

# CABIN in the WOODS



## 1.85 ± Acres

## Grenada County, MS



# \$79,900

Directions from I-55 in Grenada MS: Take exit 206 for MS-8 toward MS-7 S/Grenada/Greenwood and keep right to merge onto MS-8E/Hwy8 E/Sunset Dr and travel for 14 miles. Turn left onto Graysport Crossing Road and travel for 2.2 miles. Turn right onto Betterton Road and take first left onto Dobbs Road. The property is located on the right. Physical Address: 147 Dobbs Road, Gore Springs, MS 38929



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**MICHAEL OSWALT**, ASSOCIATE BROKER®

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Licensed in MS, AR & MO



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Information is believed to be accurate but not guaranteed.





Welcome to your cabin in the woods about one mile south of Grenada Lake, one of the best crappie lakes in the country! The 600± square foot cabin is the perfect getaway to the lake or your favorite Grenada County hunting club! Features include all-wood construction, an open plan with one-bathroom, front porch, and a large carport. The cabin is tucked away at the dead end of Dobbs Road on approximately 1.85± wooded acres adjoining Grenada Lake government land. Need a place to store your boat? Done! There is plenty of space to store your boat or recreational vehicles in the spacious 38x18 metal boat storage building with an electric garage door. An additional cabin is on the lot across the road which needs some repair and finishing. All improvements are being sold "as is". If you have been looking for that hard to find, affordable cabin in close proximity to Grenada Lake, or two lots for the price of one, call Michael Oswalt today. 2020 Taxes \$586



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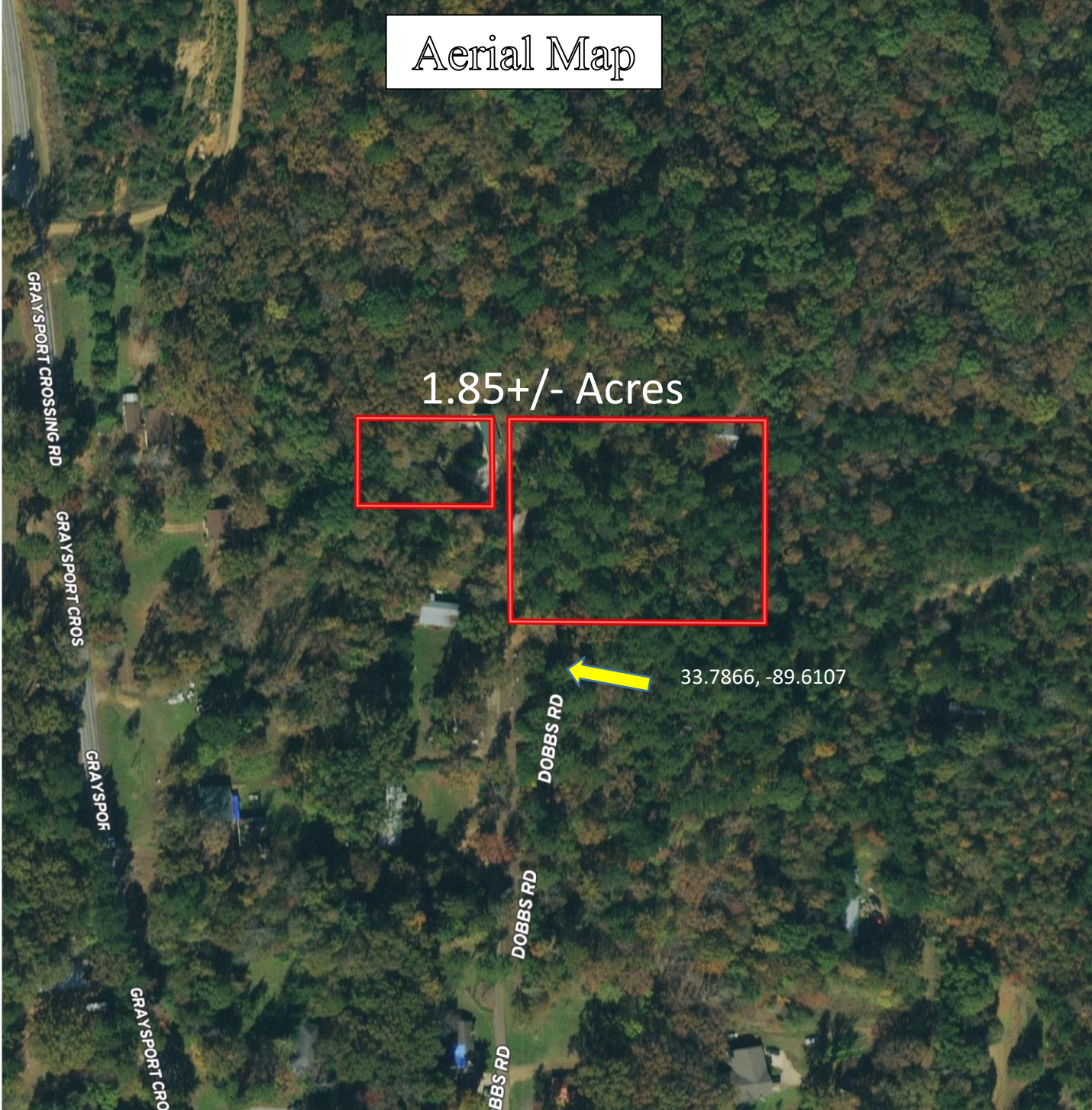
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# Aerial Map



