

SECLUDED RETREAT

28± Acres in Warren County, MS

\$747,500



768 Lake Blvd, Vicksburg, MS 39180

- 28± Acres in Warren County, MS
- 20± Acres of Hardwoods
- Established Trails & Food Plots
- Two Creeks
- Half-Acre Pond
- 3± Acres Fenced Pasture
- Large Cypress Barn
- 2 Storage Sheds
- Includes 4WD Kubota Tractor & 10K Generator with Transfer Box
- 3,082 SF Home with 4 Beds & 3 Updated baths
- New Roof, 2 New Water Heaters, Updated Tile, Carpet & Granite Countertops
- Gas Log Fireplace & Built-in Bookshelves
- Walk-in Closets in all Bedrooms
- Ideal for Multi-Generational Living, Hobby Farming, or Recreation



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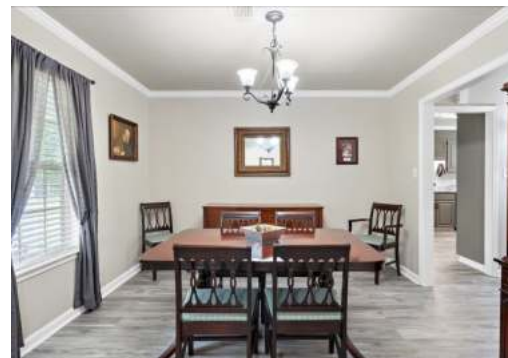
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Welcome to 768 Lake Blvd, Vicksburg, MS – a beautifully maintained 28± acre property in Warren County, MS, perfect for hunting, fishing, recreation, horses, and gardening. The land features 20± acres of hardwoods, an established trail system, multiple food plots, two live creeks, a half-acre pond, over three acres of fenced pasture, a large cypress barn, and two storage sheds. A four-wheel-drive Kubota tractor and a 10K generator with a transfer box are included with the property.



The newly updated 3,082 square foot four bedroom, three bathroom home features a new roof, two new water heaters, updated tile, carpet, and granite kitchen countertops. This versatile property is ready for multi-generational living, hobby farming, or simply enjoying the outdoors. Call Dale or Haley for your private tour!



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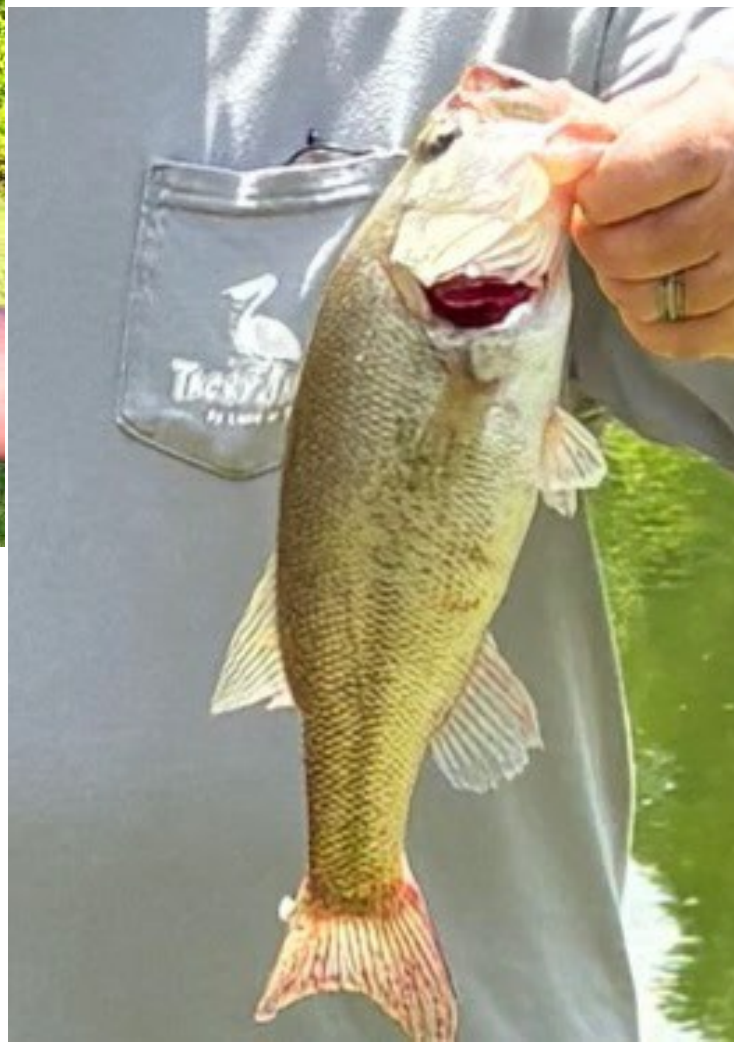
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AERIAL MAP



