

**2174 CR 53 Water Valley, MS**

**\$175,000**



This 3-bedroom, 1-bathroom, 1,376 square-foot home in Yalobusha County, MS, is the perfect blend of convenience and country living. Located just seconds from the Enid Lake boat ramp, it's an ideal spot for boating and fishing enthusiasts. The property features paved road frontage and is directly across from public land, offering excellent hunting opportunities. Situated 13 miles west of Water Valley, MS, this home also includes a shop in the backyard with power already connected, providing extra space for projects or storage. Water service is provided through Billy's Creek, and power is supplied by Tallahatchie Valley. This property offers a peaceful retreat with all the amenities for outdoor recreation right at your doorstep.



**KADERO  
EDLEY**

REALTOR®

Office: 601.898.2772

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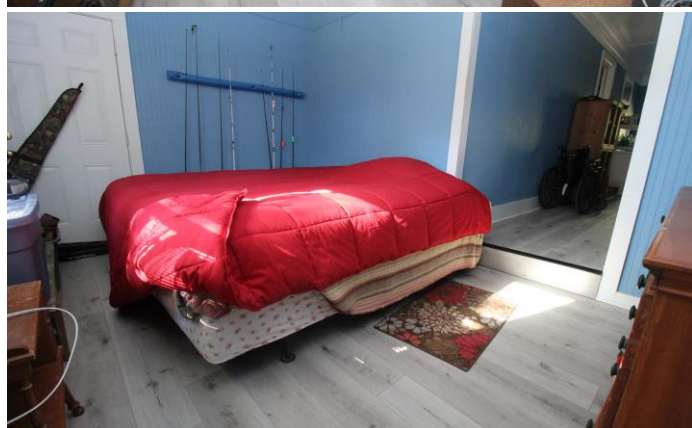
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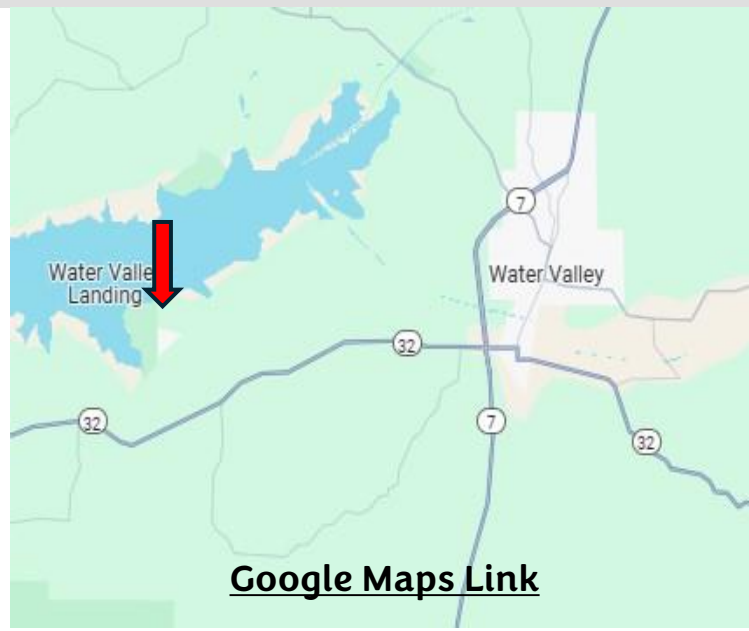
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# MAPS



**Directions from HWY-7N in Water Valley, MS:** Turn left onto Hwy 32 W from Hwy 7 N for 4.8 miles. Turn right onto the Water Valley boat landing Rd for 0.7 miles and home will be on your left.



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