

16.98± Acres in Sunflower County, MS | \$102,000

Fenced Home Site with Dirt Pad Completed on 16.98± Acres

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| <ul style="list-style-type: none">• 16.98± Acres• Fenced for Horses• Borders Burrell Bayou• Hunting Opportunities | <ul style="list-style-type: none">• Electricity Available• Water Available Approx. 1/3 Mile Away• 20'x20'± Horse Stall• House & Barn Pad Approx. | <ul style="list-style-type: none">• 180'x80' (Built-Up 12"±)• Driveway Approx. 120'x30'• Partially Cleared• Paved Road Frontage on Blue Lake Road |
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This 16.98± acre tract is the perfect homesite for those seeking privacy and the desire to have horses or other livestock! With a driveway, house pad, and barn pad already prepared, you just need to bring your house plans and get building! With the property being partially cleared and bordering Burrell Bayou, it creates hunting opportunities as wildlife travels along the bayou. It is conveniently located approximately 17 minutes from Cleveland. Call Tracey or Abby for more details and to schedule a private showing!



TRACEY BELL
MANAGING BROKER

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ABBY ABERNATHY
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Information is believed to be accurate but not guaranteed.





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Trail Cameras



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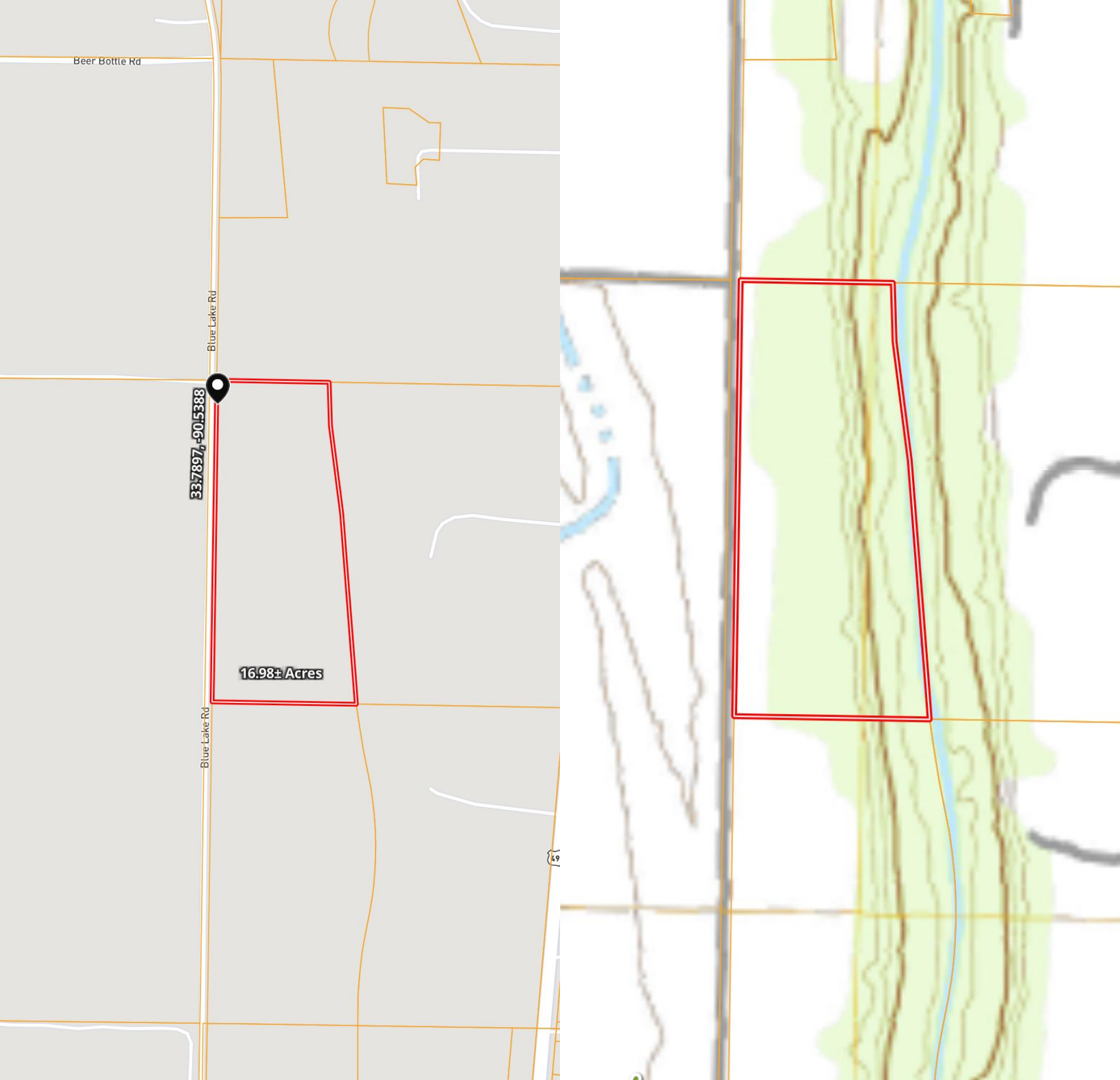
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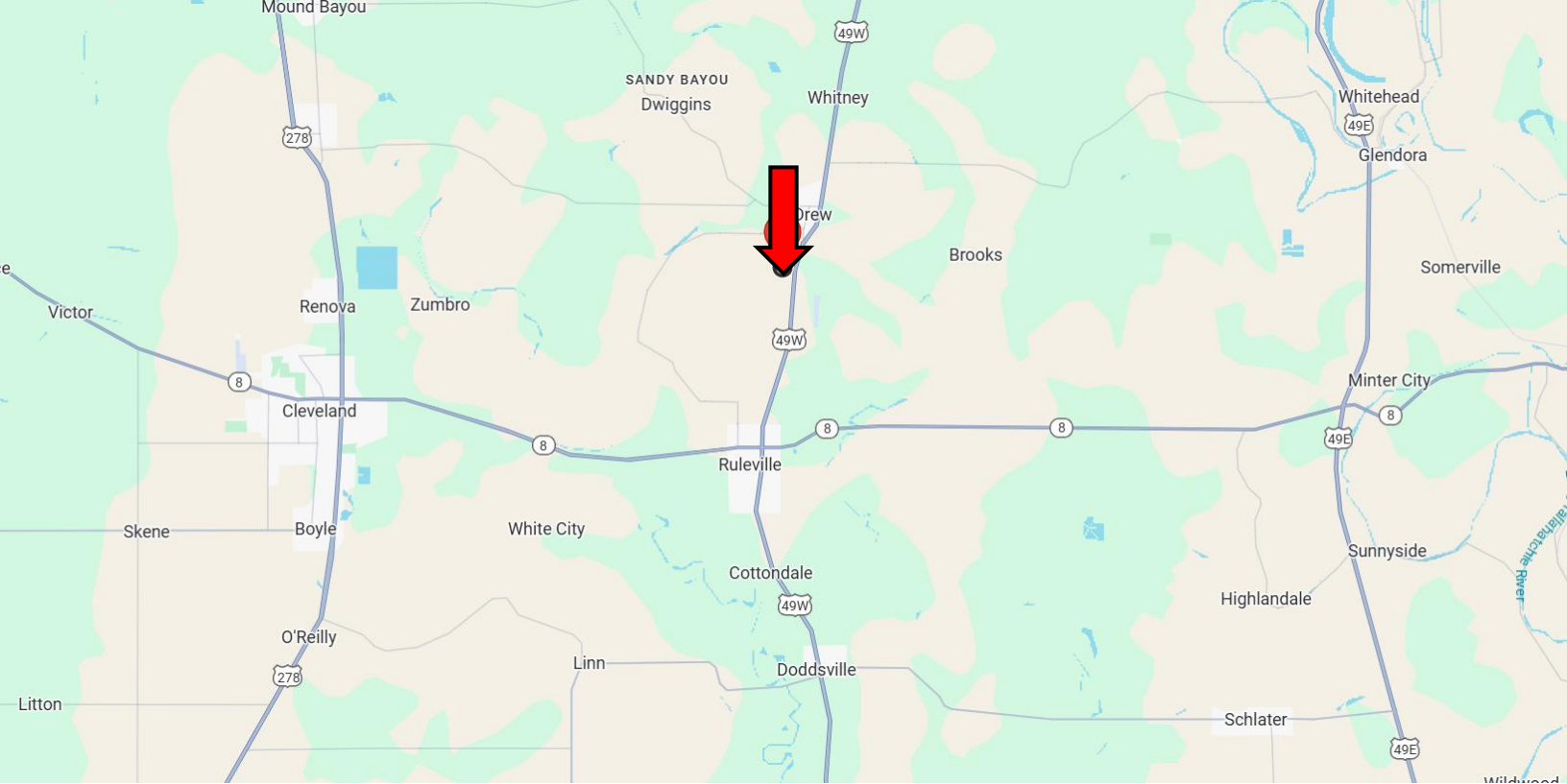
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- **17 Minutes NW of Cleveland, MS**
- **6 Minutes N of Ruleville, MS**
- **7 Minutes S of Drew, MS**
- **29 Minutes N of Indianola, MS**
- **35 Minutes S of Clarksdale, MS**

Directions from Hwy 8 & Hwy 61 in Cleveland, MS:

Travel east on HWY 8 for 9.9 miles, then turn left onto HWY 49W. Travel 2.6 miles before turning left onto Academy Road. After 0.2 miles, turn right onto Blue Lake Road. The property will be on the right in 1.6 miles.

[Google Maps Link](#)



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