

# Waterfront Cabin on 4.14+/- Acres Wilkinson County, MS

**REDUCED!**



**2685 Lake Mary Rd, Woodville, MS**

**\$285,000**

- ⇒ **4.14+/- Acres**
- ⇒ **Wrap around porch to enjoy views of lake**
- ⇒ **Lake Mary is an oxbow lake fed by the Mississippi River**
- ⇒ **Private boat ramp and fishing pier**
- ⇒ **Steel frame**
- ⇒ **4 bedroom, 2 bath with bunkhouse**
- ⇒ **Custom cabinetry with granite countertops**
- ⇒ **Gated property**
- ⇒ **Heart pine and brick pavers throughout**
- ⇒ **Screened porches**
- ⇒ **1.5 Hours from Baton Rouge, LA**



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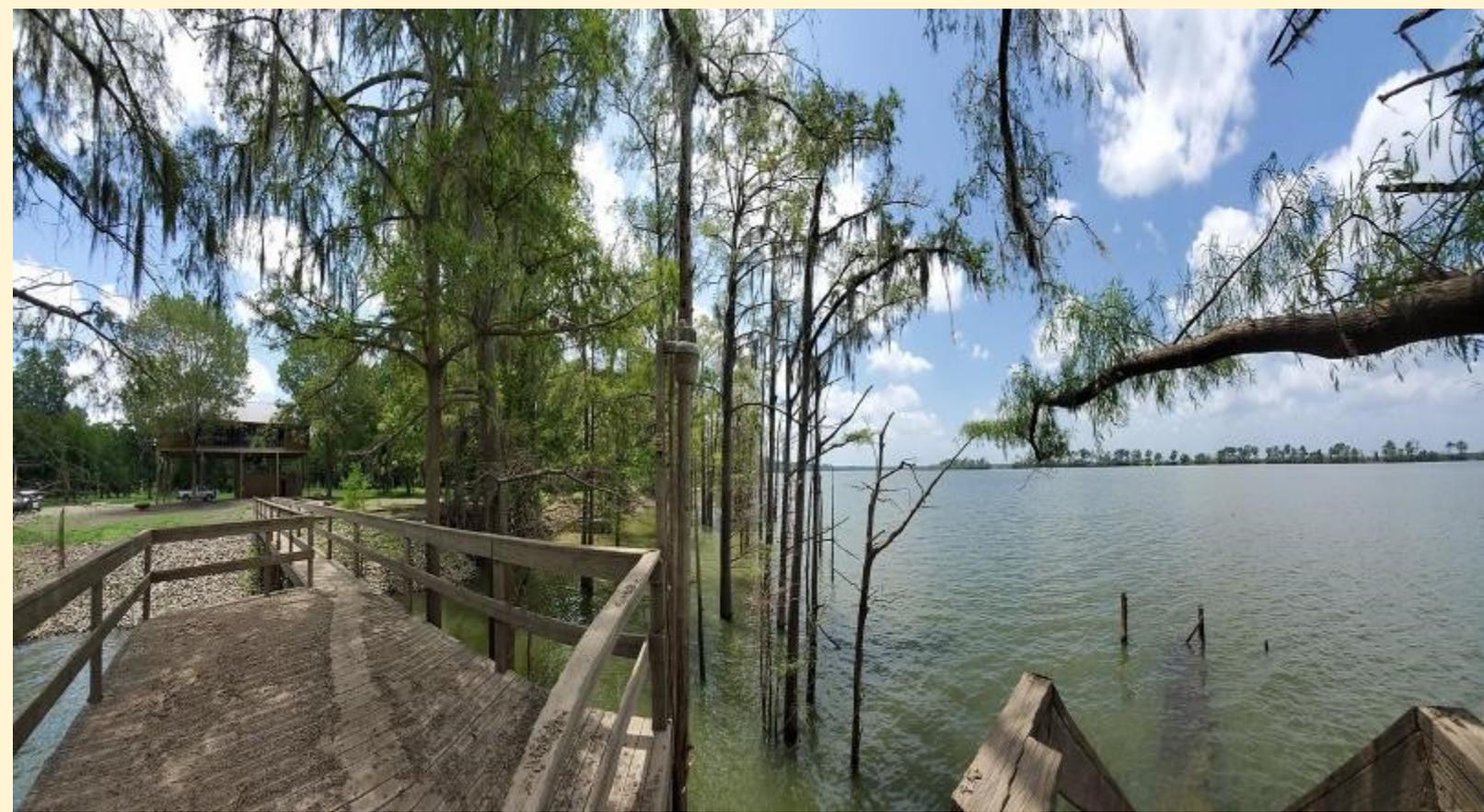
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**TRINITY WEBB**, REALTOR®  
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Information is believed to be accurate but not guaranteed.