1.85+/- Acres

33.7866, -89.6107

Click [HERE](#) for an Interactive Map



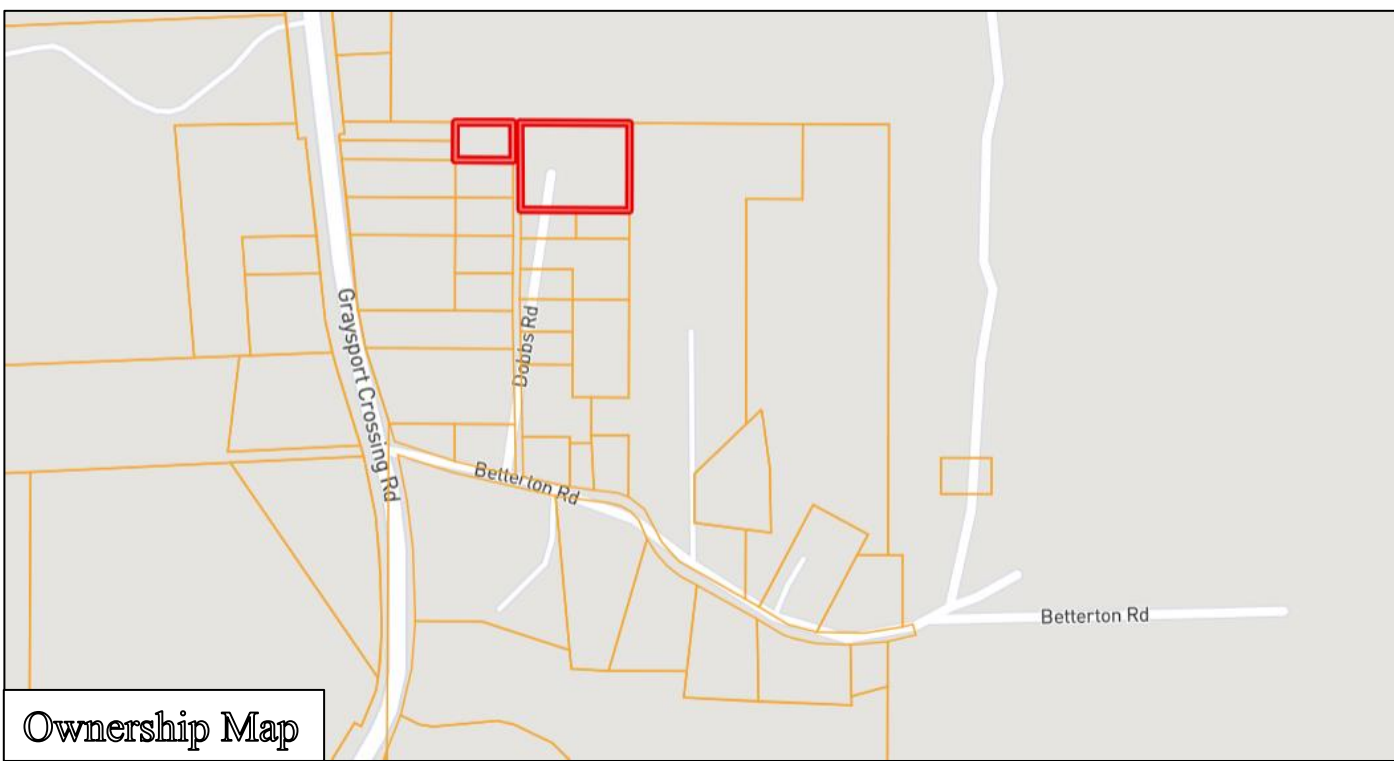
