

PRIME WATERFRONT LOT

6.57 +/- Acres in Madison County, MS



\$165,000

Enjoy peaceful country living on this beautiful waterfront lot located on Cane Creek Road. Conveniently positioned between Flora and Livingston, this property is just a short drive to Madison, Gluckstadt, and Canton. This flat, build-ready property offers stunning views, abundant wildlife, and the perfect setting for a custom waterfront home. Whether you're a home builder or planning your forever home, this serene lakeside property is a rare opportunity to create your own slice of paradise.



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Information is believed to be accurate but not guaranteed.





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AERIAL MAP



[CLICK HERE FOR THE LANDID INTERACTIVE MAP](#)

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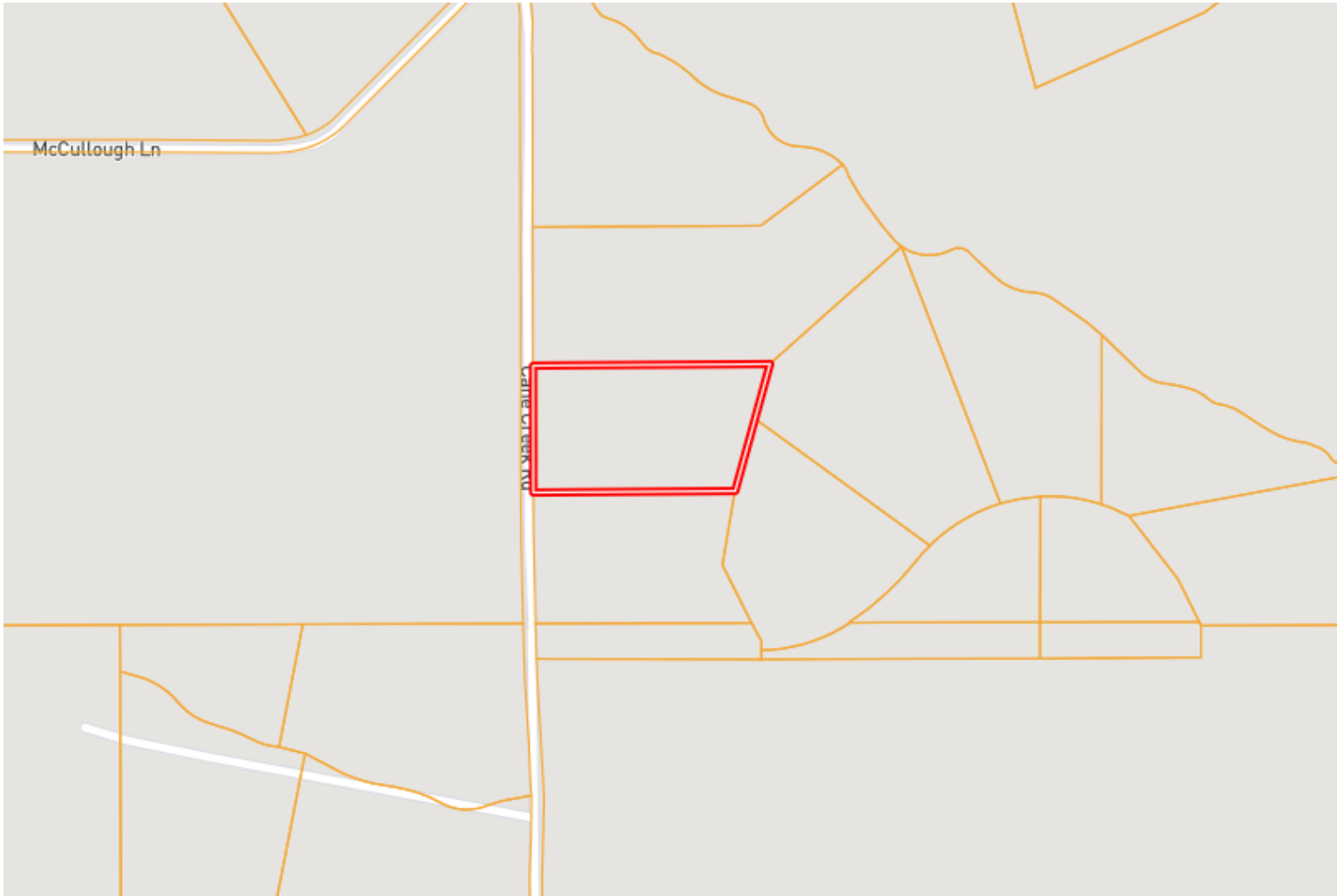
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OWNERSHIP MAP



