

Country Living with Space and Charm in Sunflower County



99 Duncan Road, Inverness, MS 38753 • \$725,000

This exceptional property in Sunflower County is located on 9.7± acres and offers the perfect balance of comfort, character, and utility. The main home features four bedrooms, three bathrooms, and over 4,200 square feet of thoughtfully updated living space. Highlights include dual HVAC systems, two wood-burning fireplaces, one gas log fireplace, hardwood and ceramic tile flooring, and a beautifully renovated kitchen and baths with granite countertops and stainless appliances. Outside, a private courtyard with a gas fire pit and fountain offers a peaceful place to unwind, while a five-car carport provides ample covered parking. A separate two-bedroom, one-bath guest cabin—built with rustic cypress construction—includes a kitchenette, washer and dryer, and its HVAC system, making it ideal for visitors or rental use. The property also features a 3,000-square-foot metal barn with updated stalls, pens, a farrier room, a concrete slab, and a 1,200-square-foot heated and cooled metal workshop equipped with a pot belly stove and custom work counters on a slab foundation. With its blend of modern updates and rural charm, this property is a rare find for those seeking space to live, work, and relax.



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Main Residence

- 4,234 SF | 4 Bed | 3 Bath
- Dual HVAC systems
- Two wood-burning fireplaces + one gas log fireplace
- Hardwood & ceramic tile flooring throughout
- Renovated kitchen and bathrooms with granite countertops and stainless appliances
- Private courtyard featuring a gas fire pit and peaceful fountain
- Five-car carport

Guest Cabin

- 912 SF | 2 Bed | 1 Bath
- Cypress Interior
- Kitchenette
- Washer and Dryer
- Central HVAC
- Perfect for Guests or Extended Family

Outbuildings

3,000 SF Metal Barn

- Concrete slab foundation
- Updated stalls and pens
- Dedicated farrier room

1,200 SF Metal Workshop

- Heated and cooled with HVAC
- Classic wood-burning pot belly stove
- Custom work counters
- Concrete slab for stability and durability