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

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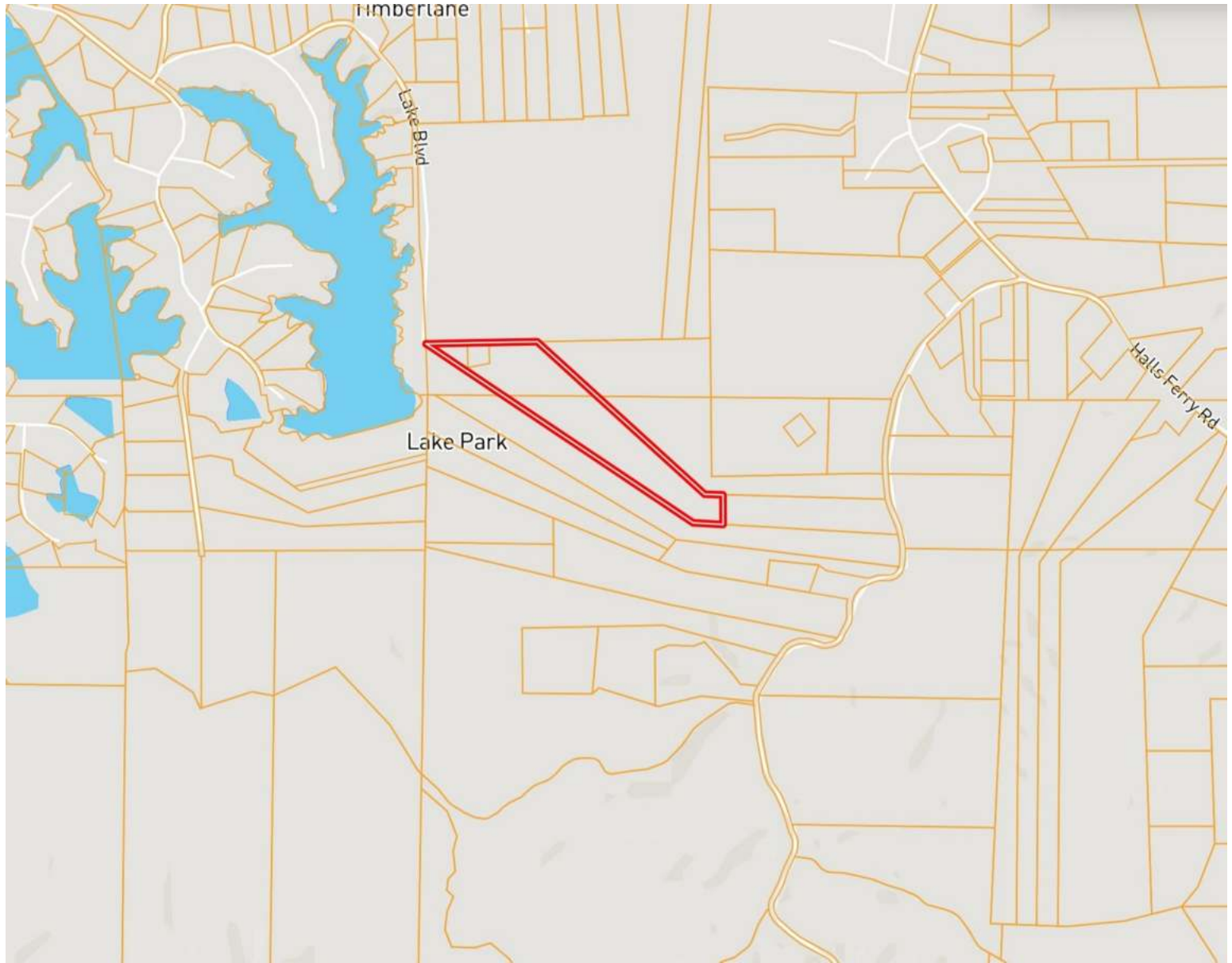
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OWNERSHIP MAP



