

INVESTMENT OPPORTUNITY

2.70± Acres in Itawamba County, MS

1934 Blue Ridge Road Fulton, MS 38843



\$75,000

Investors, don't miss this unique opportunity! This distinctive 1,711 sq ft, 12-sided stone house sits on 2.70± wooded acres along Blue Ridge Road, just north of Tremont. Structurally sound with a new roof, the home awaits interior finishing touches. Inside, you'll find six rooms, including two bedrooms, two bathrooms, a kitchen, a living room, a utility room on the main floor, and a spacious bonus room upstairs. The home is equipped with central heating and cooling, a flue for a wood heater, and a large storage shed. Please note that the Itawamba County Tax Assessor has identified a mapping error; the deed is correct, and the property parcels should shift south on the map. Call Tom Wiseman today!



TOM
WISEMAN

ASSOCIATE BROKER

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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP LINK](#)

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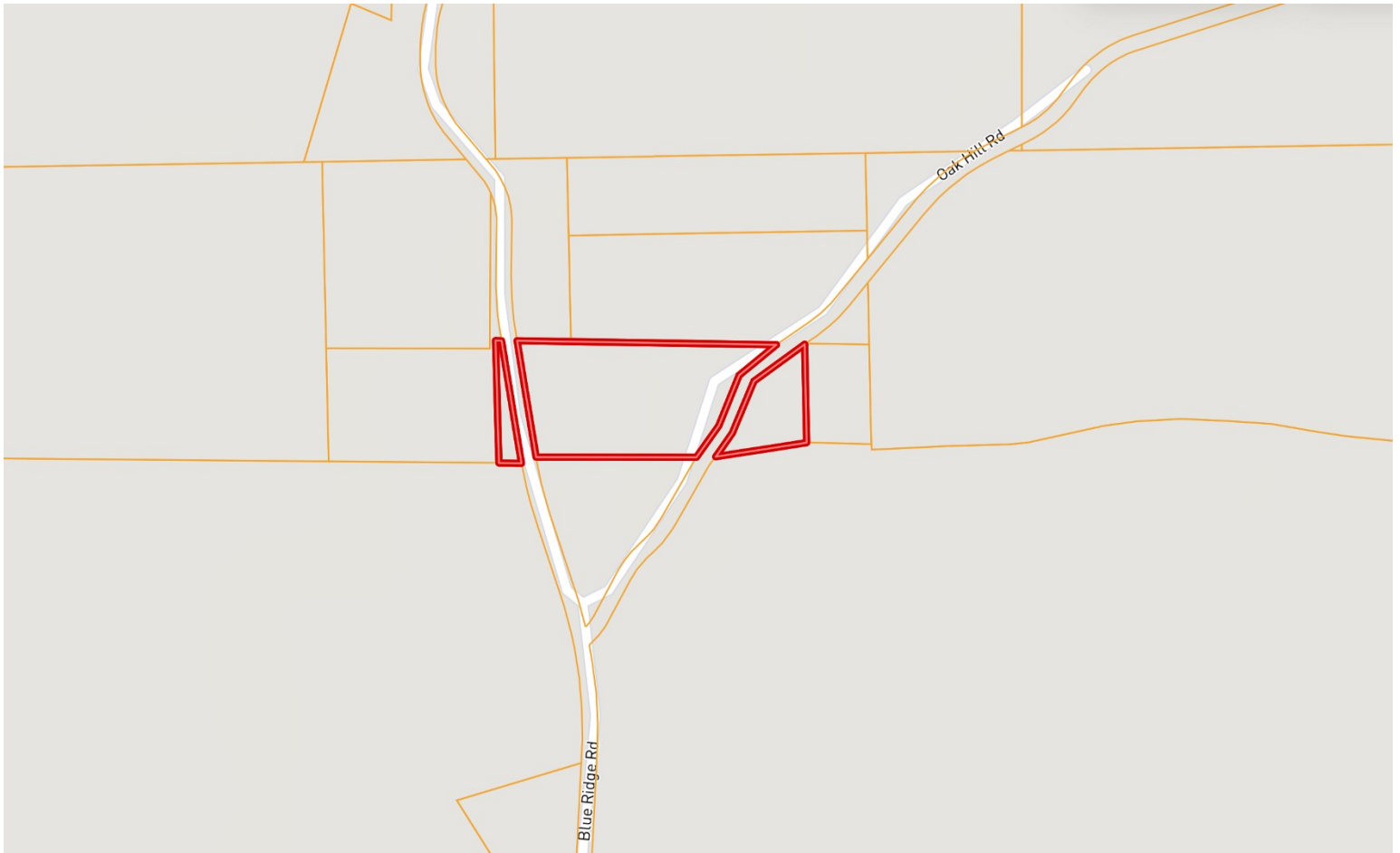