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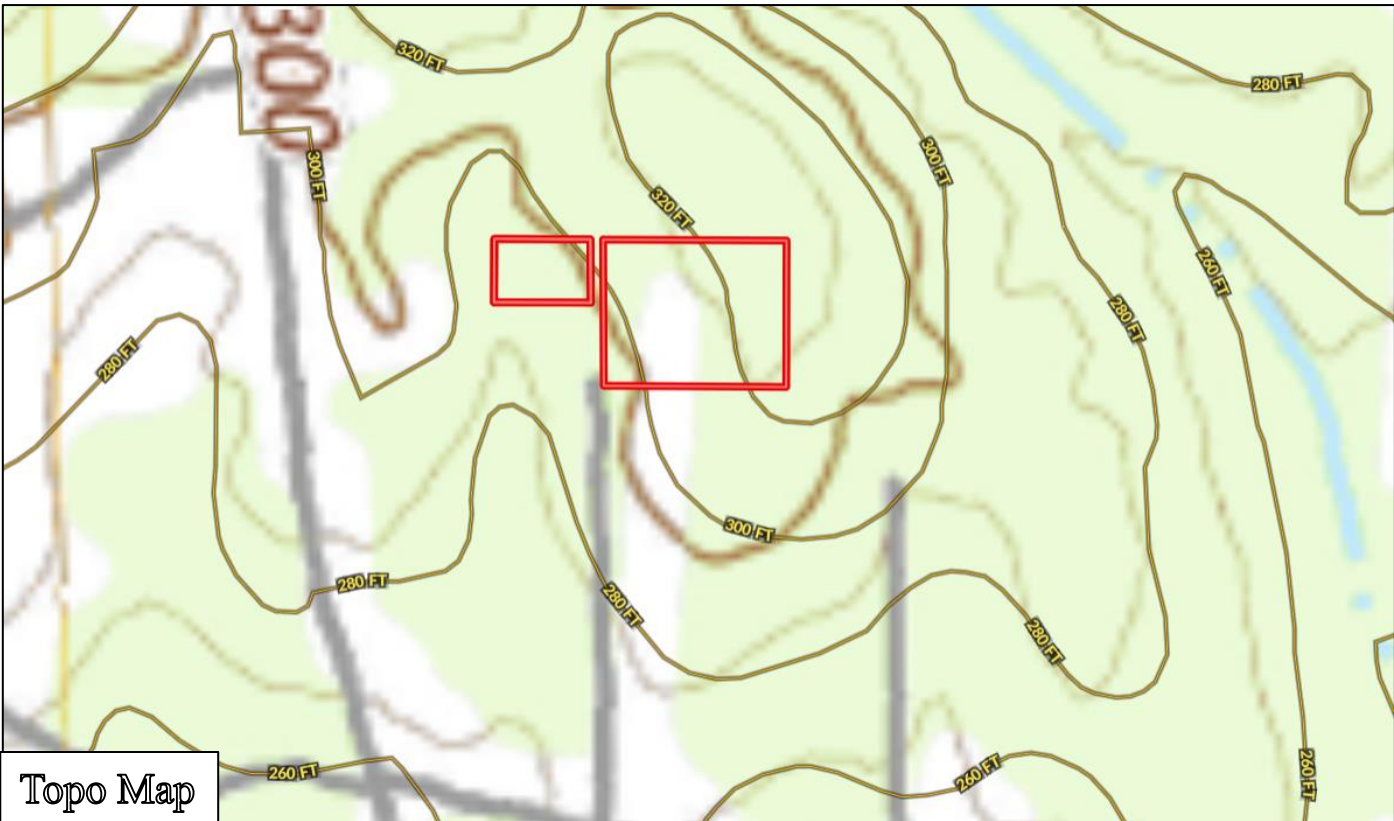
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Ownership Map



