

Country Living

7.4± Acres in Rankin County, MS
With a Home



\$242,560



Directions from Florence, MS: Travel west on US 49 S for 5.7 miles. Turn left onto Muse Road and continue for .9 miles. Turn right to stay on Muse Road. In 3.4 miles turn left onto Star Road. Turn right on Garrett Road and travel for .4 miles. Turn right onto Clara Foote Road and the property is located on the right. Click [HERE](#) for Google Maps

Physical Address: 160 Clara Foote Road, Florence, MS 39073



MORE THAN
14K
FOLLOWERS
ON FACEBOOK

Call me today!

MICHAEL OSWALT, ASSOCIATE BROKER®

Michael@TomSmithLand.com

601.898.2772 **office** | 662.719.3967 **cell**

Licensed in MS, AR & MO



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Welcome home to 160 Clara Foote in Florence, MS...country living is calling your name! The very private, 7.4± acres in Rankin County property is located approximately 3.5 miles from Highway 49 and 6 miles from Highway 18. This 1,566± square foot, three bedrooms, two bath home with a two-car garage is ready for new owners. Some of the features include new carpet, upgraded high efficiency HVAC and duct work with heat pump and programmable thermostat (2015), a new roof installed in 2020, new windows, doors, electrical panel, and a new wood stove insert in the fireplace which includes some seasoned red oak firewood. A Liberty Franklin 27 Gun Safe with accessories is installed and will remain. Out back, you will find a covered patio, a spacious deck overlooking the above ground pool, and a large fenced-in backyard. A small fenced-in animal shelter was used for laying hens but could easily be used for other animals as well. An insulated and air conditioned 12x20 tool shed with power and water offers additional covered parking for three cars. Other improvements include a 10x40 woodshed with a concrete slab, and a 16x24 garden shed. The property allows plenty of room to expand any of these structures. An established garden space, with deer proof fencing, features small, yet productive, fruit trees including peach, fig and blueberries. This property is convenient to Brandon, Flowood, Florence, Richland, the Reservoir and is situated in the McLaurin School District. 2020 taxes were \$830.63. If you have been looking for a meticulously maintained homeplace in the country, call Michael Oswalt today for your private showing! Additional acreage is available.



MICHAEL OSWALT, ASSOCIATE BROKER®
 Michael@TomSmithLand.com
 601.898.2772 office | 662.719.3967 cell
 Licensed in MS, AR & MO

Tom Smith
LAND AND HOMES
 Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



MORE THAN
14K
FOLLOWERS
ON FACEBOOK



MICHAEL OSWALT, ASSOCIATE BROKER®
Michael@TomSmithLand.com
601.898.2772 office | 662.719.3967 cell
Licensed in MS, AR & MO



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



MORE THAN
14K
FOLLOWERS
ON FACEBOOK

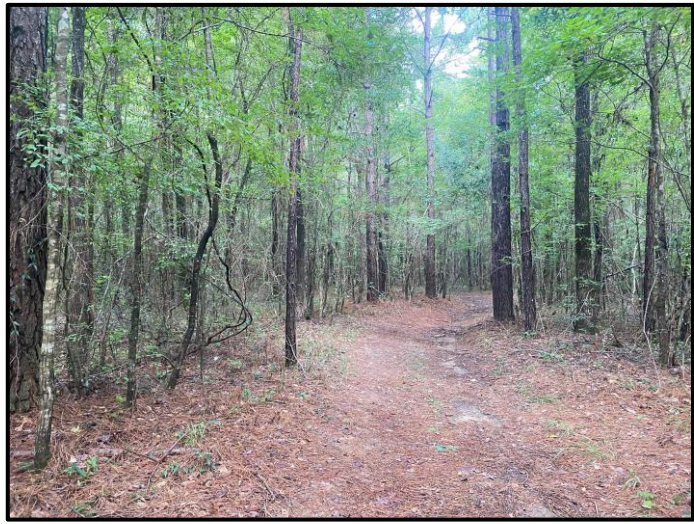


MICHAEL OSWALT, ASSOCIATE BROKER®
Michael@TomSmithLand.com
601.898.2772 office | 662.719.3967 cell
Licensed in MS, AR & MO

