

# Private Estate

**13.47± Acres with a Home in Bolivar County**  
**433 Thompson Road, Gunnison, MS | \$450,000**



This beautifully remodeled home in Bolivar County, MS, combines modern comforts with rustic charm. Once a thriving quail farm, it now offers a peaceful retreat with plenty of indoor and outdoor space. The 3,927± SF house has multiple living areas, including a formal dining room near the kitchen, a cozy den with a stone gas fireplace and slate floors, and a library with custom bookshelves for quiet reading. The kitchen is well-equipped with stainless steel appliances, double ovens, a gas cooktop island, an ice maker, a microwave, and a dishwasher, providing plenty of counter space and storage for easy cooking and entertaining. The primary suite includes a bay window, a bathroom with double vanities, a soaker tub, a custom walk-in shower, and his-and-her closets. There are 4 bedrooms and 2.5 bathrooms. One bedroom is currently being used as a gun room with space to display trophy animals. Additional features include a dry bar and a large walk-in laundry room near the kitchen. The hall bathroom has a double vanity, extra storage, and a private shower and tub combo. Call Tracey Bell today to schedule your private showing! [Click for Drone Video Link](#)



**TRACEY  
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[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.







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The screened-in porch, with its scored concrete floor and vaulted ceiling, is a standout feature. It includes an outdoor kitchen with a gas grill, single burner, mini fridge, ice maker, and a stone fireplace with gas logs. This space is perfect for relaxing and enjoying Delta sunsets. The property sits along a creek and features redwood cedar and cypress siding. A large metal shop offers excellent potential for homesteading projects like a garden or chicken coop. Open the dining room windows to enjoy the sound of the nearby creek or explore the spacious grounds. Whether hosting guests or looking for a quiet escape, this property is the perfect place to call home.



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### Distance From:

- Cleveland – 30 Minutes
- Clarksdale- 35 Minutes
- Smith Point Hunting Club- 11 minutes
- Concordia Hunting Club- 11 Minutes