## 2685 Lake Mary Road, Woodville, MS

Looking for a home away from home? This 4.14+/- lakefront property on Lake Mary in Wilkinson County, MS, is a place you need to see! Located 18 miles from Woodville, MS, this property is less than an hour and a half from New Orleans and Baton Rouge. Lake Mary is an oxbow lake, fed from the Mississippi River, bringing an abundance of fish into the lake. The property is gated, and the steel frame cabin was built close to the lake for amazing views. It has a boat ramp and fishing pier to catch fish all year around. This place was built with entertaining and the avid outdoorsmen style in mind. Upon walking through the screened in porches, you will be greeted with tall ceilings and an open floor plan. This four bedroom, 2 bedroom cabin has everything you would need in a vacation getaway! It features heart pine floors and brick pavers throughout for easy cleaning. The kitchen is spacious with a huge fridge/freezer combo and island. Exposed beams give this home a grand feel. The bedrooms are spacious as well.



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**TODAY!**



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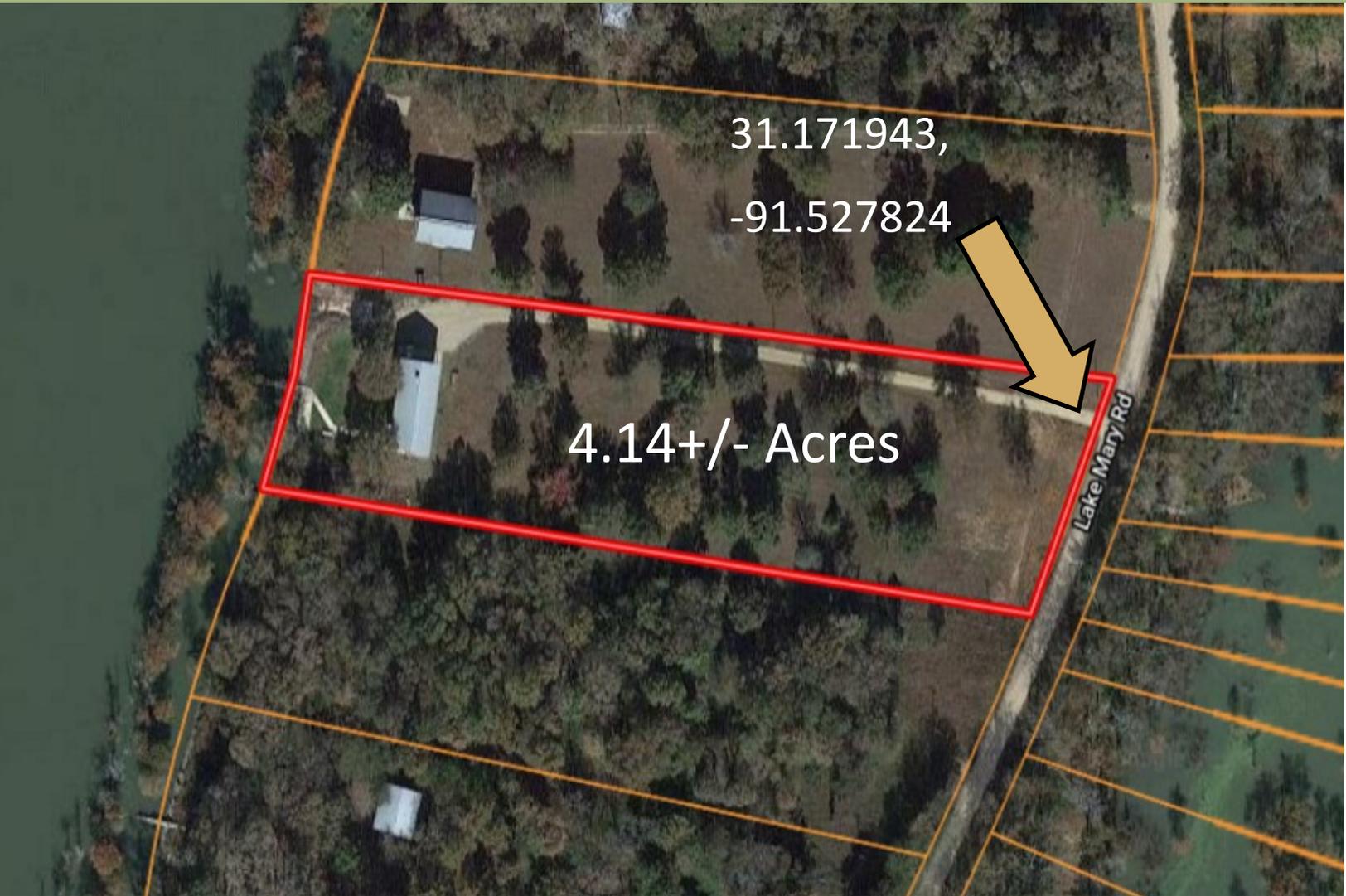
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31.171943,  
-91.527824