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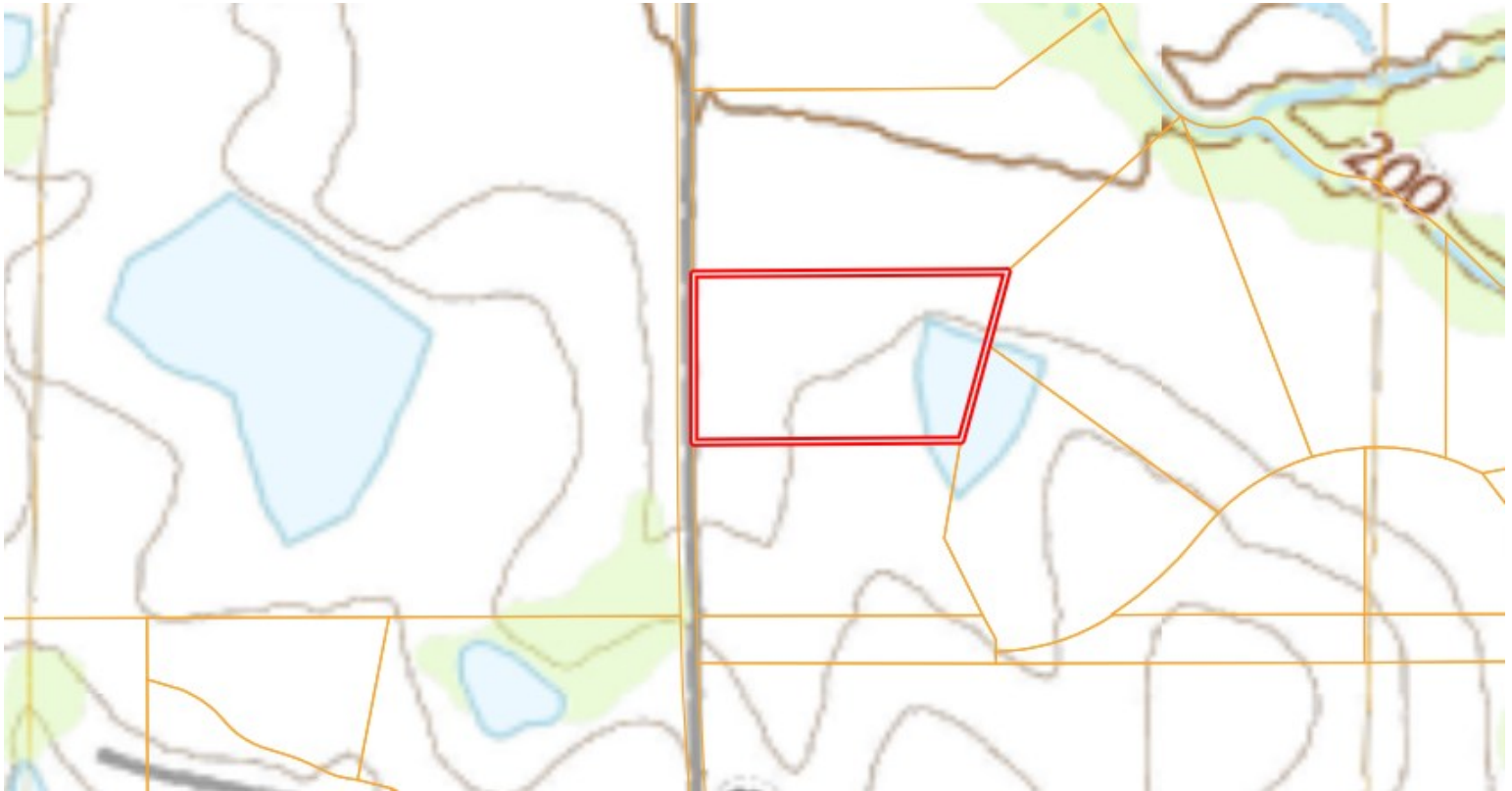
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TOPO MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
LoC2	Loring silt loam, 5 to 8 percent slopes, moderately eroded, central	4.24	63.38	0	48	4e
GrB2	Grenada silt loam, 2 to 5 percent slopes, eroded	2.45	36.62	0	48	2e