- Barn
- Propane Tank
- 3 HVAC Units
- 13.47± Acres



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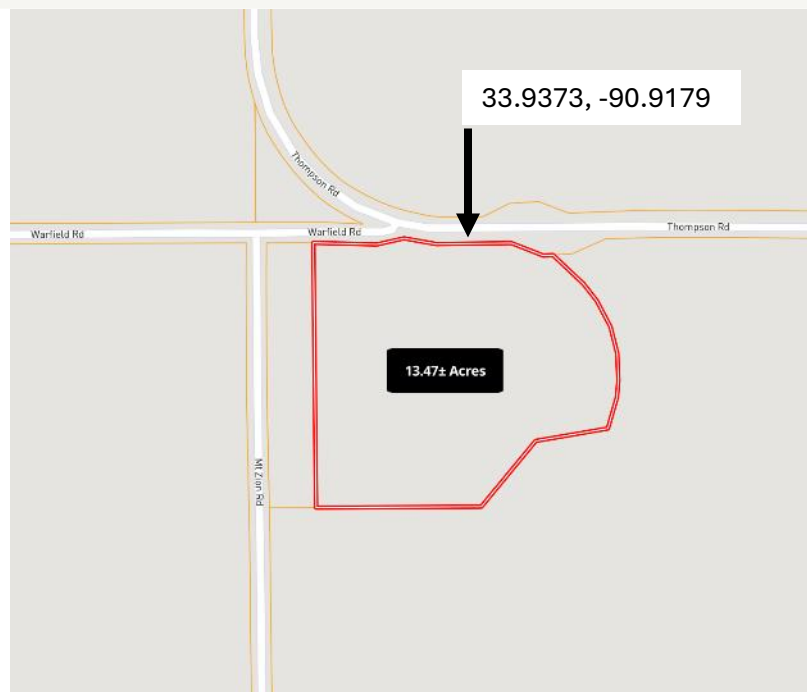
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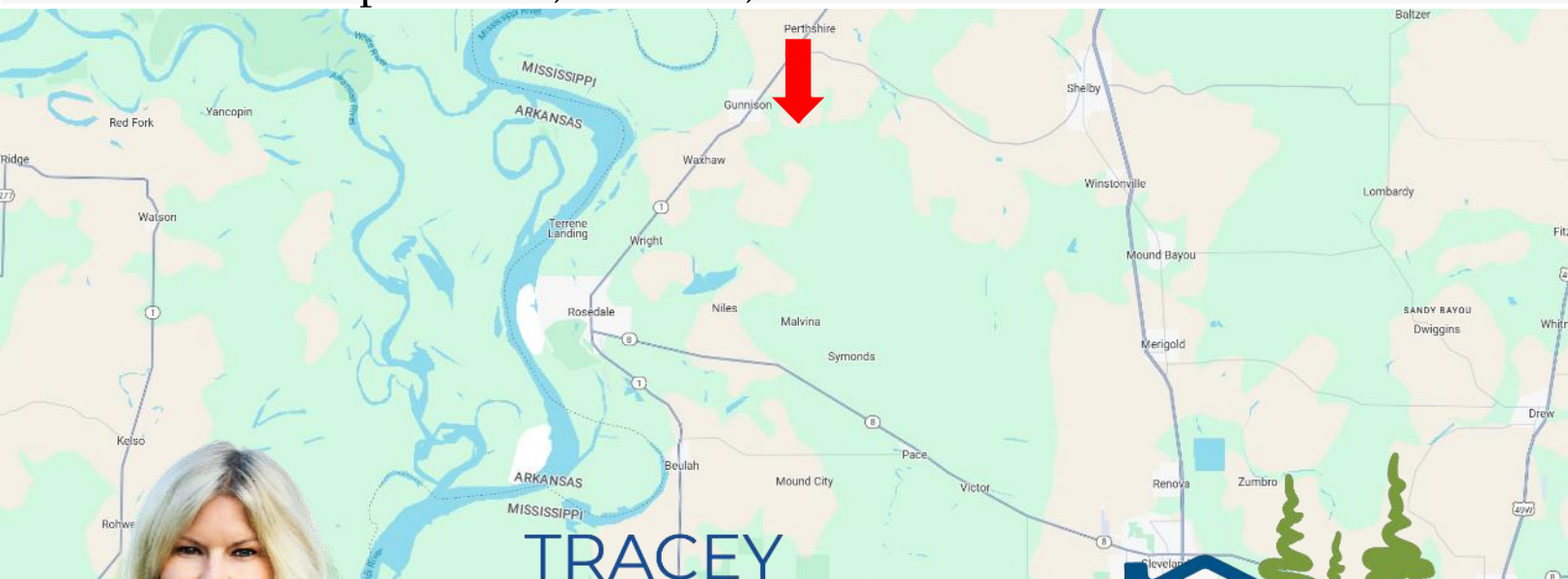




**Directions from Hwy 8 & Hwy 61 in Cleveland, MS:** Travel north on Hwy 61 for 9.4 miles. Turn left onto McGinnis Street and travel 5.5 miles. Turn right onto Biles Road and travel 1.2 miles. Turn left onto Bullock Road and travel for 1.2 miles. Turn right onto Thompson Road. After 5 miles, the home will be on the left.

**Address: 433 Thompson Drive, Gunnison, MS 38746**

[Google Maps Link](#)



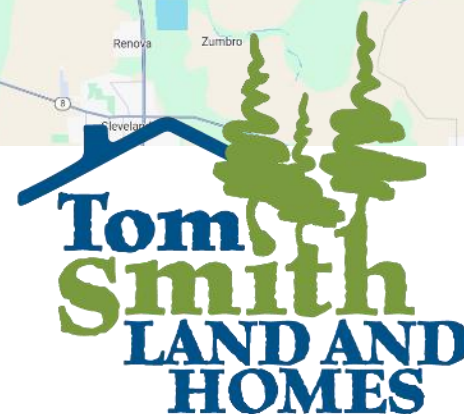
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