4.14+/- Acres

Lake Mary Rd

# Aerial Map



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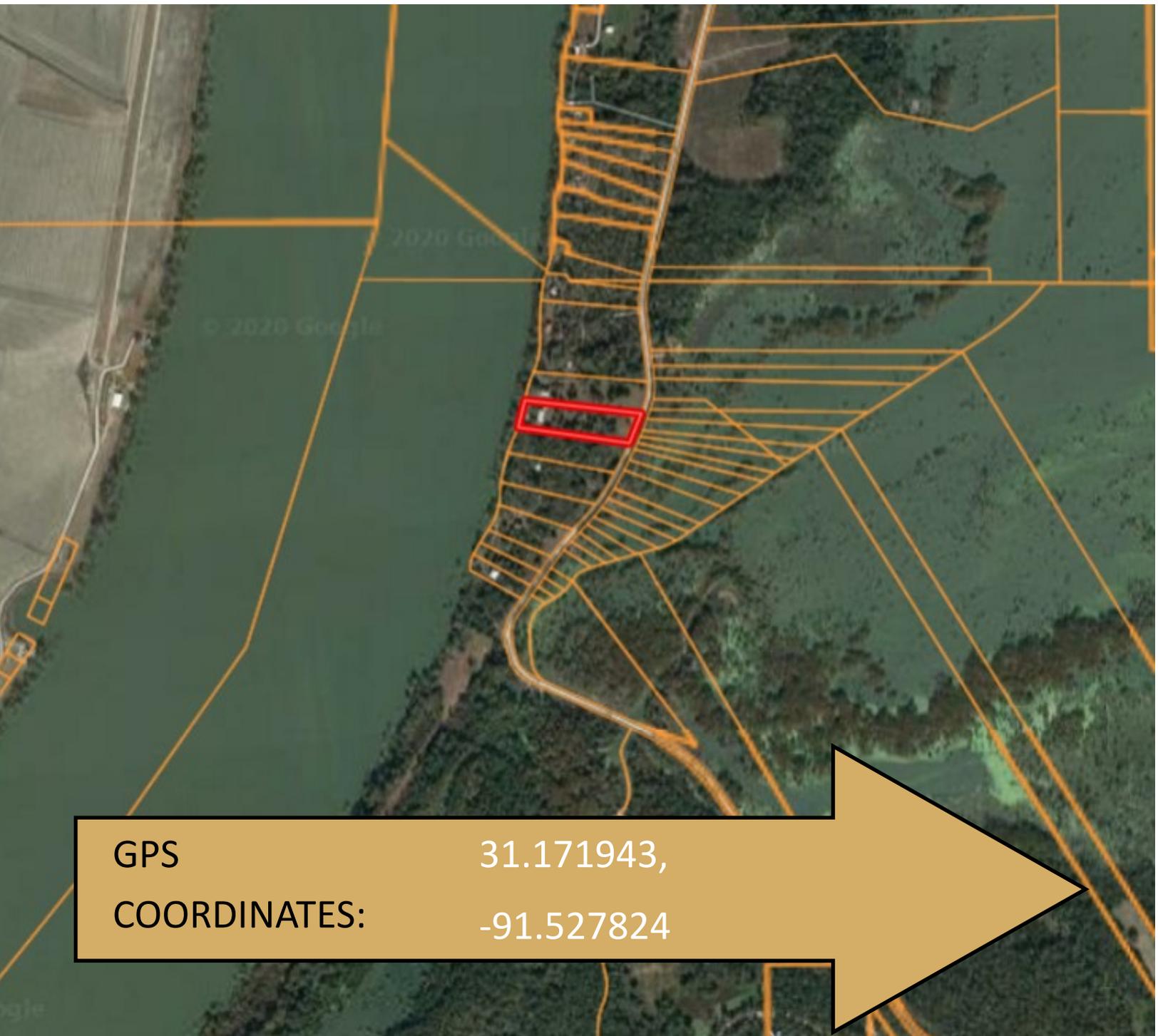
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GPS 31.171943,  
COORDINATES: -91.527824

