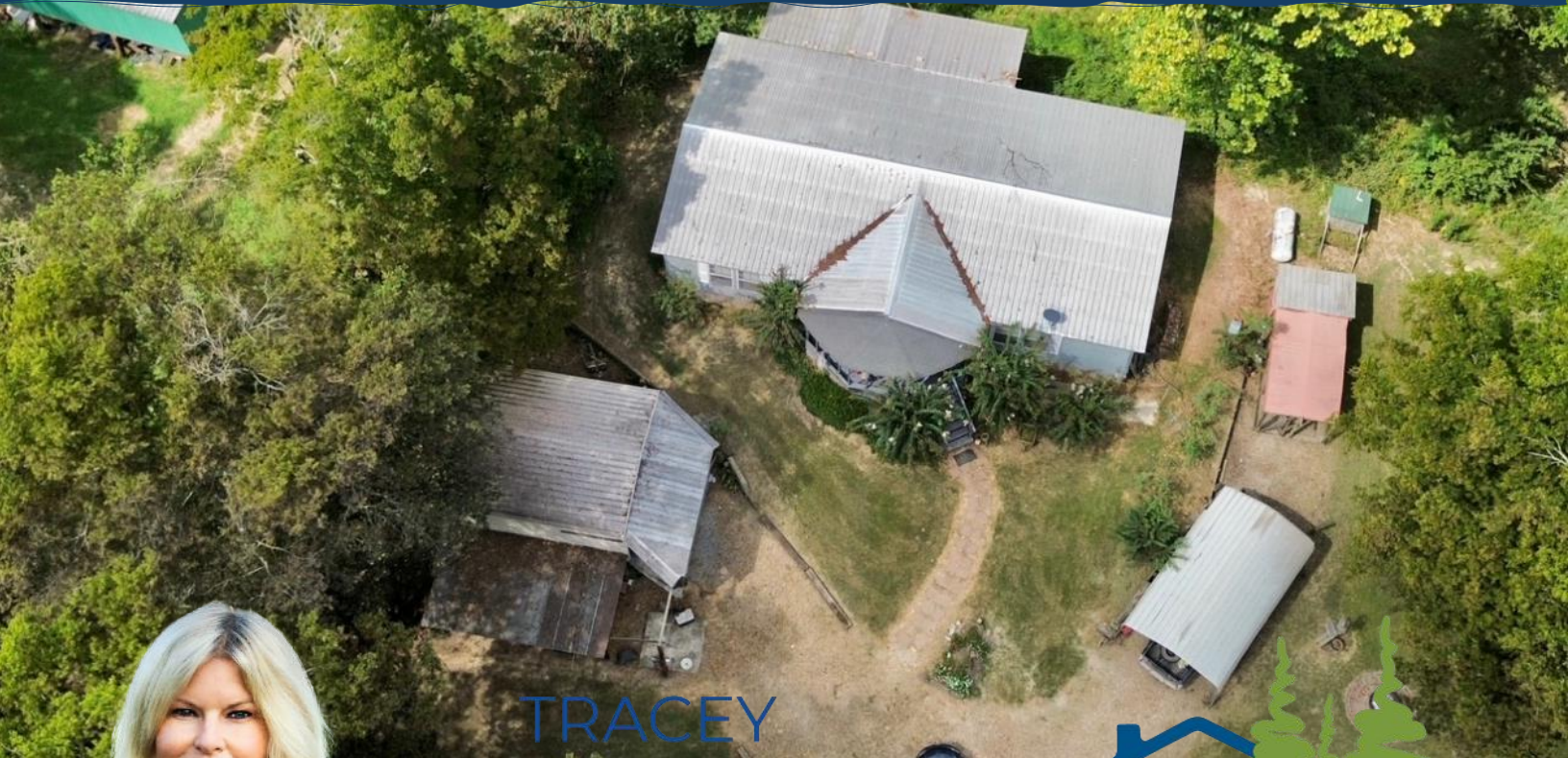


This lakefront property on Old River Lake offers a three-bedroom, two-bathroom main house with a back porch with stunning sunset views. The 1.04± acre lot includes a guest house, carport, elevated shed, and ample space for further development. Two executive hunting clubs are nearby, so the guest house could be rented for additional income during hunting season. Whether you're a member of the nearby hunting clubs, seeking a summer lake getaway, or ready to move full-time to this oasis behind the levee, call Tracey Bell to schedule your private showing!

**LAKEFRONT PROPERTY - OLD RIVER LAKE | \$185,000**

**479 Donaldson Point Road, Gunnison, MS 38746 | Bolivar County**



**TRACEY  
BELL**

MANAGING BROKER

Office: 662.441.2500

Cell: 662.719.4720

Tracey@TomSmithLand.com



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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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# SMITH POINT HUNTING CLUB

An Equity Share at Smith Point Hunting Club is also available to purchase including 4,263± Acres of Prime Bottom Land Hardwood Forest with premier hunting and fishing with world class deer, duck, doves, turkey, hog, and small game.



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# Property Overview & Maps | [Click for Interactive Map](#)

Address: 479 Donaldson Point Road, Gunnison, MS 38746



**Directions from the intersection of Hwy 1 & Hwy 8 in Rosedale, MS:** Merge onto Hwy 1 N and travel 10.6 miles. Turn left onto Boyd Lane Rd. and travel 1.1 miles. Turn right onto Bobo Rd. and travel 1.3 miles. Turn left onto Concordia Dr. and travel 367 feet. Turn right to stay on Concordia Dr. and travel 0.2 miles. Continue straight onto Donaldson Point Road. After 1.3 miles, the property will be on your right.

[Click for Google Maps.](#)

**Lot Size:** 1.04± Acres



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