



Secluded Country Estate

28± ACRES IN YAZOO COUNTY, MS

Click for Drone Video



\$699,000

This custom-built brick, stone, and cypress home is nestled on 28± beautiful acres in Yazoo County, MS, and offers an abundance of amenities and character. The property has been skillfully updated and well maintained. Some improvements include fresh interior neutral paint throughout the home, new ceiling paint, and new paint on exterior trim and all outside doors. The home has a new HVAC and new floors in all bedrooms, closets, baths, kitchenette, and family room. Updates have been made to the kitchen, kitchenette, and bathrooms, including new backsplash, hardware, faucets, and cooktop. The entrance gate was updated with a new solar operated system and fresh paint, and the roofs were replaced in 2016 on the home, gazebo, and workshop. This spacious estate offers the best of both worlds; privacy in the country with the convenience of shopping, restaurants, schools, and work only a short distance away. The home is located just minutes from Hwy 49 with proximity and access to Madison (30 miles) and Jackson (30 miles to I-220 and Hwy 49).

5500 FLETCHERS CHAPEL ROAD YAZOO CITY, MS 39194

Call The Land Man today!

TOM SMITH, ALC, BROKER®

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601.898.2772 office | 601.454.9397 cell



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Information is believed to be accurate but not guaranteed.



This five bedroom, five bathroom estate includes a private, gated security entrance surrounded by a beautiful white fence framing the front of the property and overseeing a large front pond. You can enjoy peaceful country living with stunning views from everywhere with multiple opportunities for the outdoor enthusiast and nature lover. The luxurious, one level(133 ft in length) 4,316 sq ft home is perfect for entertaining inside and out. The stone and brick front porch, with cypress columns, is the perfect place to enjoy your morning cup of coffee with no other houses to block your view of the beautiful landscape! If you are looking for a high-quality, top craftsmanship-built home, on a strong foundation, with solid wood doors and custom trims...this is your home! Some of the home's custom hardwoods include

Cypress, Rosewood and Teak imported from Africa, Mahogany, Sweet Gum, Ash, Willow, and Oak. Beautiful hardwood floors are located in the entrance foyer, dining and living room. The home offers an inviting, large kitchen with stainless appliances, an octagon island, coffee bar, and sink, and separate breakfast area. A spacious covered back porch is located off the kitchen. The extra-large master suite has its own fireplace and sitting area, large dressing room with his and her closets, and a master bath including a jacuzzi tub and walk-in shower. The master bath opens to a spacious sunporch with skylights offering a relaxed and peaceful setting. On the opposite end of the home is a "Mother in Law" suite complete with a kitchenette and a full private bath. A private door to the back porch offers additional convenience. The open concept floor plan also includes two living areas, formal dining, lots of natural light, plenty of storage closets, and two, wood burning fireplaces - which currently have gas logs for comfort and convenience. An additional 780 sq ft, multipurpose walkout basement can be entered through the spiral staircase from the family room or lower level patio and would make the ideal man cave, storage, storm shelter, or a potential wine cellar. It was built to last with reinforced concrete walls that offer extra protection during bad weather. The spacious outdoor patios, porches, and gazebo offer stunning views. A large workshop is located near the home for all those extra projects and storage for equipment, ATVs, lawnmowers, etc. The yard is beautifully landscaped with mature trees surrounded by the natural beauty of rolling acreage. If you are ready to have a secluded country estate near all the conveniences of the city, give The Land Man a call today! If you see it you will want to buy it... this is a must see!