## Additional Aerial Map



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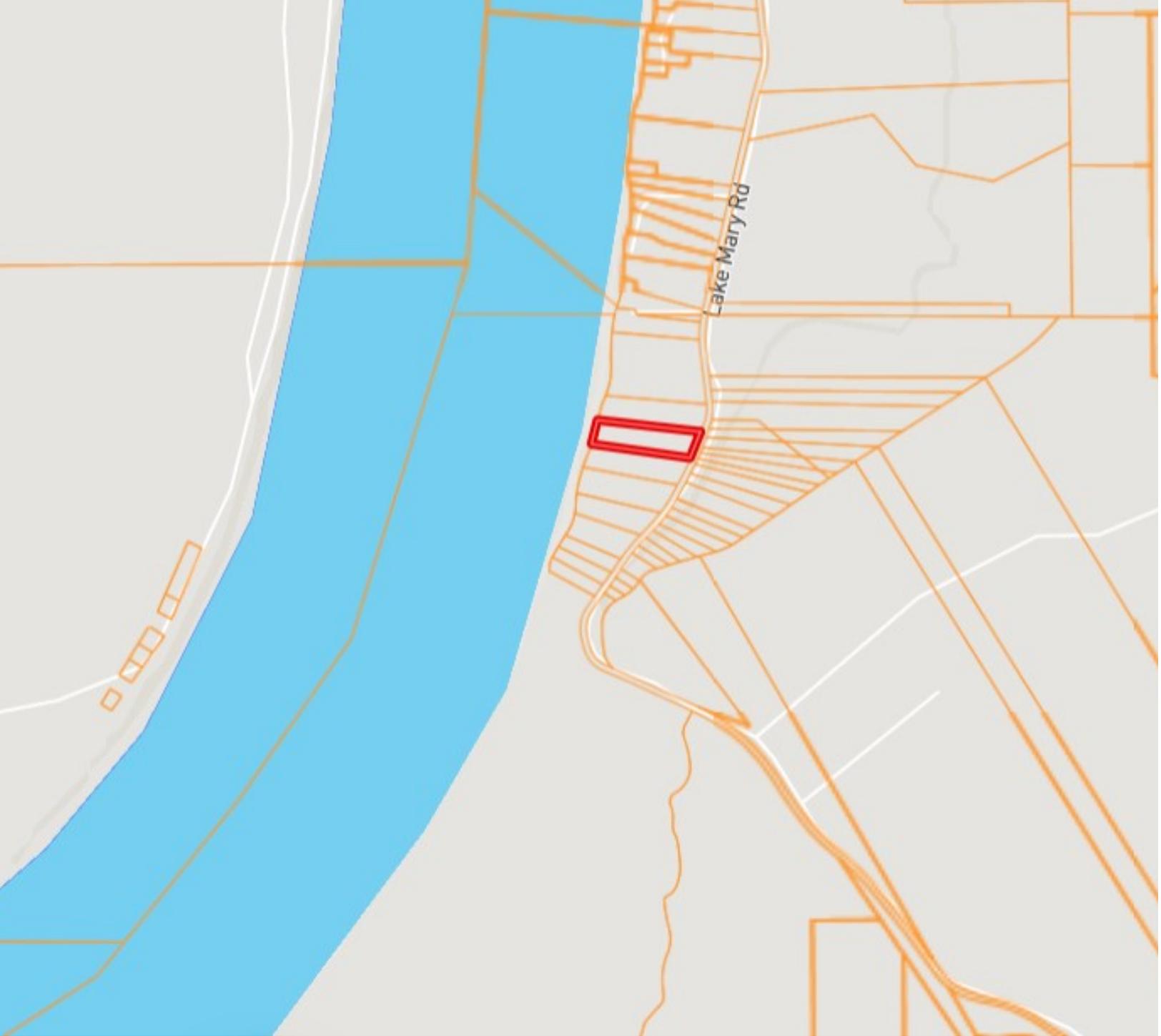
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## Ownership Map