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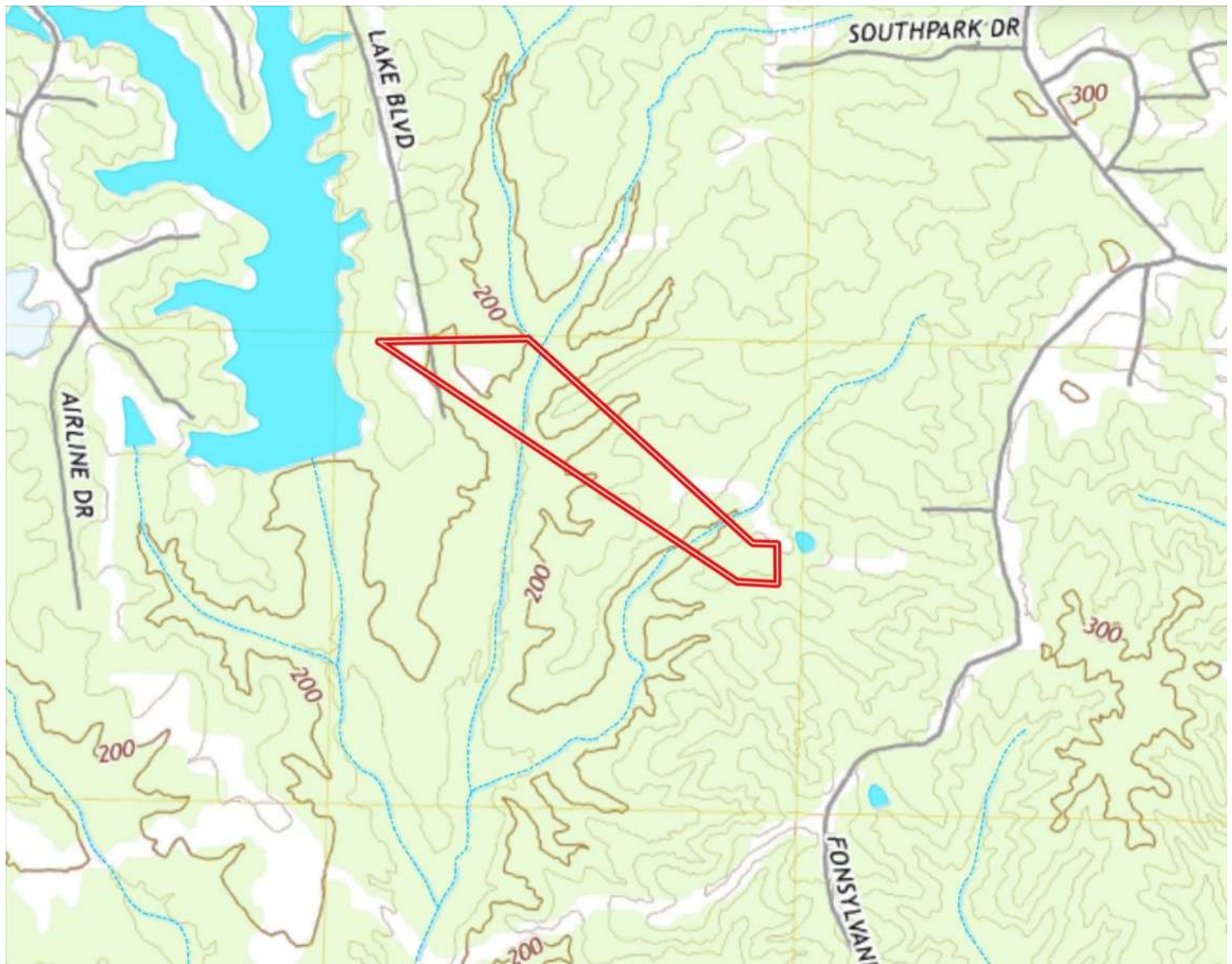
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TOPO MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MnF2	Memphis and Natchez silt loams, 17 to 40 percent slopes, eroded	8.44	29.59	0	19	7e
Wa	Wakeland silt loam, occasionally flooded (adler)	5.29	18.55	0	86	2w
MIB3	Memphis and Loring silt loams, 2 to 5 percent slopes, severely eroded	4.96	17.39	0	64	3e
MIC3	Memphis and Loring silt loams, 5 to 8 percent slopes, severely eroded	4.02	14.1	0	65	4e
MIB2	Memphis and Loring silt loams, 2 to 5 percent slopes, eroded	2.21	7.75	0	71	2e
Gu	Gullied land	1.94	6.8	0	-	7e
Am	Adler and Morganfield silt loams, local alluvium, occasionally flooded	1.6	5.61	0	87	2w
MnD3	Memphis and Natchez silt loams, 8 to 12 percent slopes, severely eroded	0.08	0.28	0	74	6e