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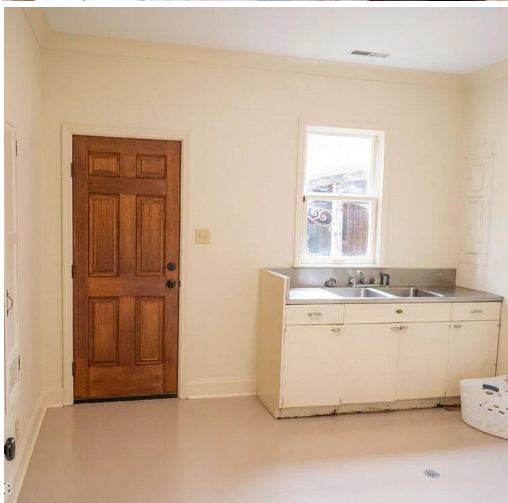
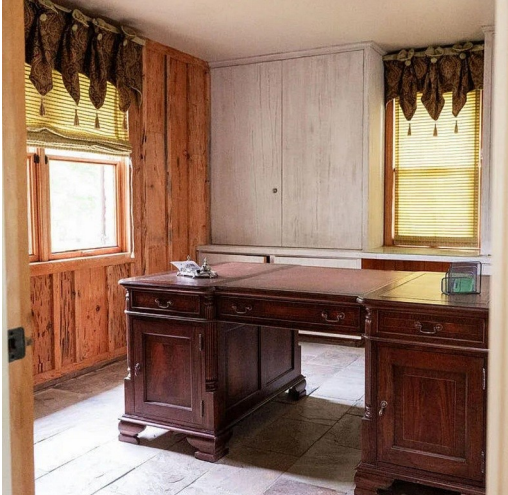
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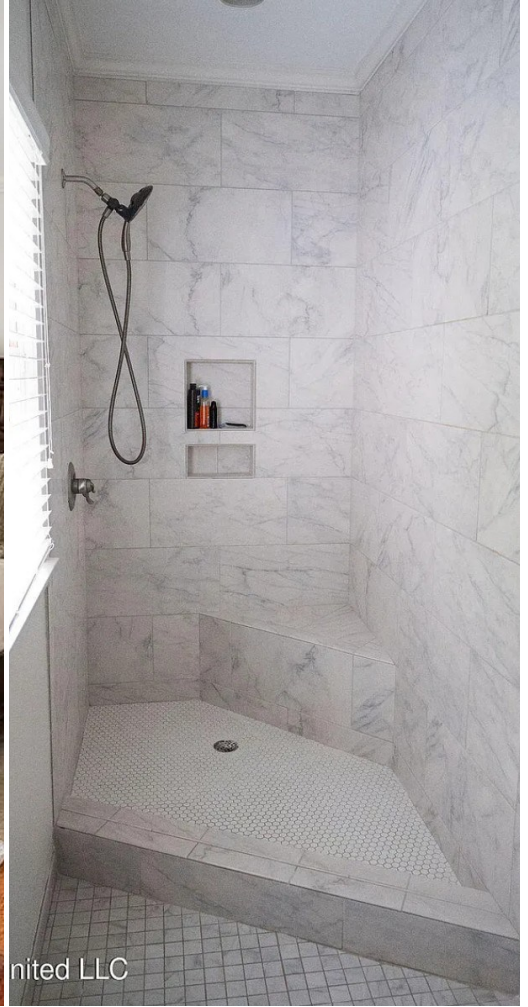
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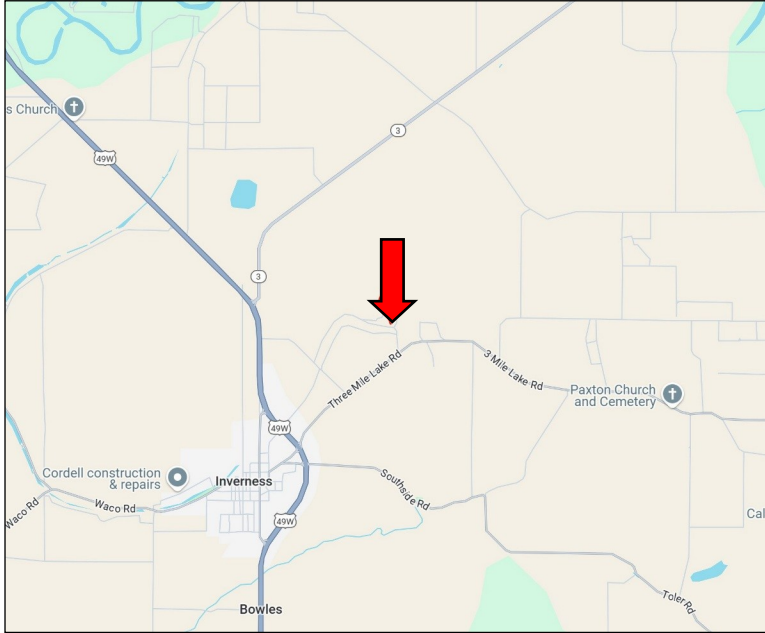
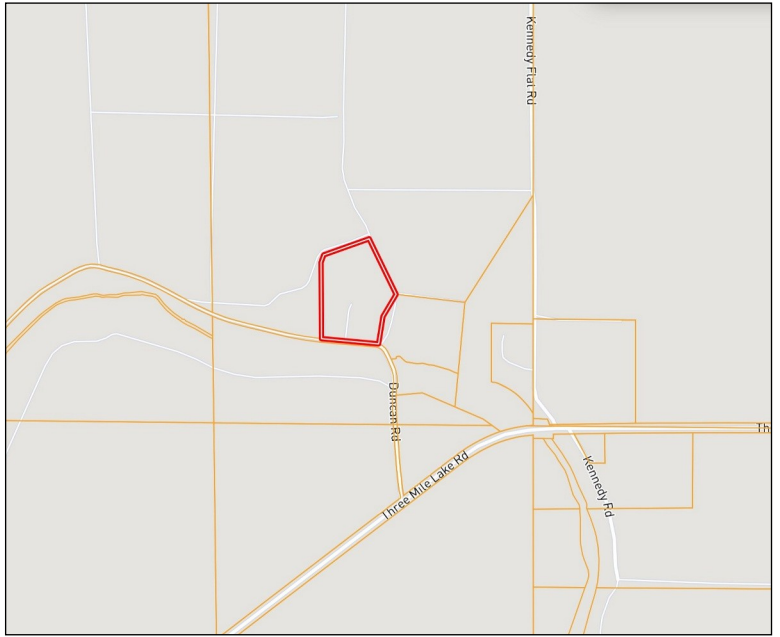
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MAPS | [INTERACTIVE MAP LINK](#)



Directions from Inverness, MS:
Travel North on Hwy 49 for 1.9 miles. Turn right onto Three Mile Lake Road and travel 1.1 miles. Turn left onto Duncan Road. After 0.3 miles, the property will be on the right.

99 Duncan Road, Inverness, MS 38753—[Click for Google Map Link](#)



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