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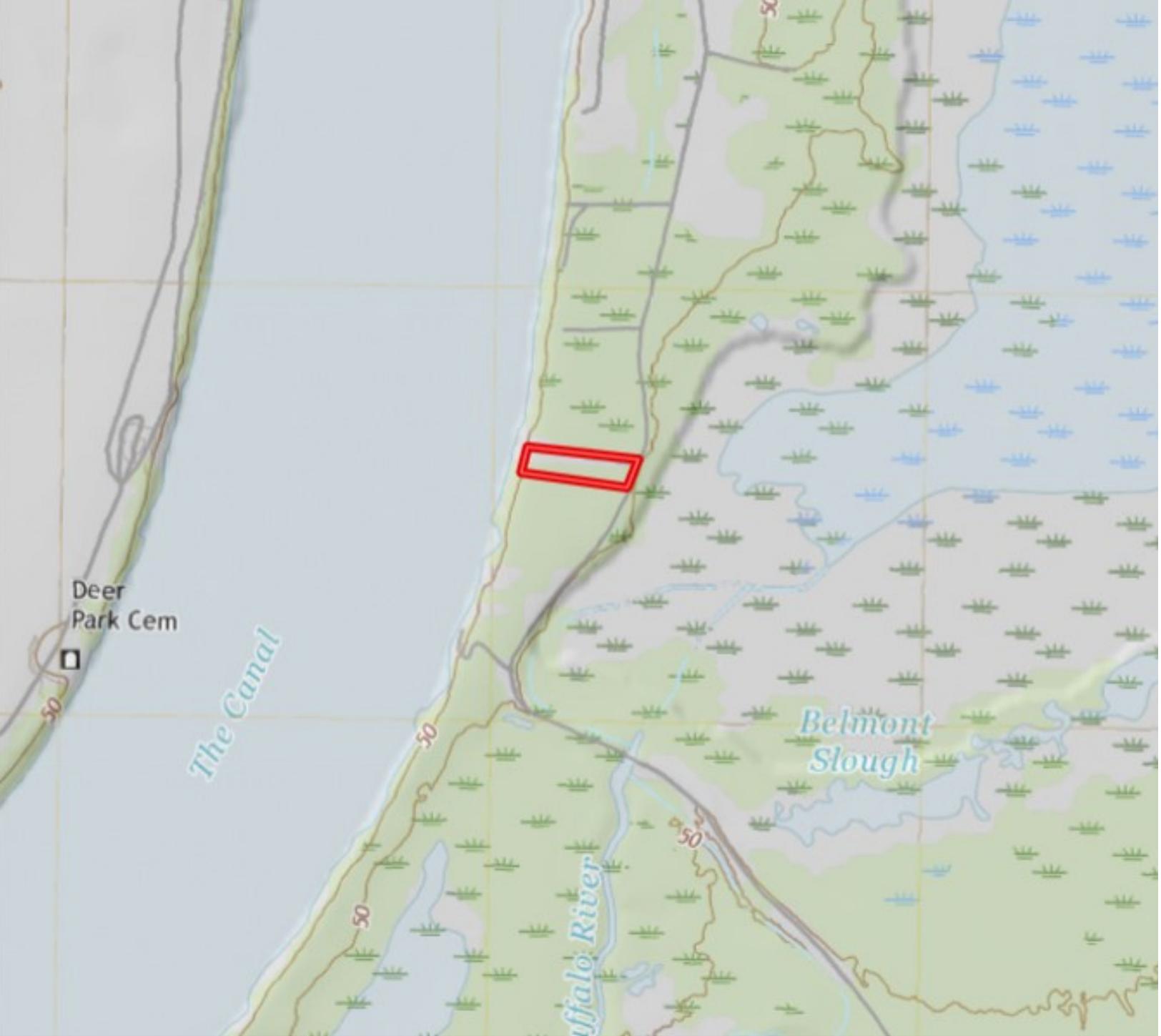
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## Topography Map