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OWNERSHIP MAP



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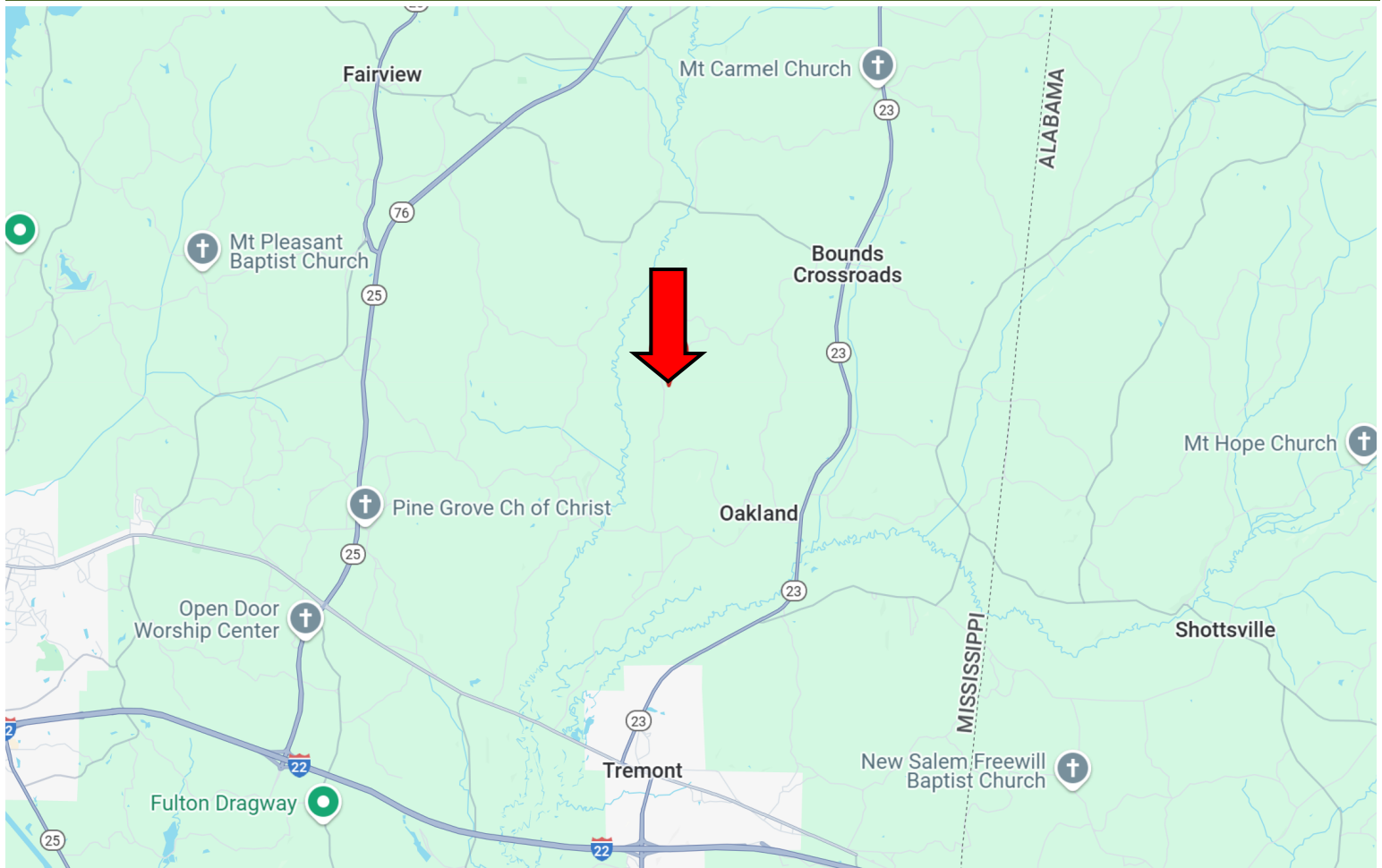


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DIRECTIONAL MAP



Directions from the intersection of I-22 and Hwy 23 in Tremont, MS: Take exit 113 towards Tremont. Merge onto Hwy 23 N and travel 0.8 miles. Turn left onto Hwy 178/Hwy 23N and travel 0.4 miles. Turn right onto Hwy 23 N and travel 4.2 miles. Turn left onto Patton Flat Oakland Rd. and travel 0.4 miles. Turn left to stay on Patton Flat Oakland Rd. and travel 1.3 miles. Turn right onto Gum Cobb Stump Rd. and travel 0.6 miles. Turn right onto Blue Ridge. After 1.9 miles, the property will be to property will be on the left after the fork. [1934 Blue Ridge Road, Fulton, MS 38843—Google Map Link](#)



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