

# Charming Home in Holmes County, MS

*9053 Castalian Springs Rd. Durant MS 39063*



**\$425,000**



- 2,669 SF 3 Bed/2 Bath Home on 41.54 Surveyed Acres
- 3 Bed/2 Bath
- Gated Entrance
- Hardwood/Ceramic Tile Flooring
- Attached Two-Car Carport
- Horse / Cattle Barn
- Metal Storage Shed on Concrete
- Beautiful Pasture and Pond
- Portable Storage Building

Directions from the Intersection of Hwy 51 and Hwy 12 in Durant, MS: Turn onto Mulberry Street towards Castalian Springs Rd. Proceed through the 4-Way intersection. Travel Castalian Springs Rd. for 0.4 miles, then the gated entrance will be on your right.

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This Holmes County home and property offers a unique opportunity to enjoy a modern house in a country setting. As you enter the manicured gated entryway and winding drive, you feel the tensions of the world left on the street. Strategically situated on 41.52± surveyed acres, the custom-built home is the focal point, located within a beautiful pasture.

Inside, you'll find a sleek, modern design with an open layout and split floor plan. The spacious kitchen features granite countertops, stainless steel appliances, and ample storage, including a pantry built into the cabinetry. The kitchen also features an enamel cast iron sink trash compactor, oven, range top, microwave, dishwasher, refrigerator, and island for prep and seating space. There are both formal and casual dining areas, and the laundry room offers a deep sink with plenty of space for a washer, dryer, and freezer. Additionally, interior and exterior storage space is abundant.

Two generously sized guest or children's bedrooms have walk-in cedar closets and share a well-lit full bath with cultured marble surfaces and excellent storage. The primary bedroom is spacious enough for a king-sized bed and a sitting area, with built-in cabinetry for an entertainment center or workspace. This room has double walk-in cedar closets. The primary bath features a jetted tub, a separate cultured marble shower, and beautiful countertops and cabinetry. A large living room with custom cabinets and a fireplace separates the bedrooms. Gas logs offer warmth and ambiance at the flip of a switch. The home offers a stately entrance through the front door and convenient access from the garage.

Outside, the property includes a large pond, attractive pasture, a farm barn, a modern metal shed with concrete flooring and gravel apron, and an additional outbuilding for storage. Schedule your appointment today to experience this impressive property for yourself!

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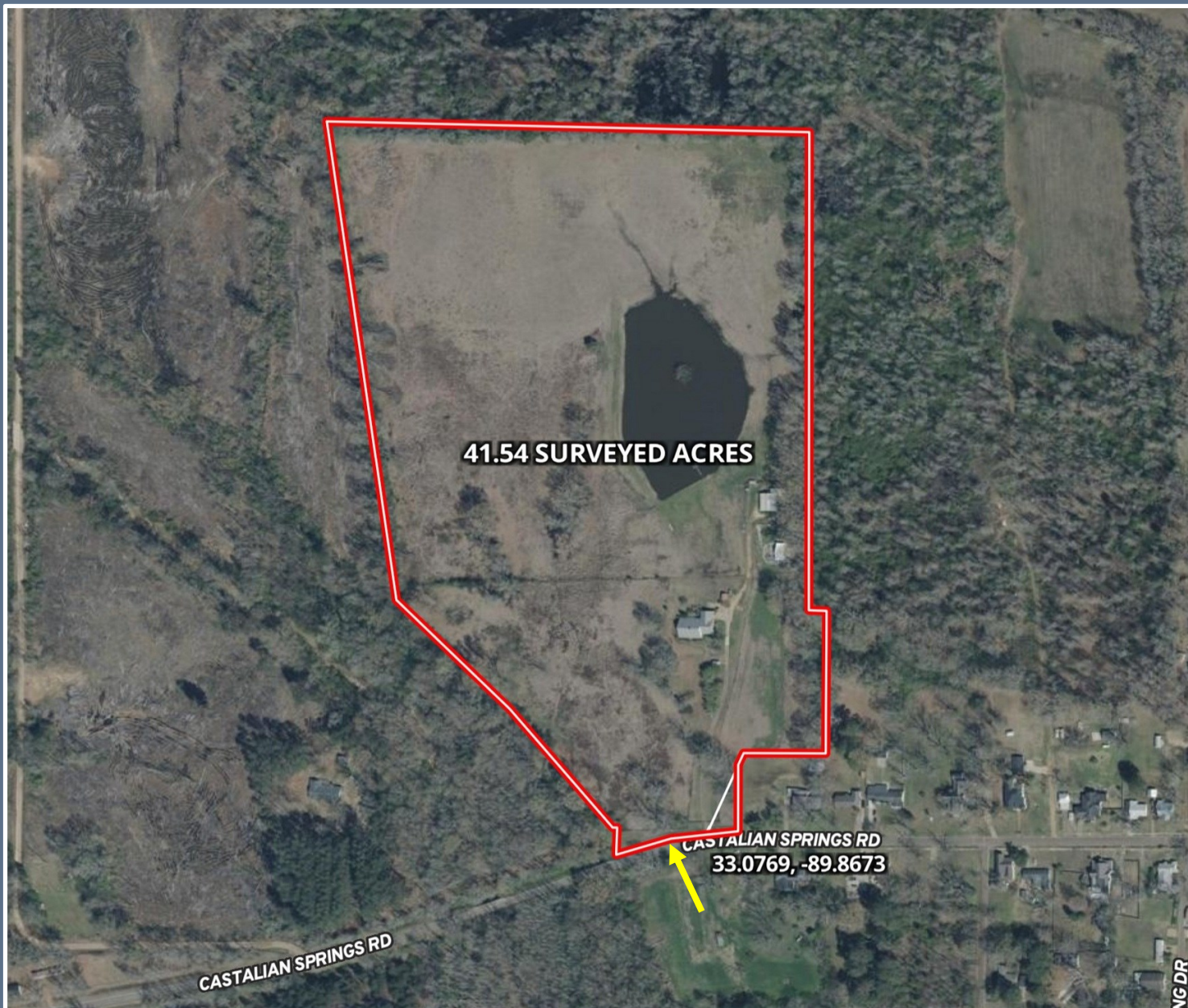


