

# *Spacious Home with Versatile Land in Sunflower County, MS*

374 Fox Rd, Shaw, MS 38773



**\$600,000**

This exceptional 9.5± acre property in Sunflower County offers the perfect blend of modern comfort and rural charm. The 3,800+/- sq. ft. home, built in 2020, features an open floor plan with a seamless flow between the living and dining areas. The large kitchen features granite countertops, abundant cabinetry, and a walk-in pantry that doubles as a tornado-safe room with 10-inch poured concrete walls. The east end of the home includes three bedrooms and three baths, providing ample space for family and guests. The primary suite on the southwest side offers a luxurious retreat with a walk-in tile shower, jacuzzi tub, separate vanities, and two spacious walk-in closets with built-in shelving. Off the entrance from the three-car garage, you'll find a large laundry room and a half bath, a storage room, and two top-of-the-line tankless water heaters. Outdoor living is just as inviting, with a large front patio for enjoying sunsets and a screened-in back patio for peaceful sunrise views. The property also includes a 25x30 shed with a roll-up door for additional storage. The 8+/- acres of irrigated farmland feature a 3-phase well and a flood gate on the east end, offering excellent potential for a duck hole. An additional 150+/- acres of CRP/woods is also available for purchase. Call Anthony today for a tour of this incredible property!



**ANTHONY  
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Information is believed to be accurate but not guaranteed.







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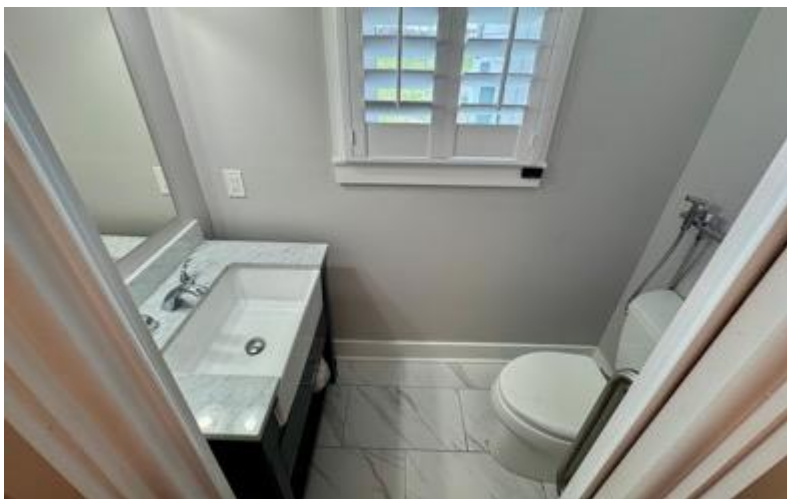
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# Aerial Map



*[Click Here for the Interactive Map](#)*

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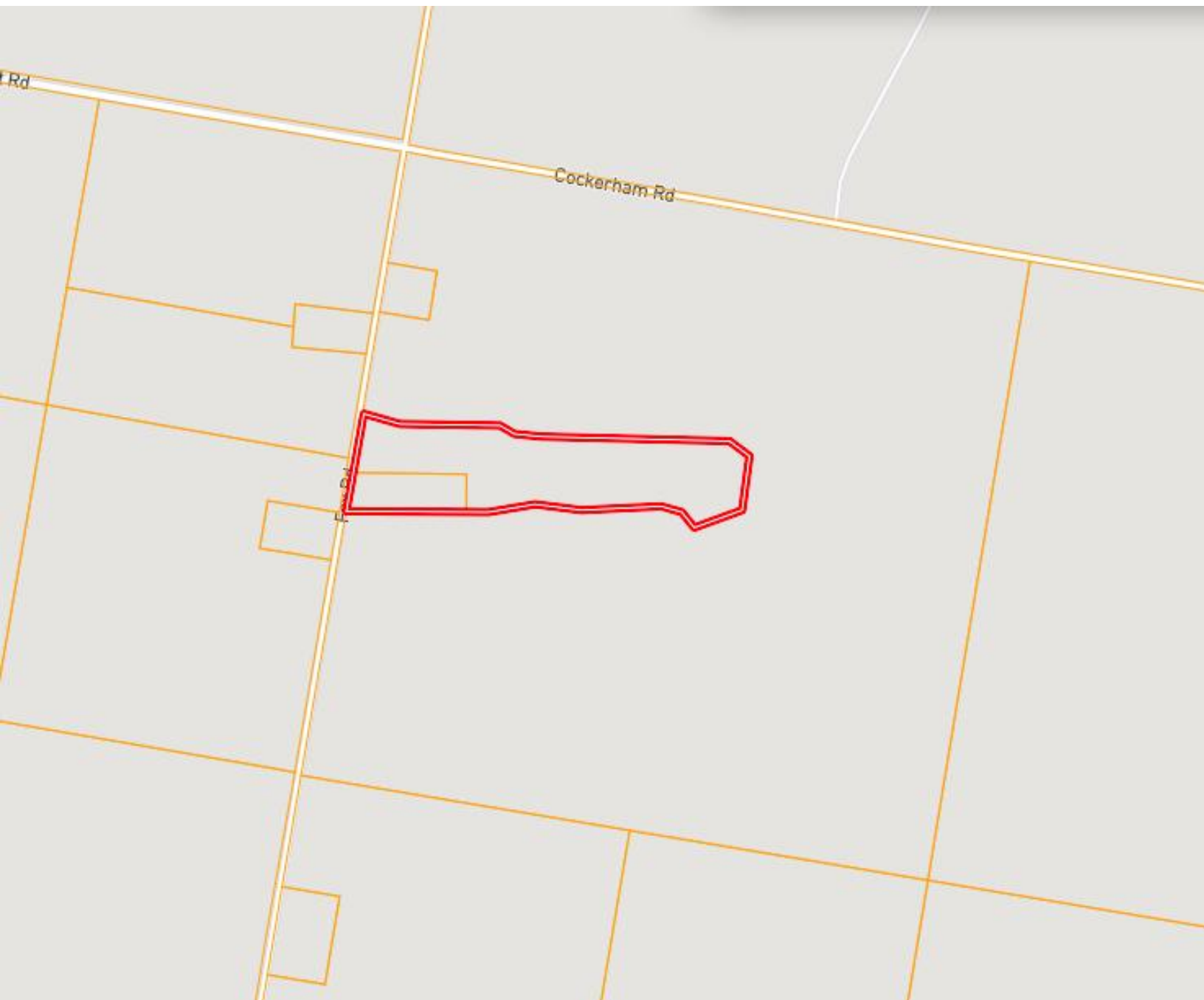