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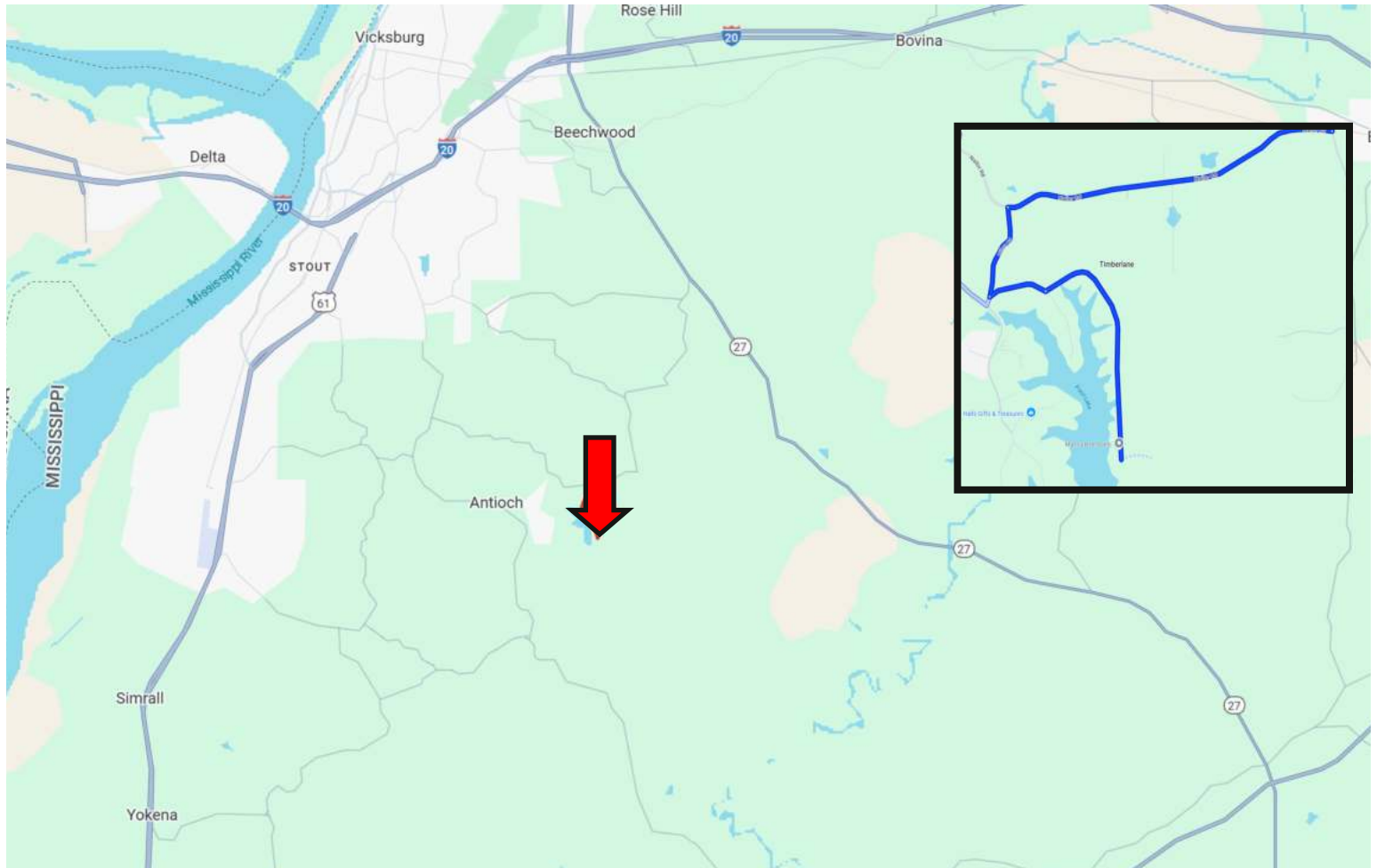
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DIRECTIONAL MAP



Directions from I-20 and HWY 61 in Vicksburg, MS: Travel South on Hwy 27 for 4.1 miles. Turn right onto Gibson Rd. and travel 0.4 miles. Make a slight right onto China Grove Rd. and travel 0.9 miles. Turn Right onto 9 Mile Cut-Off Rd. and travel 1.4 miles. Turn left onto Halls Ferry Rd. and travel 1.2 miles. Turn right onto Nailor Rd. and travel 1.2 miles. Turn left onto Hilton Rd. and travel 0.3 miles followed by a sharp left onto Lake Blvd. After 0.8 miles, the driveway will be on your left.

768 Lake Blvd., Vicksburg, MS 39180 [GOOGLE MAP LINK](#)



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