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## AERIAL MAP

[CLICK HERE FOR AN INTERACTIVE MAP](#)

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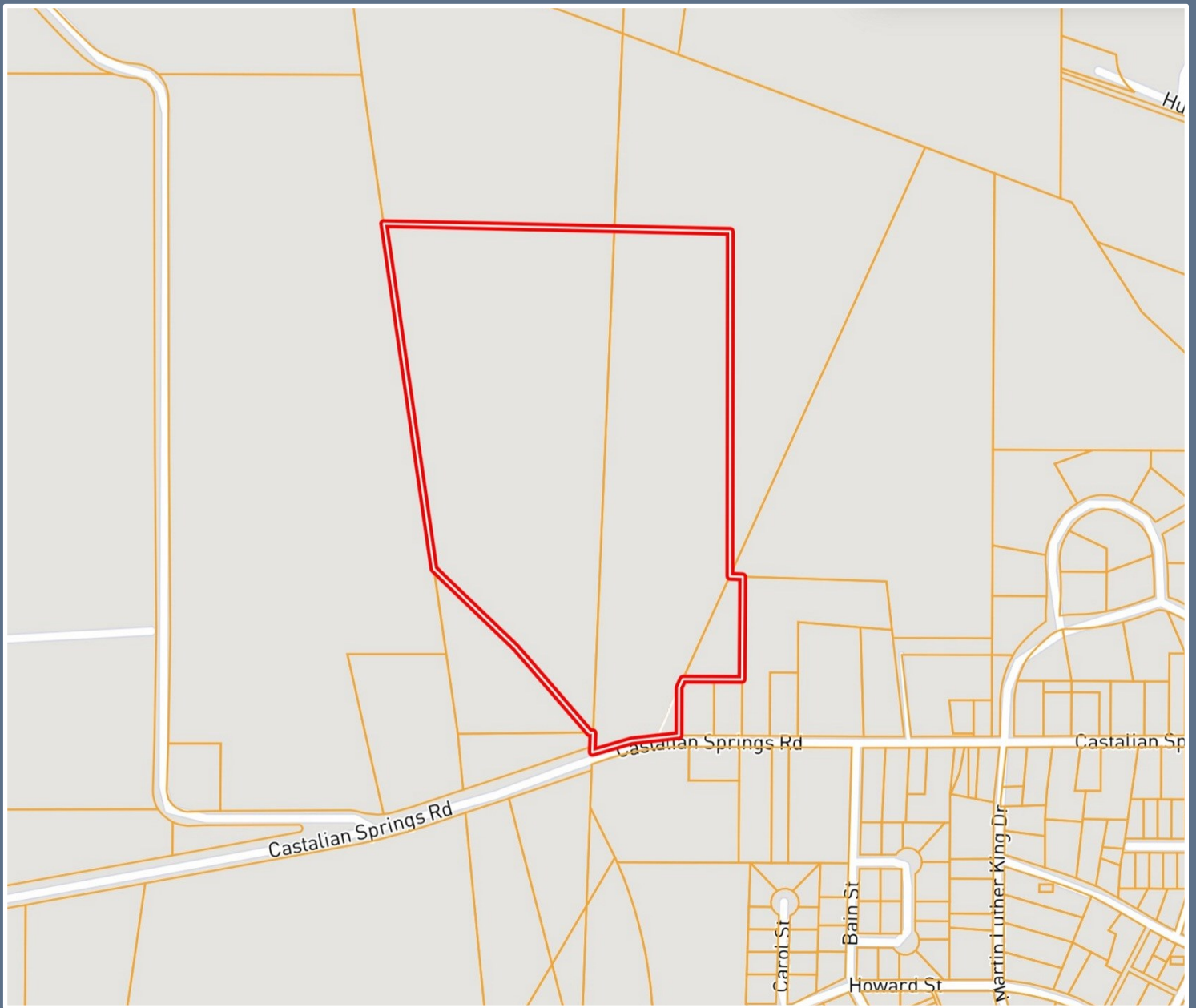