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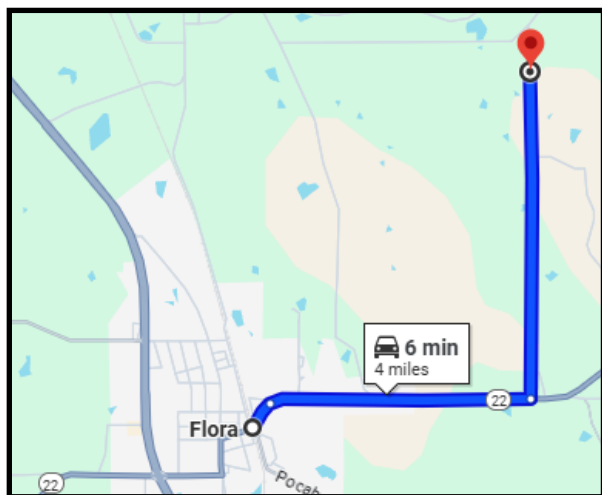
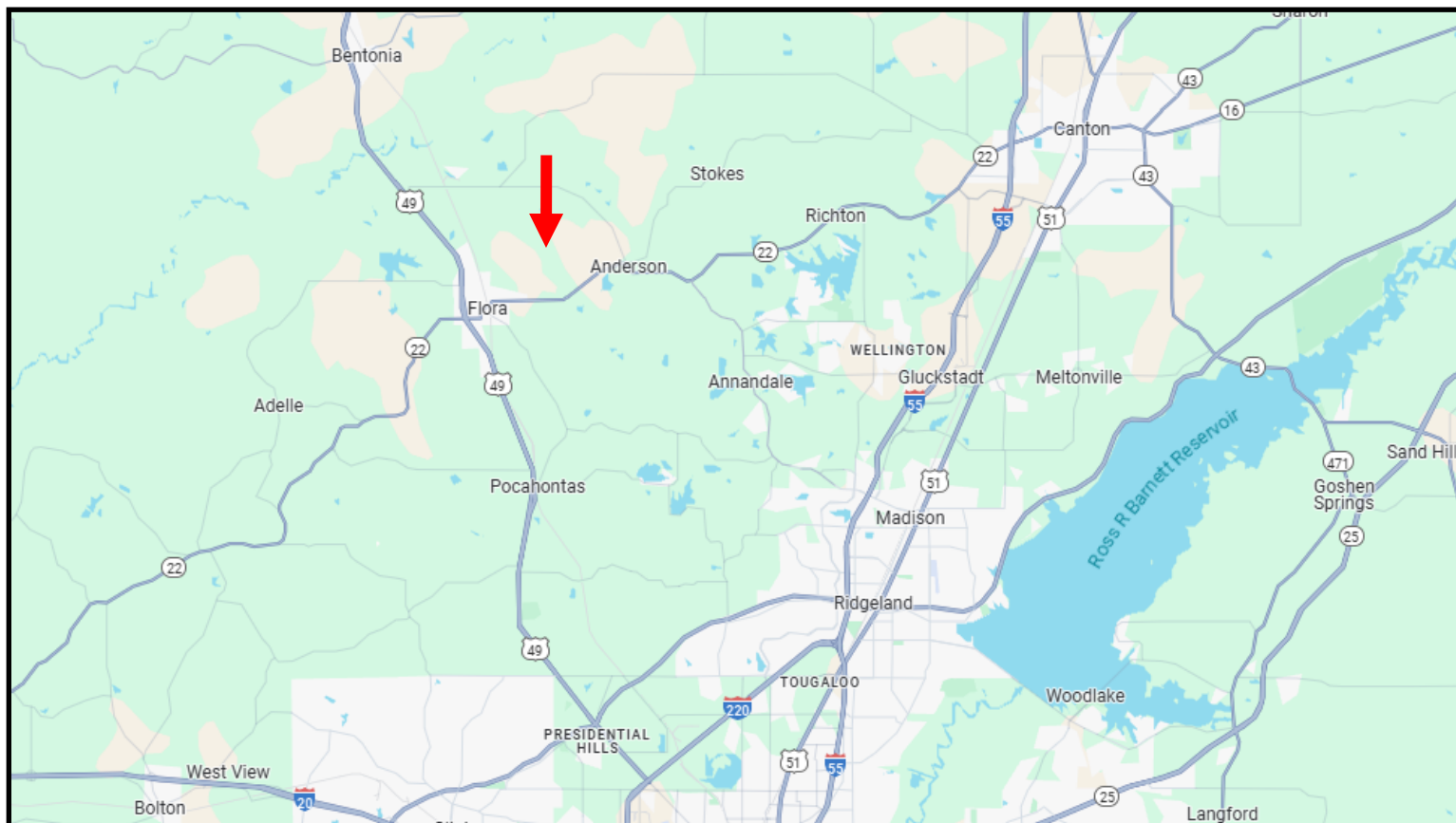
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DIRECTIONAL MAP



Directions from Flora, MS : Travel northeast on E. Main St toward Railroad Ave. Continue on MS-22 E/Canton-Flora Rd for 1.7 miles and turn left onto Cane Creek Road for 2.1 miles. The property entrance (Green Gate) will be on your right. [GOOGLE MAP LINK](#)

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