles. Turn right onto Thompson Street. After 0.3 miles, the property will be on your right

[Google Maps Link](#)



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