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## OWNERSHIP MAP

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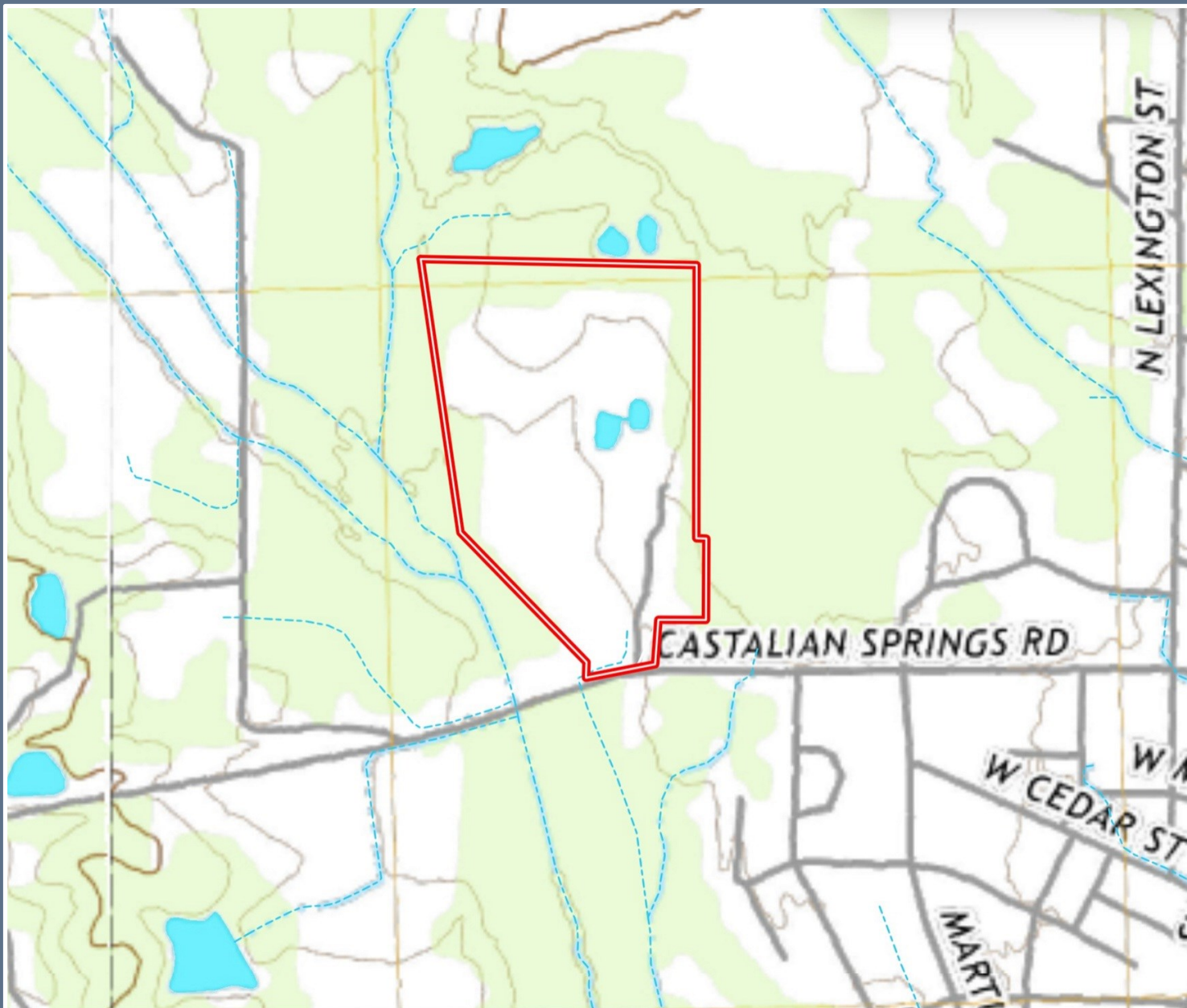