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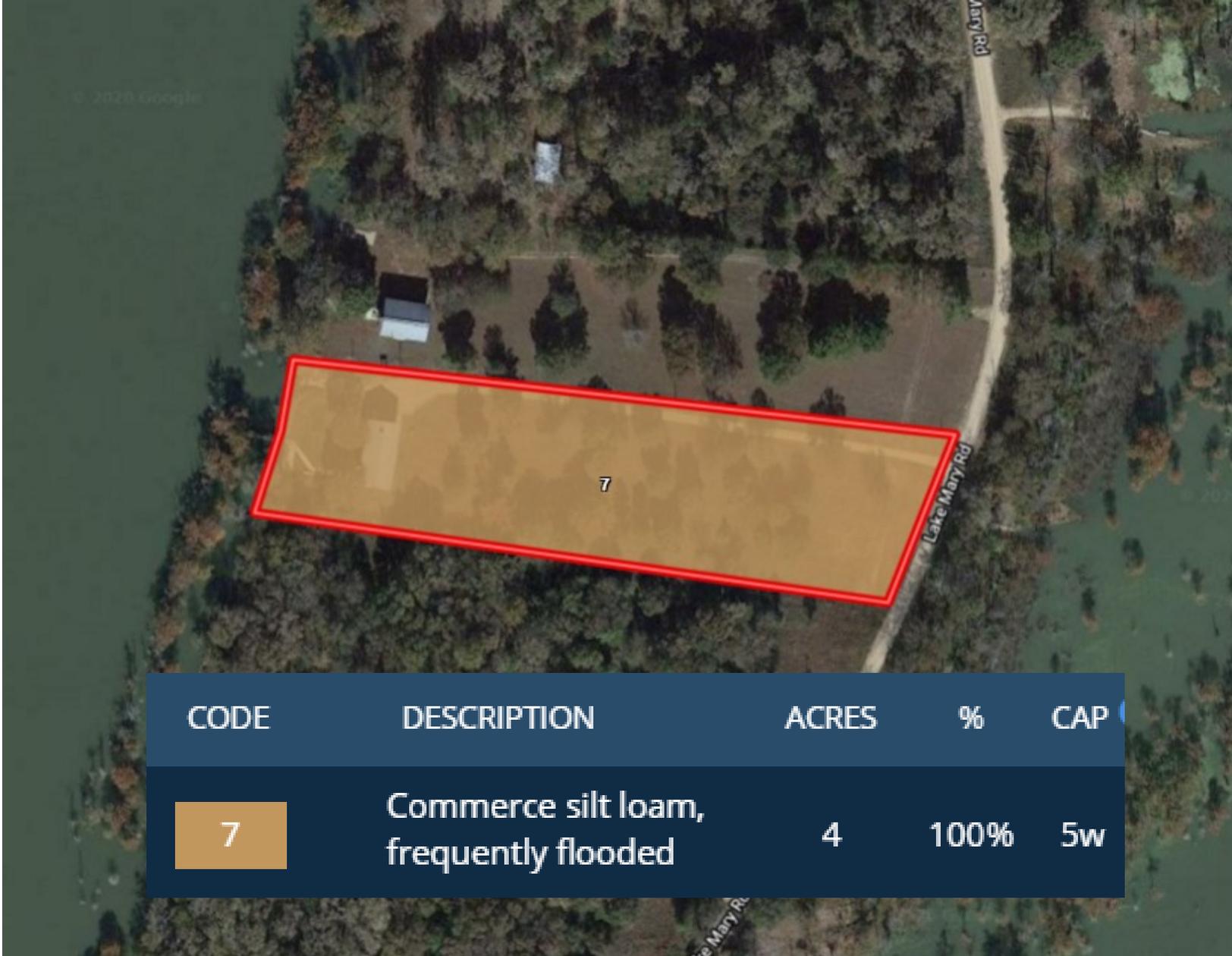
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CODE	DESCRIPTION	ACRES	%	CAP
7	Commerce silt loam, frequently flooded	4	100%	5w