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AERIAL MAP



Click [HERE](#) for an Interactive Map

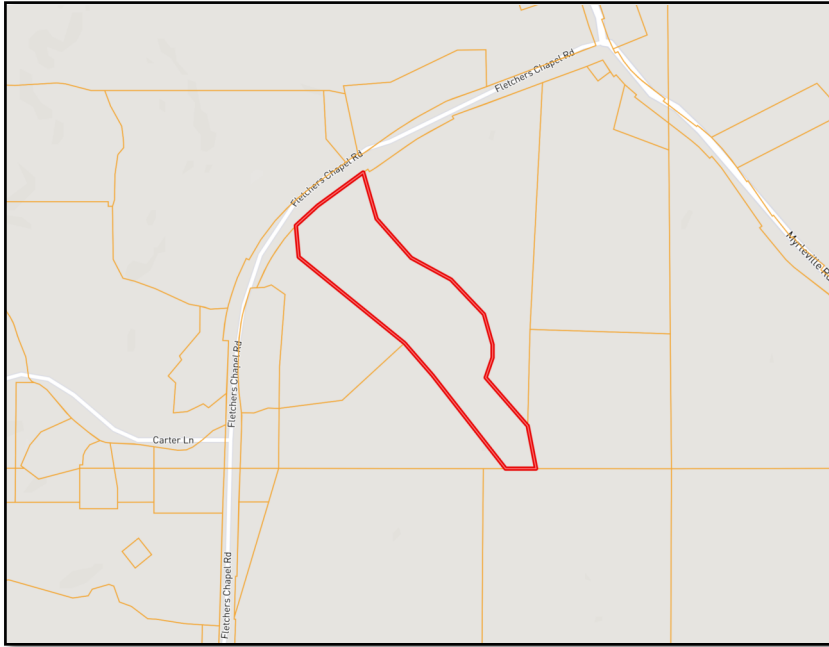


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OWNERSHIP MAP



FLOOD MAP



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TOPO MAP



SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Mo	Morganfield silt loam, 0 to 2 percent slopes, occasionally flooded	6.4	26.03	2w
MeB2	Memphis silt loam, 2 to 5 percent slopes, eroded, south	0.0	0.01	2e
MNE	Memphis-Natchez association, 12 to 50 percent slopes	4.3	17.36	7e
MeC2	Memphis silt loam, 5 to 8 percent slopes, eroded	4.8	19.36	3e
W	Water	0.9	3.56	-
GuE	Gullied land-Memphis complex, 5 to 30 percent slopes	8.3	33.68	7e



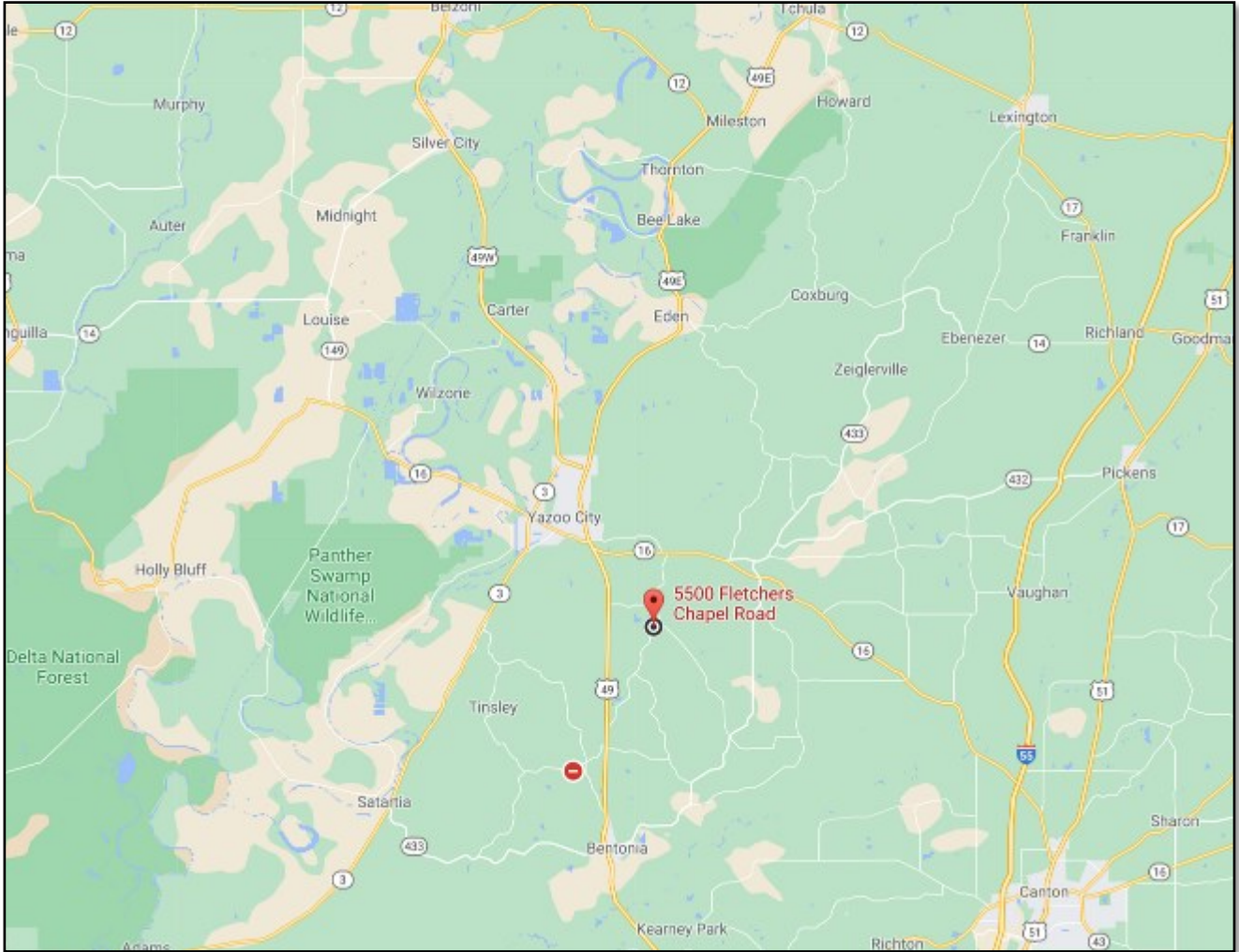
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DIRECTIONAL MAP



DIRECTIONS FROM YAZOO CITY, MS: Travel South on Hwy 49 for 3.9 miles. Turn left on Myrleville Road and travel 3 miles. Turn right on Fletchers Chapel Road, after approximately .4 miles the entrance will be on your left.

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