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## TOPOGRAPHY MAP

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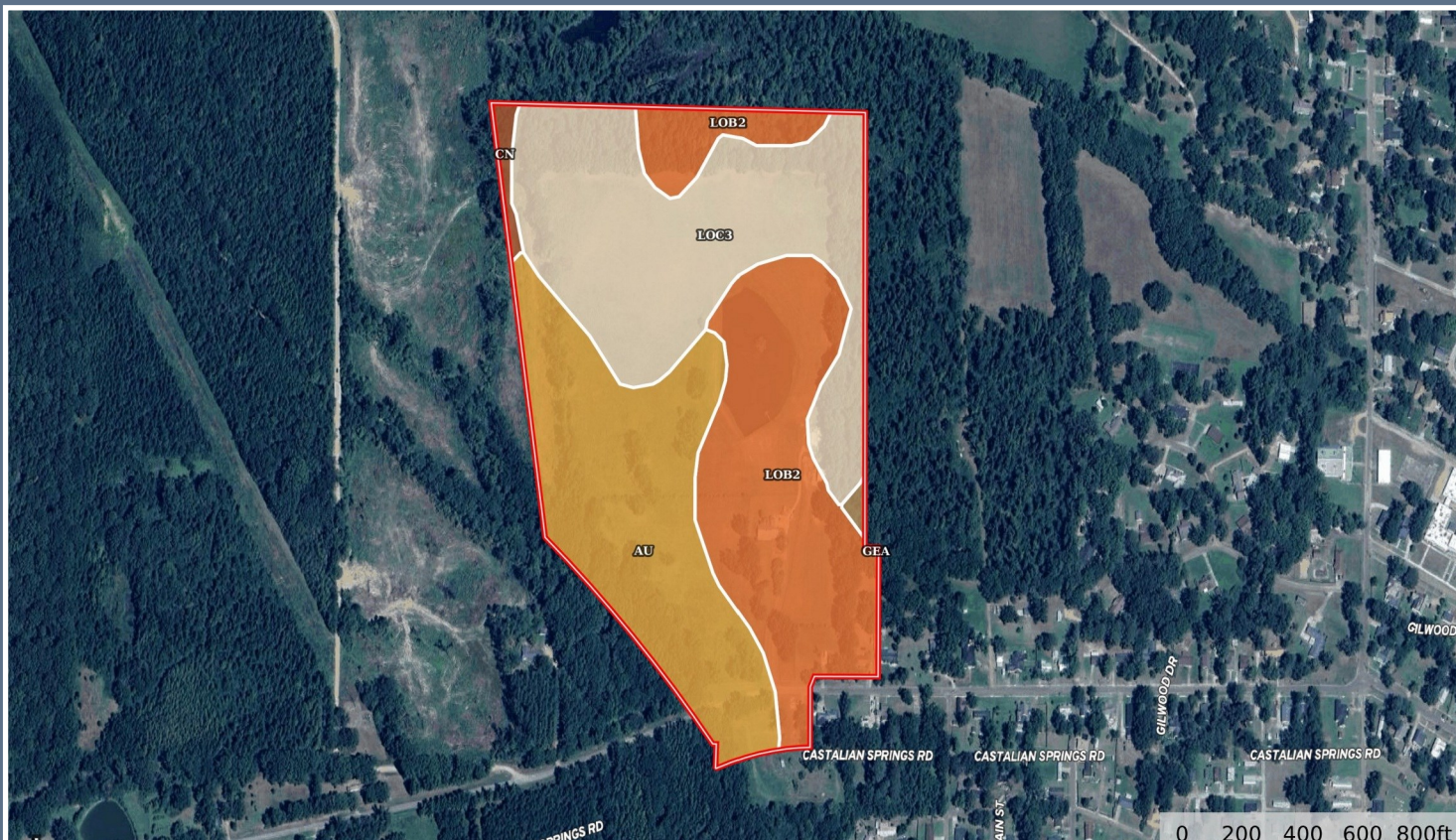


