

**15+/- Acres With a Home in Attala County, MS
Possumneck Community**



Spacious Country Home

Additional Building...Rental or Residential

Beautiful Vintage Barn

Fenced and Cross Fenced Pasture

Hunting Potential

\$199,500...PRICED TO SELL

Directions: From the intersection of Hwy 51 and Hwy 19 near West MS, travel east on Hwy 19 for 4.7 miles and turn right into the driveway: 33487 Hwy. 19 West, MS 39192

GPS: 33.1452, -89.7413



call me today!

SAM SAMPLE, REALTOR®

Sam@TomSmithLand.com

601.898.2772 office | 601.668.5697 cell



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Take a look at this beautiful home situated on 15+/- acres in Attala County, MS. Many have thought of moving to the country...now may be your time. This property offers many possibilities depending on your interests. Let's start with the features of the home...brick, four bedrooms and three full baths, partially handicapped accessible, garage and covered patio. The garage leads into the kitchen which is open with plenty of cabinets and ceramic counter space. Simulated wood floor throughout. The spacious laundry room, conveniently located near the kitchen, offers an additional refrigerator, a dedicated sink for convenience and an in-cabinet electric water heater. A beautiful, formal dining room is separated from the kitchen to highlight the occasion without interruption. The den is spacious, relaxing and a working fireplace is the focal point. The living room offers space for visiting with friends and family away from the TV area. Three bedrooms are on the opposite end of the home, two of which have a Jack and Jill bath. The other full bath is in the hallway. The baths are modern and finished in ceramic tile. The master suite is accessed from the hallway or den and is completely wheelchair accessible. This area has a dedicated heating and cooling unit. The remainder of the property includes a beautiful, functional vintage barn, fenced pasture, garden area, and an additional structure that could be used as a rental. Hunting is also a good possibility. Call Sam for a showing.



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Aerial Map



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CODE	DESCRIPTION	ACRES	%	CAP ⓘ
2	Oakimeter silt loam, occasionally flooded	0.22	1.3%	2w ⓘ
44B2	Providence silt loam, 2 to 5 percent slopes, moderately eroded	1.71	10.5%	2e ⓘ
44C2	Providence silt loam, 5 to 8 percent slopes, moderately eroded	14.42	88.2%	3e ⓘ
Totals		16.3 Ac		2.9 Cap. Average

Soil Report

Soil Map



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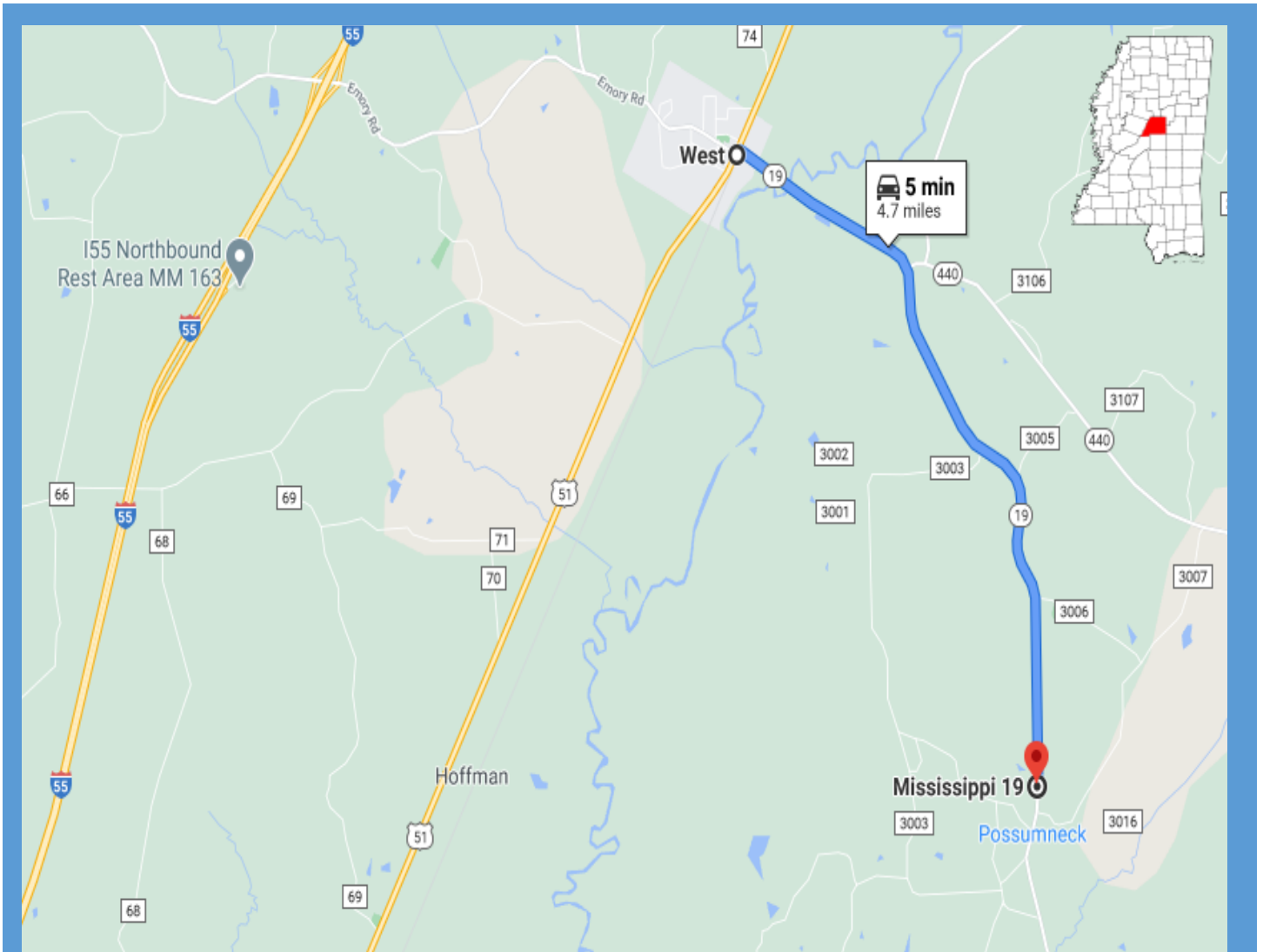
Ownership Map



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Directional Map



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