

25+/- Acres with a Home
Tallahatchie County, MS

\$385,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE SM

Office 662-846-1425

Property Profile

The Tallahatchie 25

Location:

- Tallahatchie County, MS
- 6± Miles North of Highway 8
- 18± West of Grenada
- 29± Miles North of Greenwood
- 60± Miles Southwest of Oxford

Coordinates:

- 33.82138, -90.03758

Property Information:

- Permanently Placed Clayton Manufactured Home (2020) With Addition
 - 2,800 ± SF
 - Four Bedrooms; Three Bathrooms
- Artesian Spring
- Community Water
- Utilities Connected
- Central Heating and Air
- Septic Tank
- 50'x50' Open Metal Shop

Property Use:

- Residential
- Recreational
- Timber Investment
- Deer, Turkey, and Small Game Hunting

Tax Information:

- Parcel 15036001: \$1,426.97 for 2022



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WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

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wilson@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

Your home in the country awaits! Overlooking the Delta in Tallahatchie County, MS, this 25± surveyed acre property offers your secluded refuge. The property is situated approximately 18 miles west of Grenada and 29 miles north of Greenwood.



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A long gravel driveway brings you to a 2,800± square foot 2020 manufactured home, offering four bedrooms and three bathrooms. The kitchen and den merge to an open floor plan, providing the perfect family spot. The master suite is on one end of the home, with the additional bedrooms on the opposite end, giving ample space for guests and family alike.



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A screened breezeway, consisting of a wood burning fireplace and dining area sets the stage for friendly gatherings. Additional features include a cinderblock storage room with an electric garage door, a 6'x6' closed shed, and mud room. Storage and workspace is not an issue, as an additional 50'x50' open metal shop exists. This house would make an excellent family home or hunting camp for the future owners.



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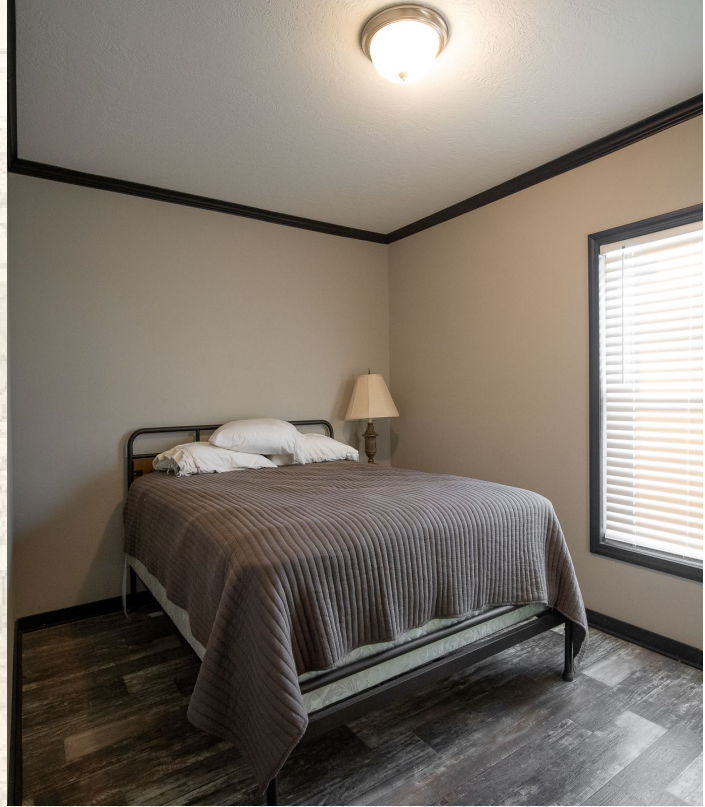
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A country home is enhanced when it comes with acreage! The land primarily consists of gorgeous hardwoods. An Artesian spring traverses behind the cabin, offering a natural water source for wildlife habitat. Large oak trees dropping plenty of acorns are scattered throughout. Upon initial inspection, this property was covered with deer trails and tracks! Whether your goals are to find a quiet homestead or for recreational enjoyment, be sure to see what all the Tallahatchie 25 has to offer! For additional information and to schedule a showing, call Wilson Britt today.