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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
LoC3	Loring silt loam, 5 to 8 percent slopes, severely eroded, central	14.8	35.24	0	46	4e
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	13.72	32.67	0	55	3e
Au	Ariel silt loam, occasionally flooded	12.82	30.52	0	76	2w
Cn	Collins silt loam, occasionally flooded	0.48	1.14	0	86	2w
GeA	Grenada silt loam, 0 to 2 percent slopes	0.17	0.4	0	57	2w

## SOIL MAP

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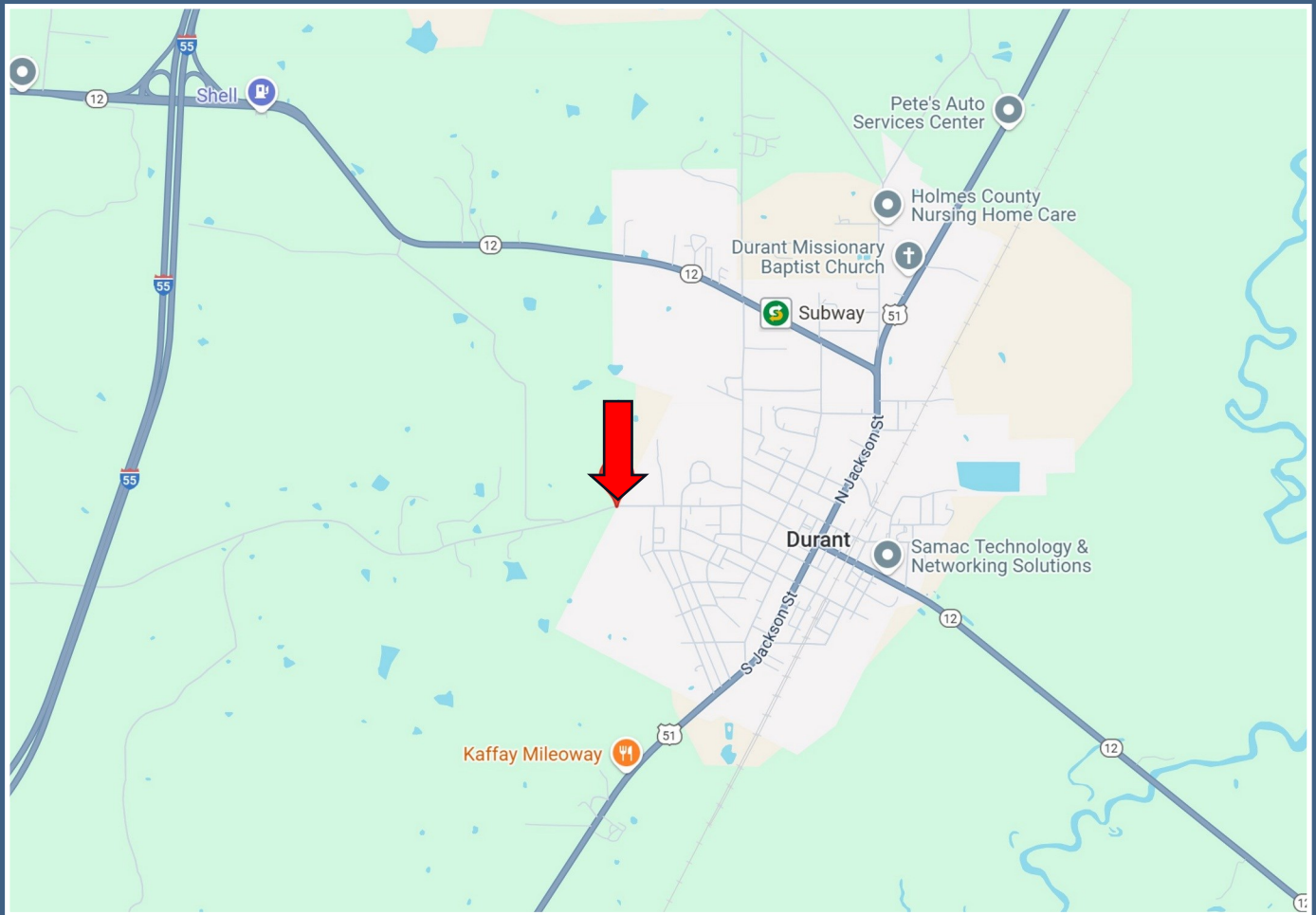


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## DIRECTIONAL MAP

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GPS: 33.0769, -89.8674 [9053 Castalian Springs Road, Durant, MS 39063](#) [GOOGLE MAP LINK](#)



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