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# Ownership Map



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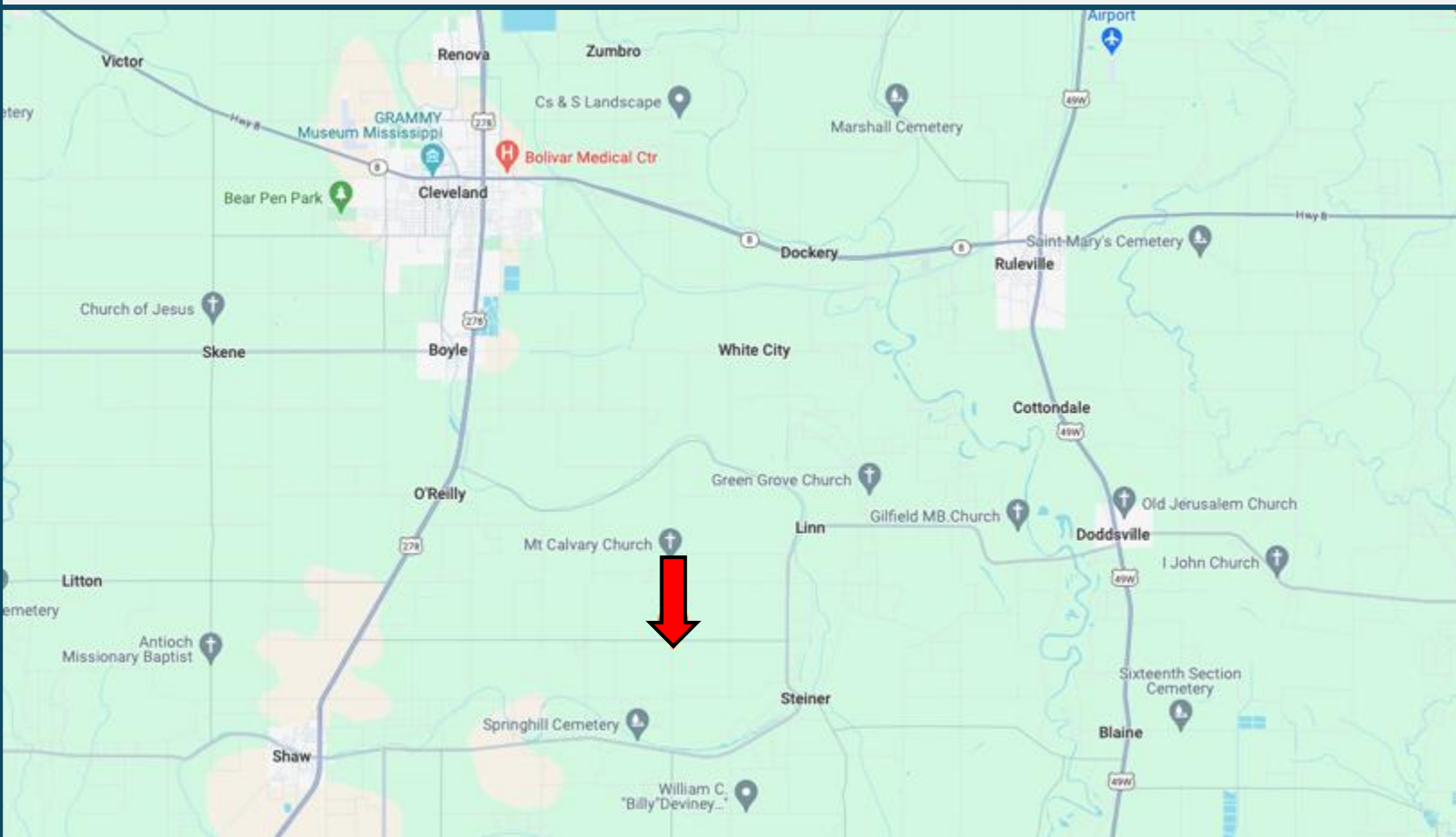


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# Directional Map



Address: 374 Fox Rd, Shaw, MS 38773

**Directions from HWY 8 & US 278 in Cleveland, MS:** Travel south on US 278 W/ US 61 for 5.1 miles. Turn left onto Jones Bayou Rd. and travel 1.7 miles. Turn right onto Interstate Rd and travel 2.3 miles. Turn left onto Sandpit Rd. and travel 2.3 miles. Turn right onto Fox Rd. After 0.2 miles, the property will be on the left. [\*\*Google Map Link\*\*](#)



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