**Tom
Smith
LAND AND
HOMES**
Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



MORE THAN
14K
FOLLOWERS
ON FACEBOOK



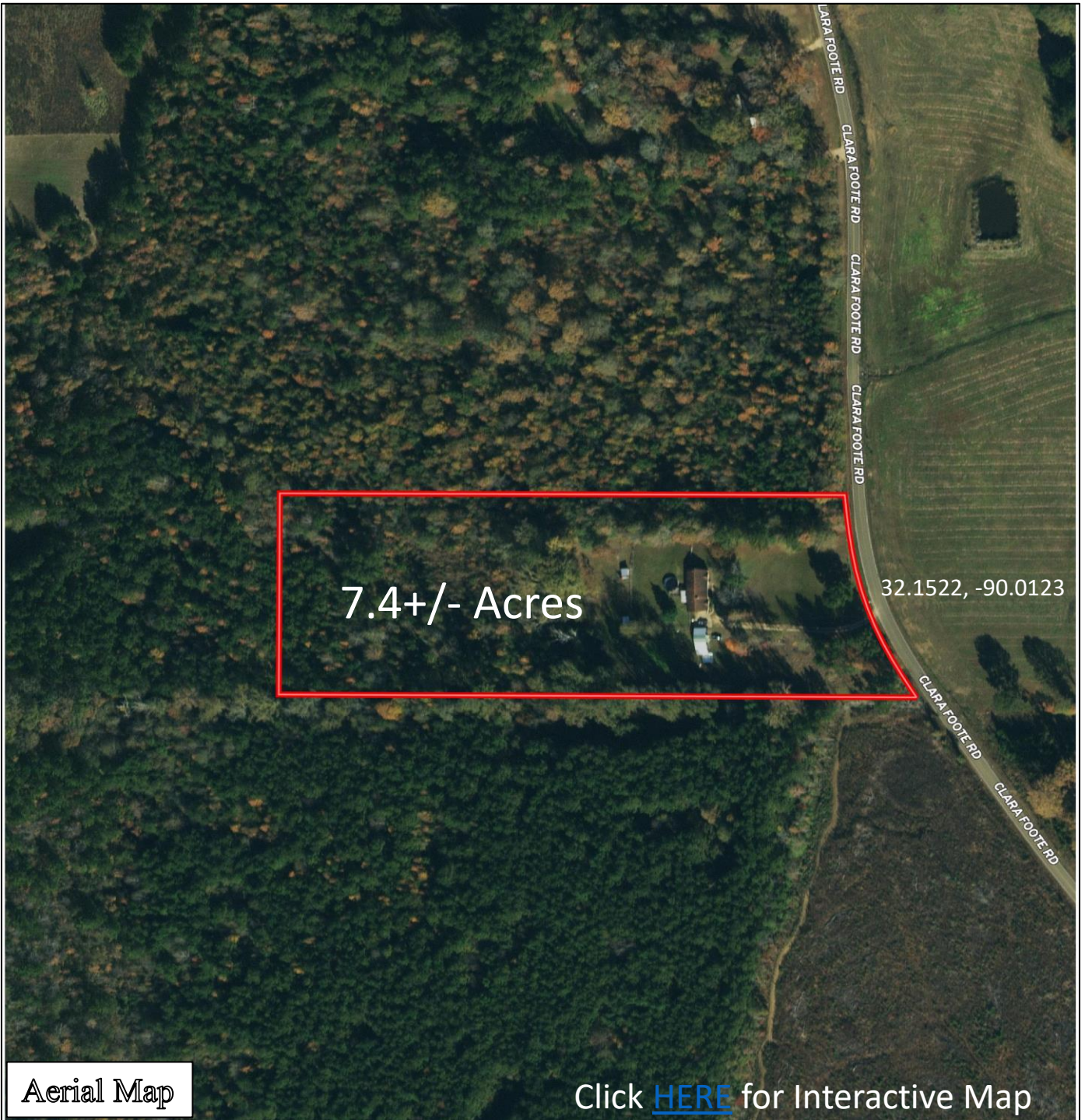
MICHAEL OSWALT, ASSOCIATE BROKER®
Michael@TomSmithLand.com
601.898.2772 office | 662.719.3967 cell
Licensed in MS, AR & MO