Topo Map



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Flood Map



Soil Map

SOIL CODE	SOIL DESCRIPTION	ACRES	%	NCCPI	CAP
CxE	Cuthbert-Ruston complex, 12 to 17 percent slopes (sweatman, smithdale)	1.52	80.0	71	7e
CrF	Cuthbert-Ruston association, hilly (sweatman, smithdale)	0.37	19.47	17	7e
TOTALS		1.9(*)	100%	60.11	7.0



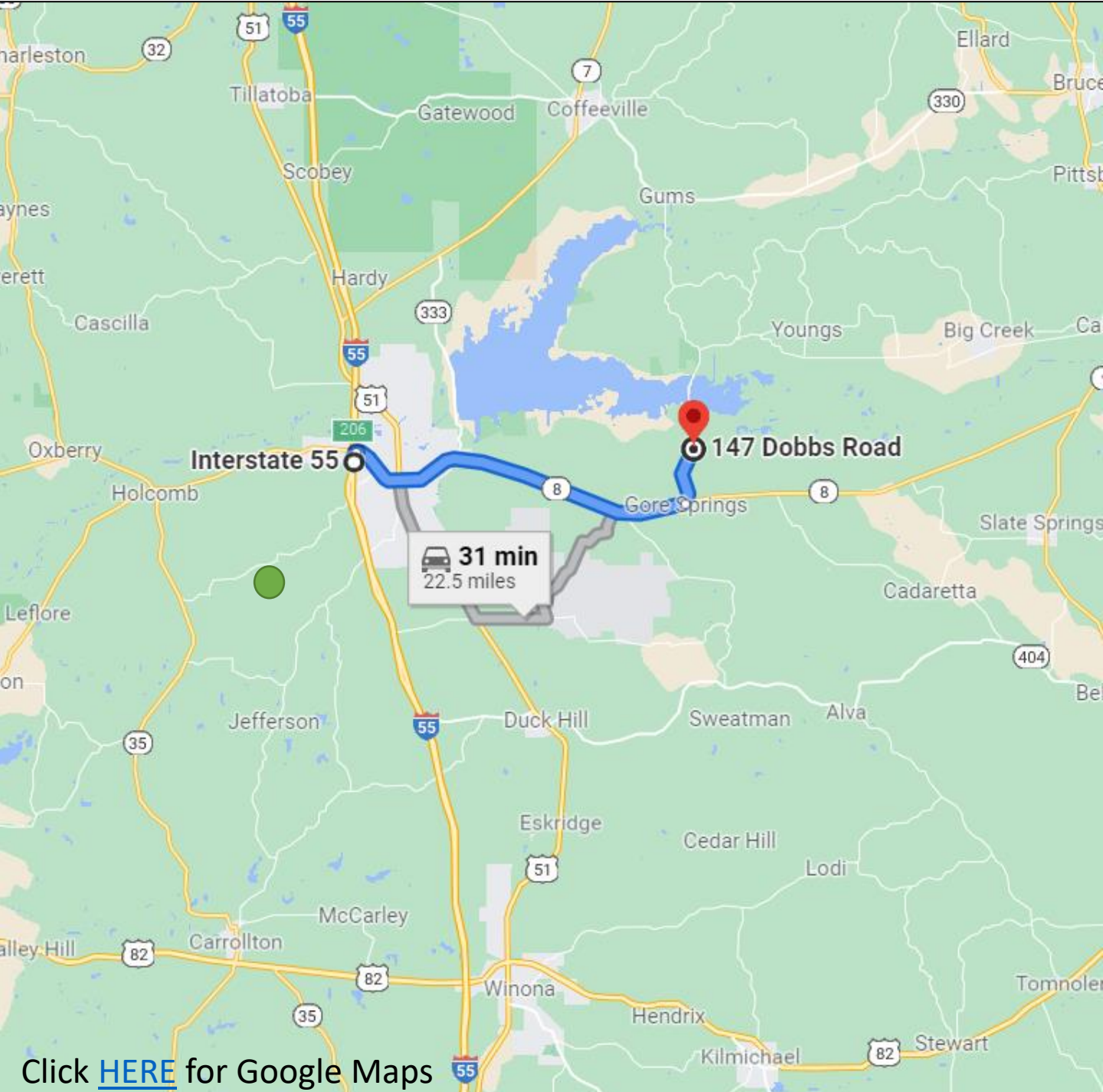
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Click [HERE](#) for Google Maps

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