



## Move-in-Ready Home on 8+/- Acres Walthall County, MS



**\$199,900**

85A Kirklin Road Tylertown, MS 39667

This beautiful Walthall County home sits on 8+/- acres in a wooded gated community. The location is ideal, being only 5 minutes from downtown Tylertown, Lake Walthall, and only 30 minutes from McComb and Columbia, MS. Multiple upgrades have been completed throughout the home, making it perfect for the move-in-ready buyer or someone looking to add their personal touch to make it their own. The home features a large kitchen with an island, breakfast nook, walk-in pantry, formal dining room, and a living room almost guaranteed to impress. The living room also has a wood-burning fireplace, high ceilings, wood beams, and a ton of natural light. Upstairs is a private master suite featuring a large bedroom with newly carpeted floors and a balcony. The impressively sized master bath has his and her sinks, shower, hide-away commode, and a jetted tub. The jetted tub sits below a skylight with a picture window view of the backyard. There is also a one bed one bath mother-in-law suite with a full kitchen and an open floor plan. Don't miss this one, call Blake today to schedule a viewing!

Directions from the intersection of Old Hwy 98 E and Old Hwy 24 in Tylertown, MS: Turn left onto MS-48 E and travel 0.5 miles. Turn right onto Kirklin Road and travel 0.8 miles. Turn right onto Kirkline Road and travel 0.4 miles. Turn left and the property will be on the left in 0.2 miles.



*Call me today!*

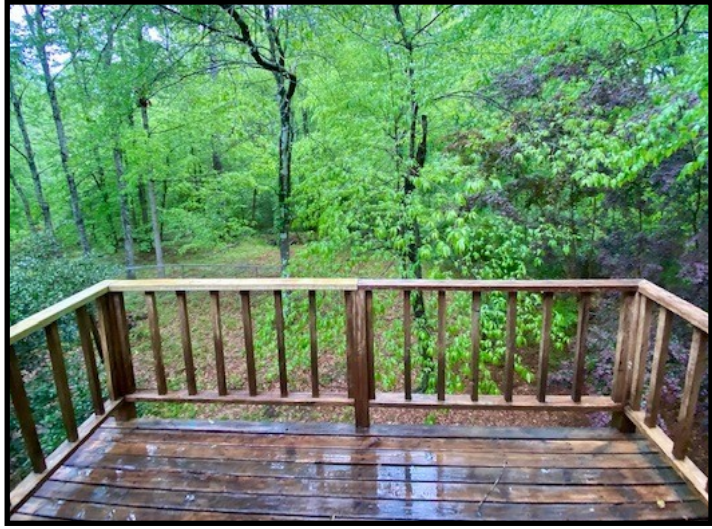
**BLAKE SASSER, REALTOR®**  
Blake@TomSmithLand.com  
601.990.5070 office | 601-757-5027 cell



Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



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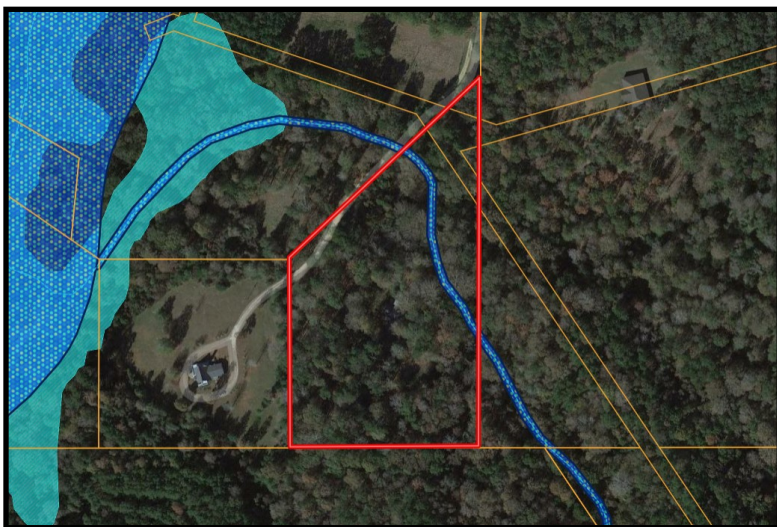
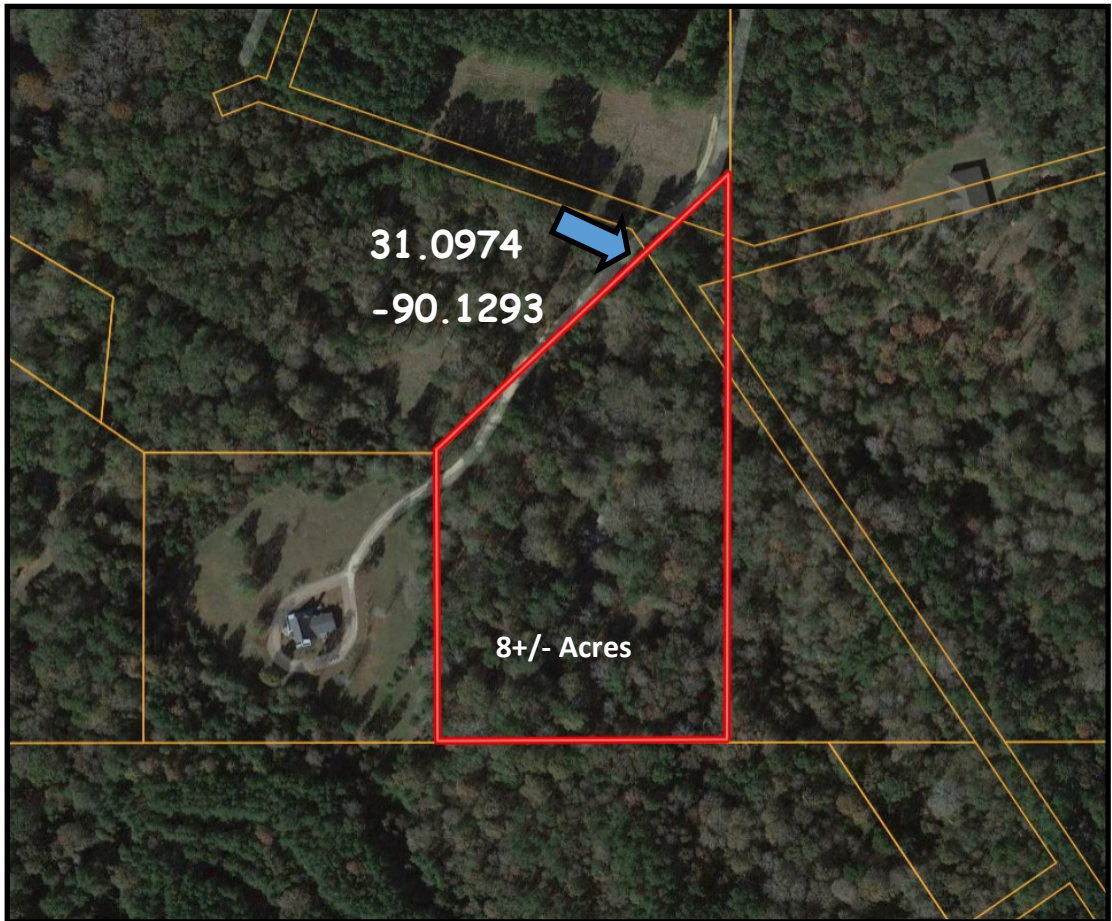
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# Aerial Map



