

# 7.3 +/- Acres with a Home in Franklin County, MS



3055 Choctaw Rd NE  
Brookhaven, MS 39601

**\$135,000**

If you have been searching for a move in ready property in Franklin County, MS look no further! This charming two bedroom, one bath home is situated on 7.3+/- acres approximately one minute from the Homochitto National Forest, and less than 30 minutes from Lake Okhissa and Brookhaven, MS. Several updates have been completed including a kitchen remodel, fresh paint throughout, flooring, and new vinyl windows. The land consists primarily of 8+/- year old natural regeneration. Additional storage is provided by the shed in the back yard. An old road runs through the property and with a little brush removal can be ready for your off-road vehicle. Properties this close to the Homochitto National Forrest don't come available often, ACT FAST! Call Blake or Clif to schedule a showing to-day!!

Directions From Exit 38 at Interstate 55 in Brookhaven, MS: Travel southwest on US-84 W for 1.1 miles. Turn right onto Fern Lane NW and travel for 1.8 miles. Turn left onto Zetus Road NW and travel for 8.6 miles. Continue onto Choctaw Road and travel for 4 miles. The destination will be on the right.



**CLIF CANNON**, REALTOR®  
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*call us today!*



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Information is believed to be accurate but not guaranteed.







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Aerial Map



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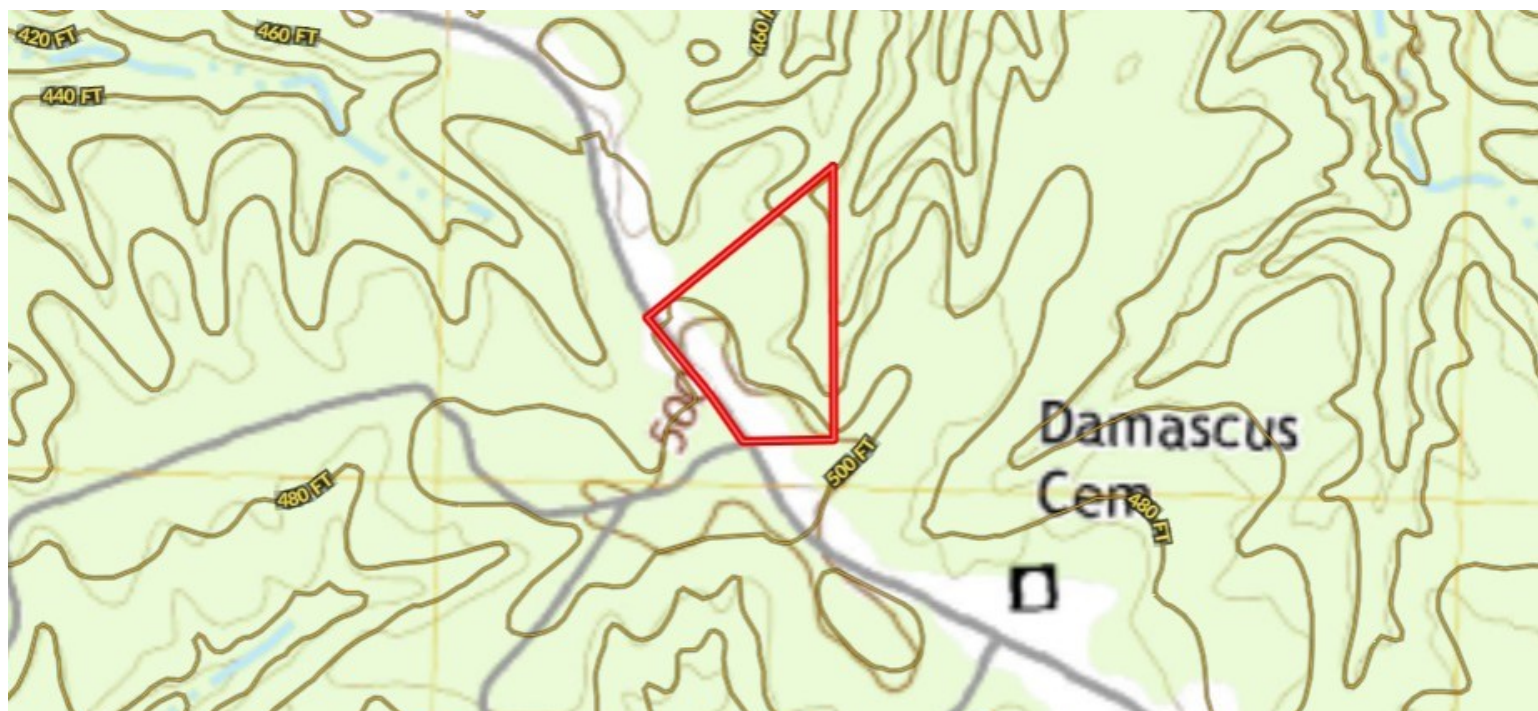