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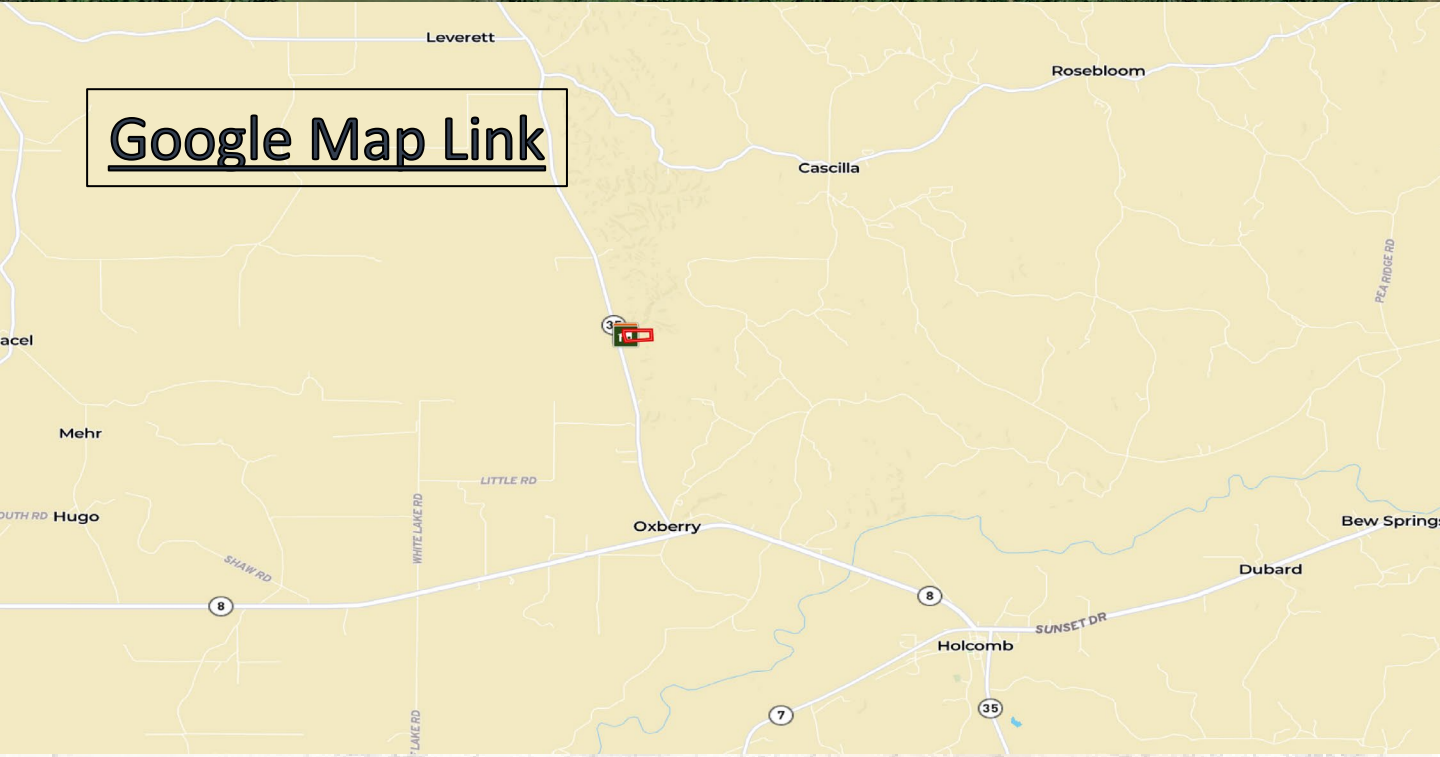
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[Land ID Link](#)



[Google Map Link](#)



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