# Flood Map

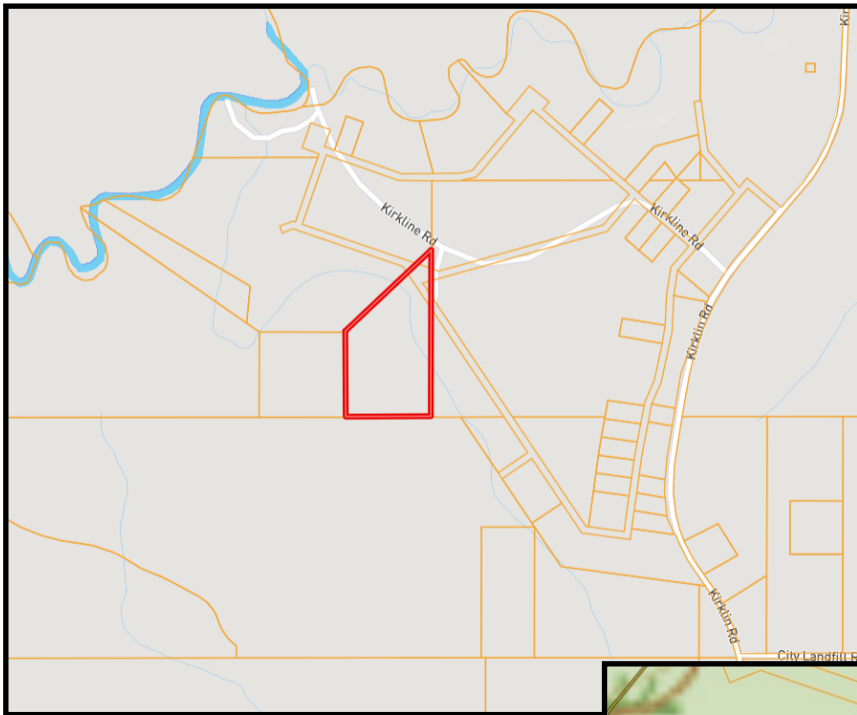


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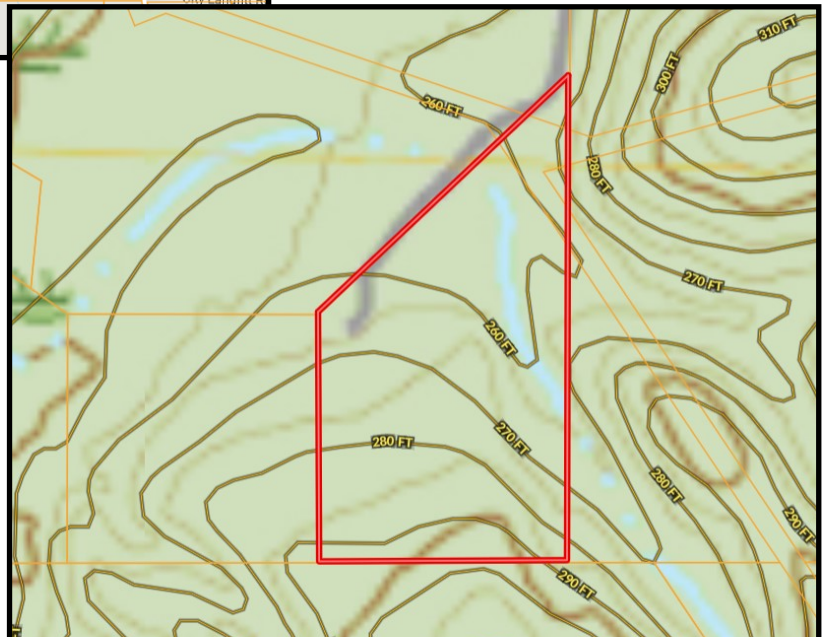
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# Ownership Map



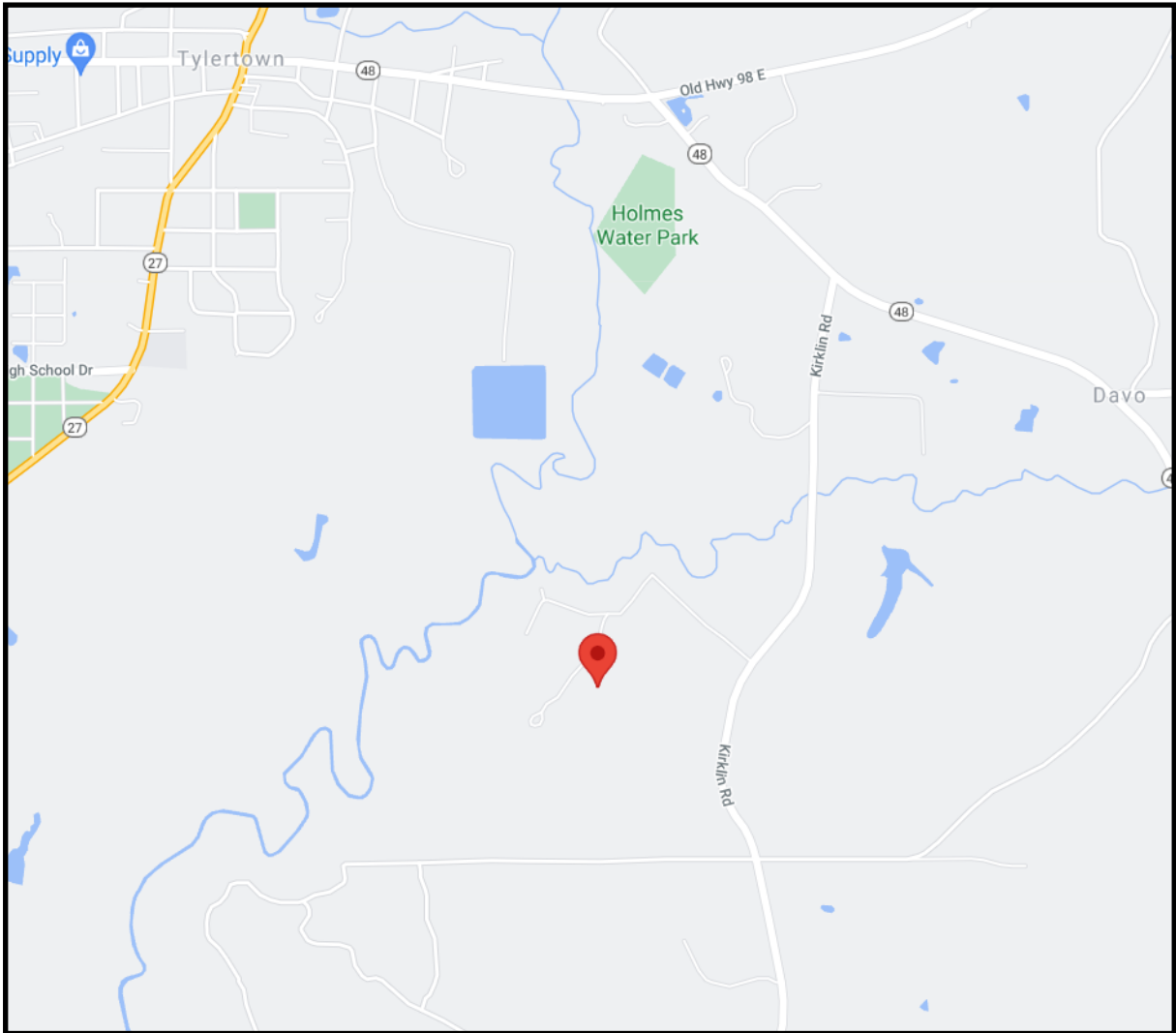
# Topo Map



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## Directional Map



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