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Aerial Map

Click [HERE](#) for Interactive Map

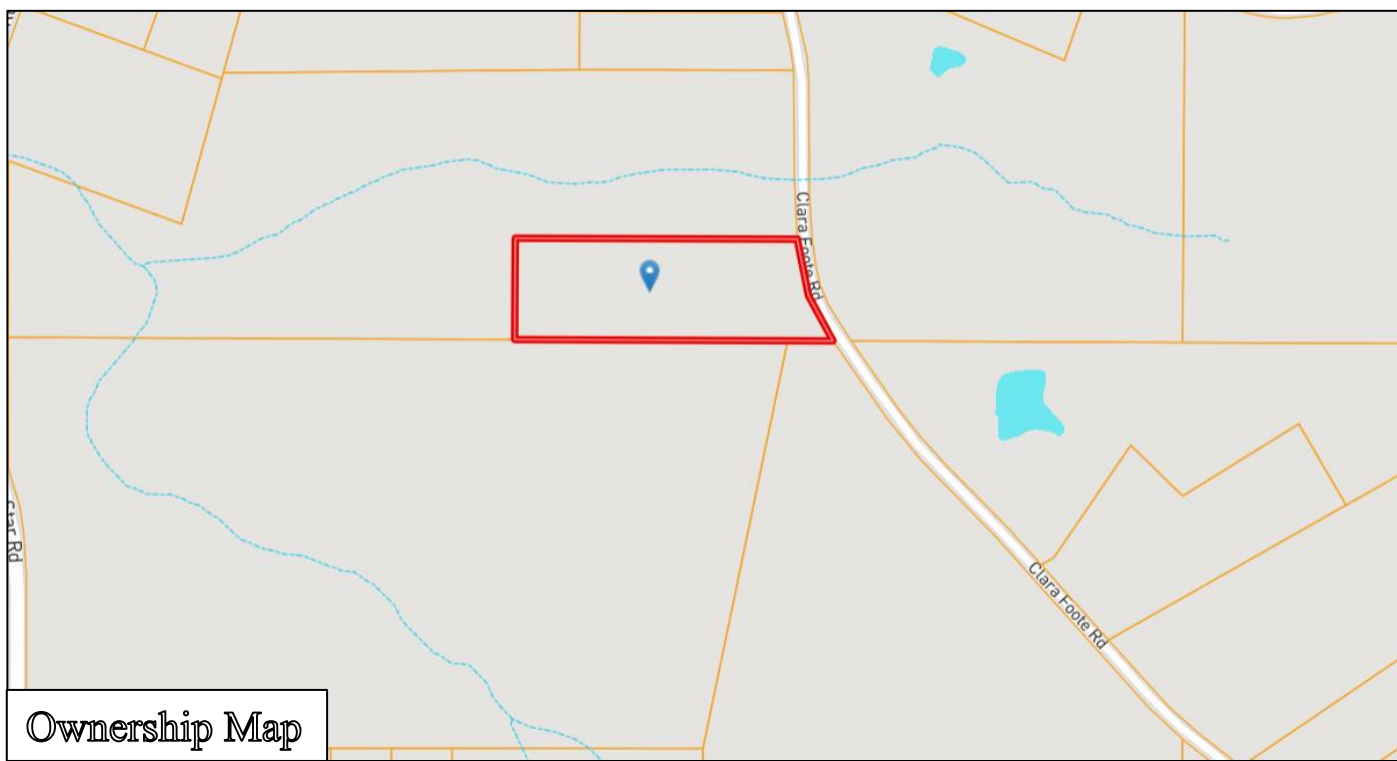


MICHAEL OSWALT, ASSOCIATE BROKER®
Michael@TomSmithLand.com
601.898.2772 **office** | 662.719.3967 **cell**
Licensed in MS, AR & MO