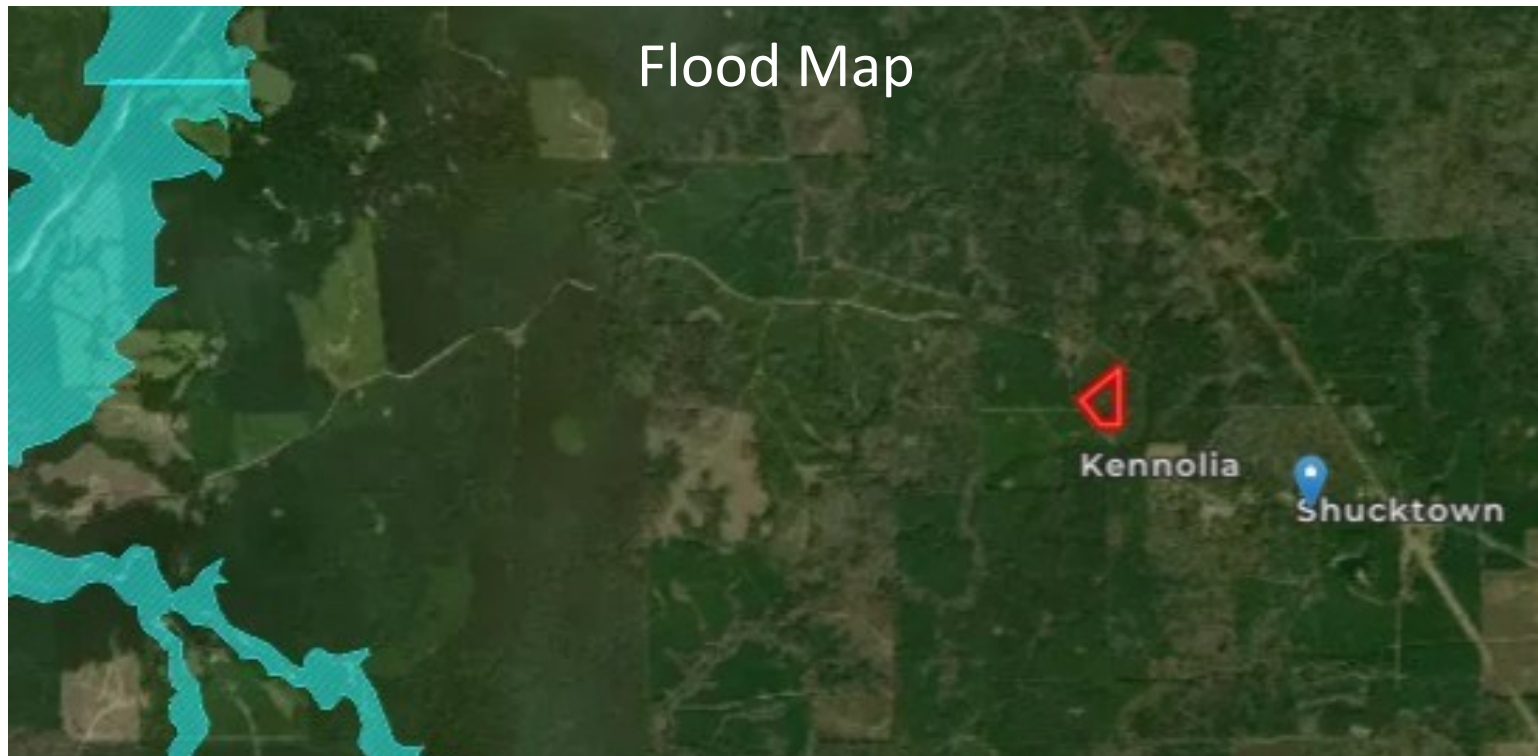
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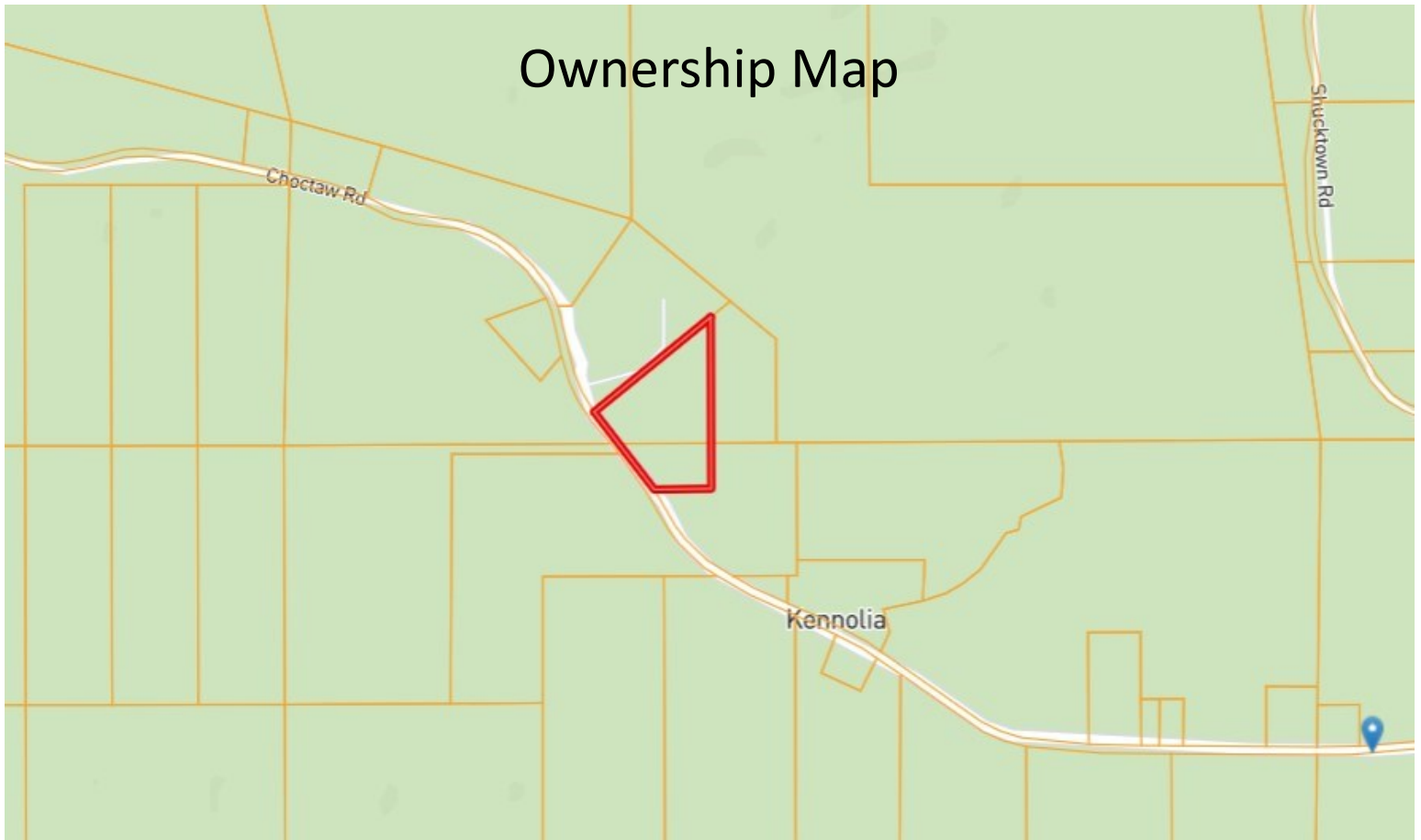
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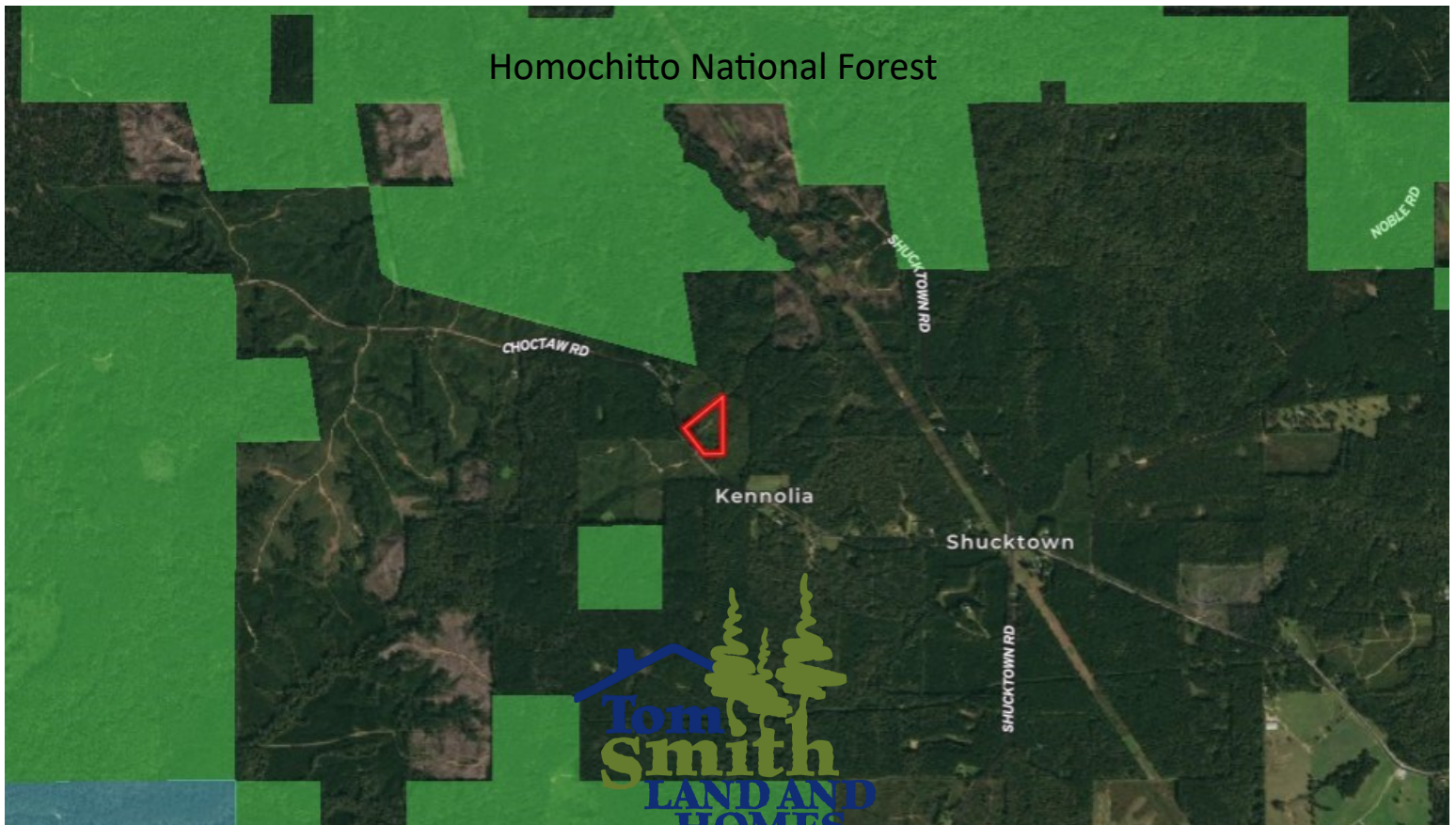




# Ownership Map



## Homochitto National Forest



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LandReport  
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BROKERAGES



## Directional Map

3055 Choctaw Rd

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