# Soil Map and Legend



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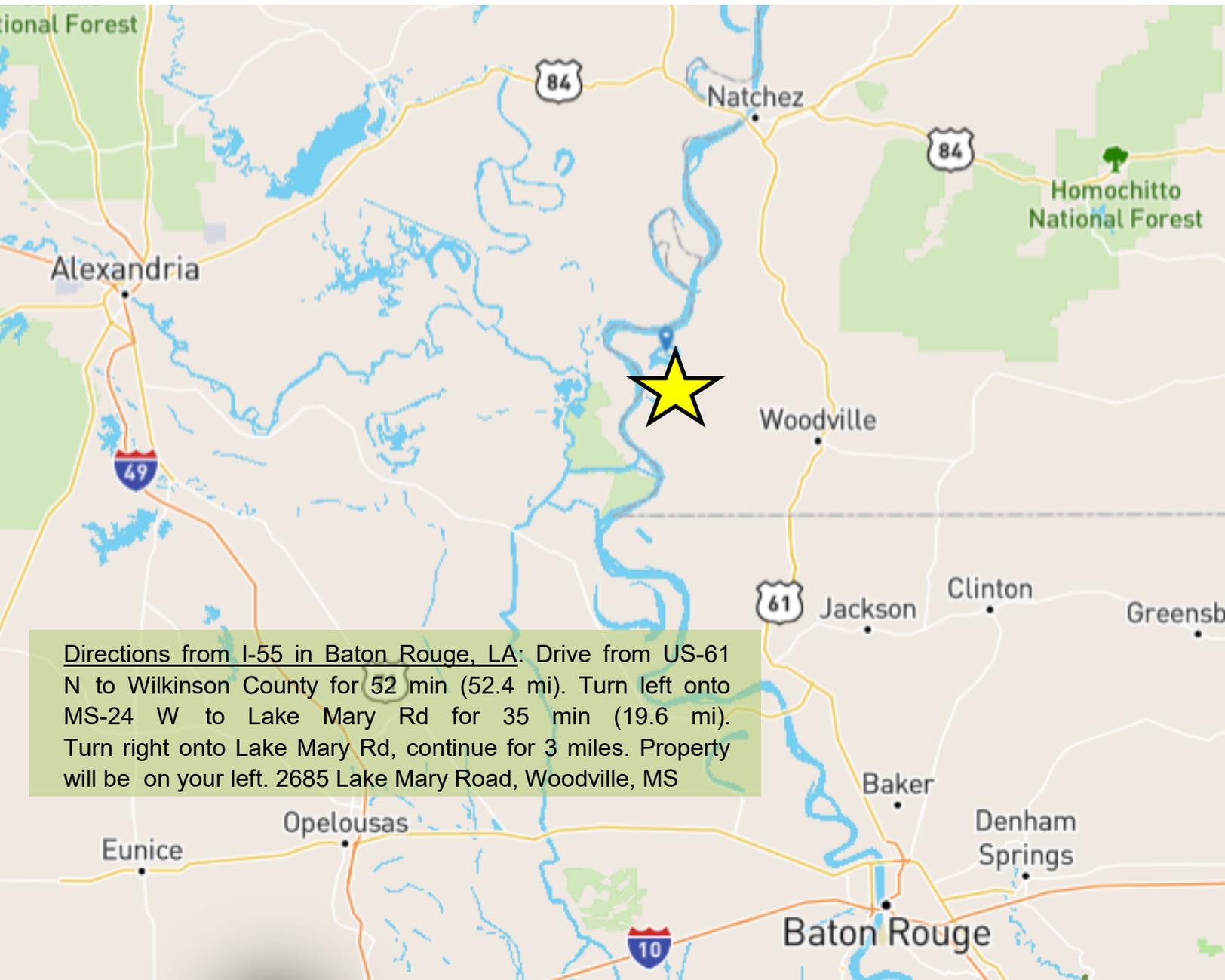
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# Directional Map



Directions from I-55 in Baton Rouge, LA: Drive from US-61 N to Wilkinson County for 52 min (52.4 mi). Turn left onto MS-24 W to Lake Mary Rd for 35 min (19.6 mi). Turn right onto Lake Mary Rd, continue for 3 miles. Property will be on your left. 2685 Lake Mary Road, Woodville, MS



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