

INVESTMENT OPPORTUNITY WASHINGTON COUNTY, MS 12.46± ACRES • 135,000



This 12.46 ± acre property is located in Washington County, MS, just 4.1 miles north of Greenville, MS. It sits within a 30-minute drive of three national wildlife refuges (Dahomey, Yazoo, and Holt Collier) for the avid outdoorsman's enjoyment. The nearby Mississippi River further enhances the area's appeal with outstanding hunting and fishing opportunities. Currently sitting on the property, are six old rental houses, one of which is currently rented (sold as-is). You'll have close to 700 ft. of road frontage with water and power already connected. There's a 1.4± acre fenced in pasture in the northern corner that has potential for holding horses or cattle. There is also campsite potential by clearing out the older structures for a new build, making this tract a versatile investment opportunity. Give Kadero Edley a call to schedule your private viewing today!



**KADERO
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AERIAL MAP



[Click Here For Land ID Map](#)



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OWNERSHIP MAP



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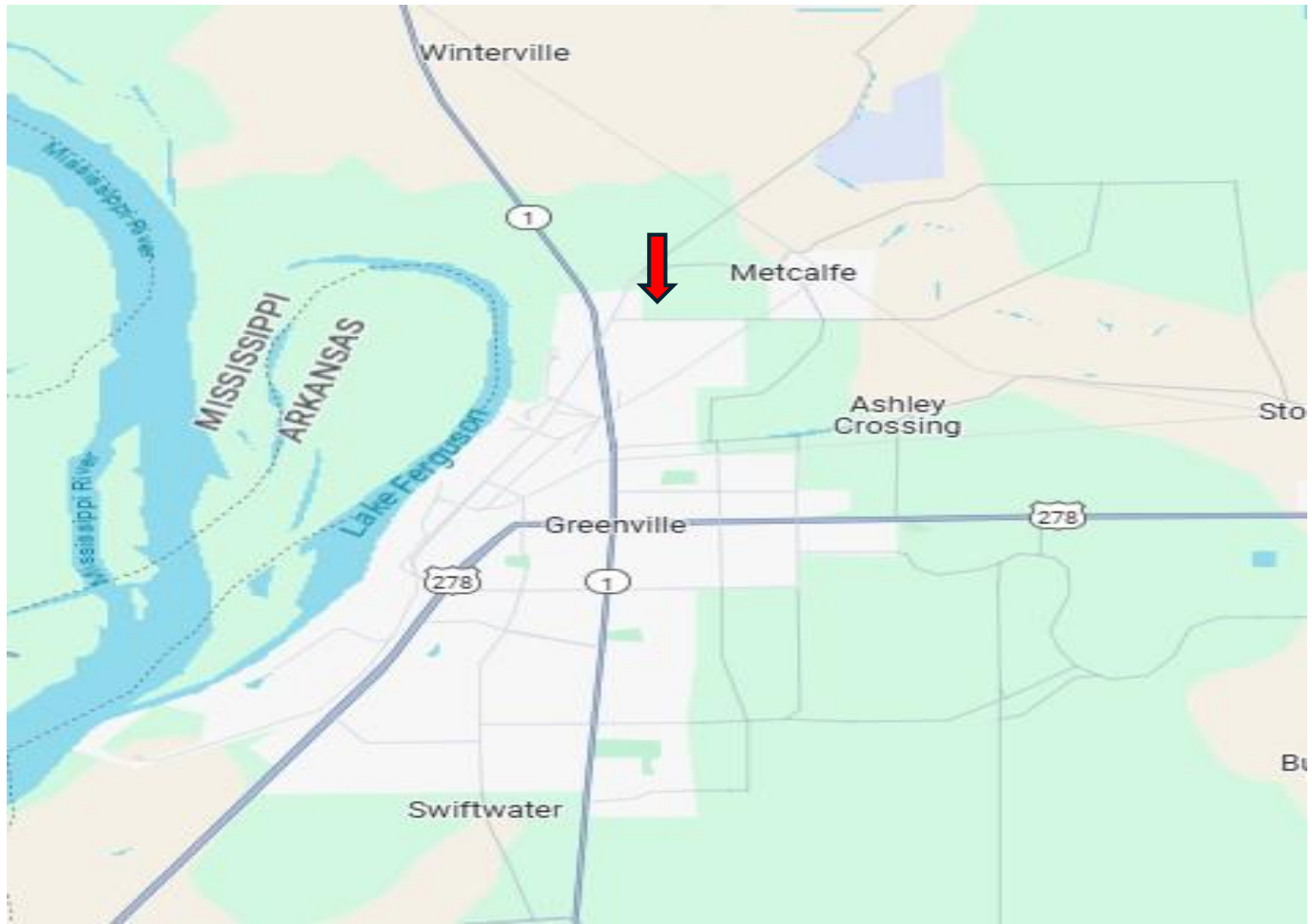
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DIRECTIONAL MAP



From MLK Dr./MS-1N in Greenville, MS: Travel north on MLK Dr./MS-1N for 3.5 miles. Turn right onto windmill Dr. for 0.3 miles and the property will be on your right. **[Google Maps Link](#)**



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