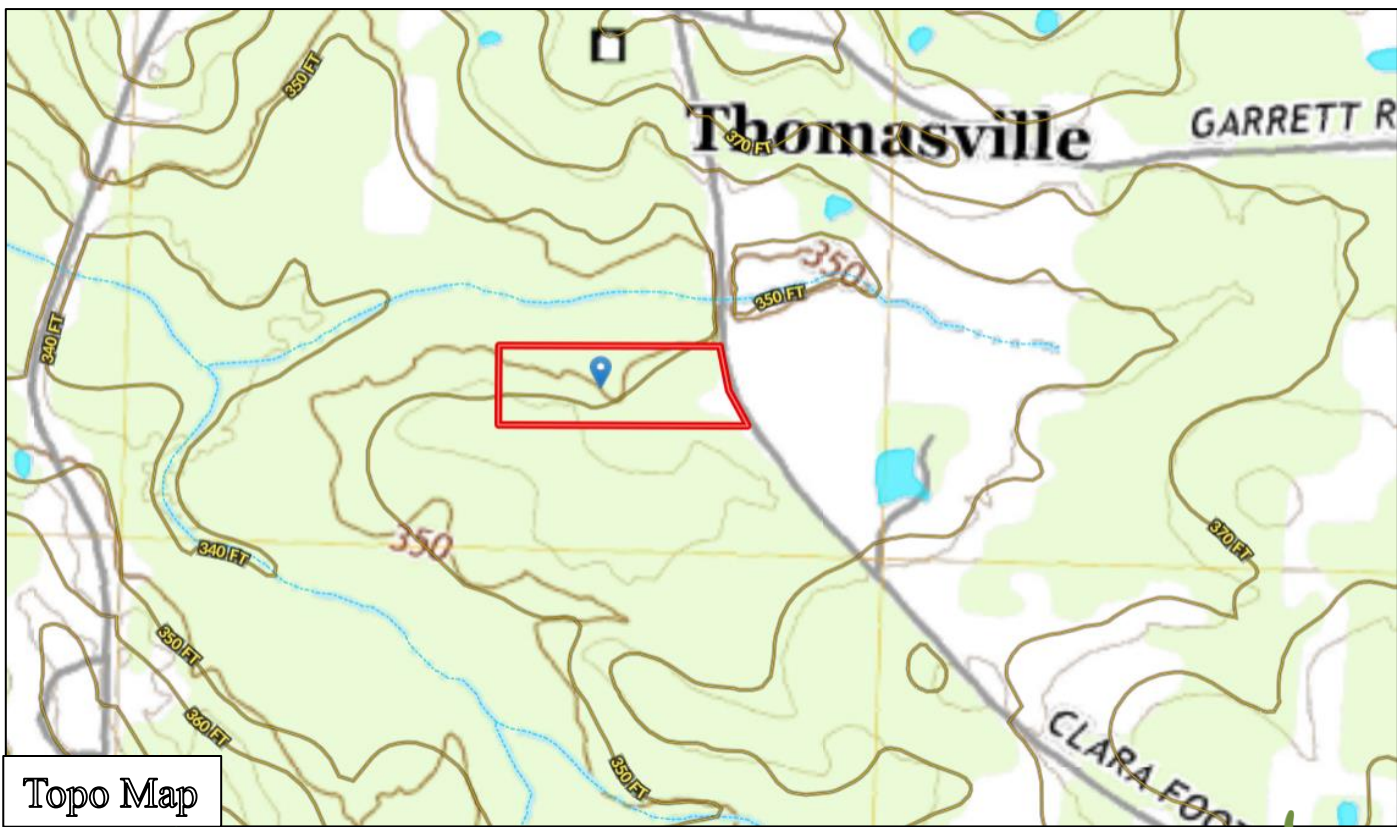


TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Ownership Map



Topo Map

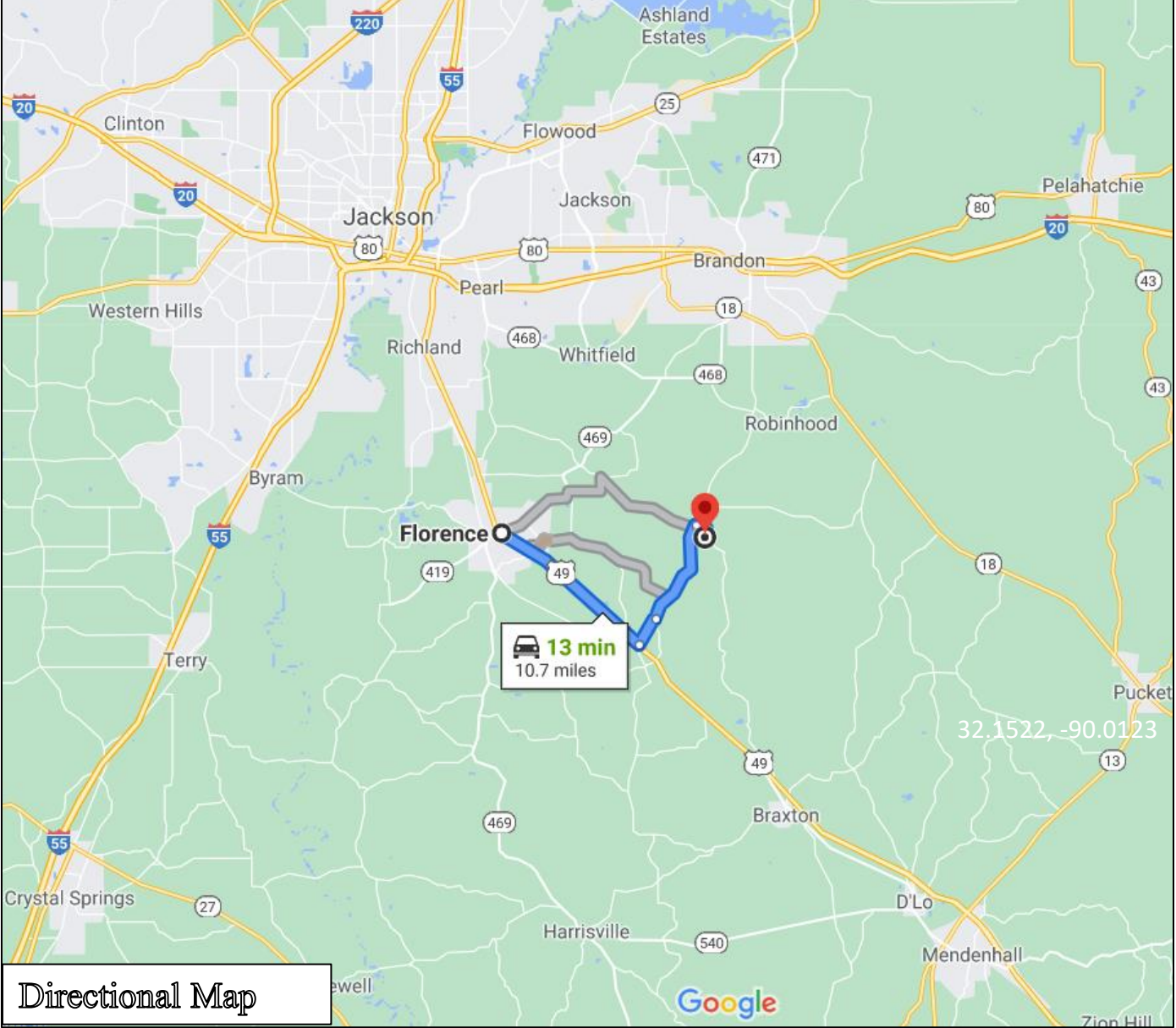


MICHAEL OSWALT, ASSOCIATE BROKER®
Michael@TomSmithLand.com
601.898.2772 office | 662.719.3967 cell
Licensed in MS, AR & MO



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Directional Map

Directions from Florence, MS: Travel west on US 49 S for 5.7 miles. Turn left onto Muse Road and continue for .9 miles. Turn right to stay on Muse Road. In 3.4 miles turn left onto Star Road. Turn right onto Garrett Road and travel for .4 miles. Turn right onto Clara Foote Road and the property is located on the right. Click [HERE](#) for Google Maps

Physical Address: 160 Clara Foote Road, Florence, MS 39073



MICHAEL OSWALT, ASSOCIATE BROKER®
Michael@TomSmithLand.com
601.898.2772 office | 662.719.3967 cell
Licensed in MS, AR & MO



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.