

**Beautiful Home on 7.2+/- Acres  
Yazoo County, MS**

**\$699,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™

Office 769-888-2522

## PROPERTY PROFILE

7243 Highway 433, Benton, MS 39039

### LOCATION:

- Yazoo County, MS
- Corner of Davis Road and Highway 433
- 8 Minutes to the Benton Country Club
- 23 Minutes to Yazoo City
- 30 Minutes to Flora
- 25 Minutes to Canton
- 35 Minutes to Madison

### COORDINATES:

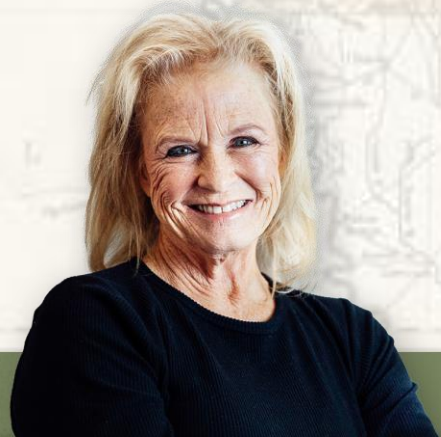
- 32.9043, -90.186

### PROPERTY INFORMATION:

- 7.2+/- Acres
- Remodeled Home with 5,000+/- Square Feet, 4 Bedrooms, 3 Baths
- Granite Countertops
- Hidden Kitchen Pantry
- Hardwood Floors
- New Plumbing, Electrical, HVAC
- Outdoor Covered Pavilion

### PROPERTY USE:

- Retreat
- Residence



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MELANIE STARNES**

*RESIDENTIAL SPECIALIST*

C: 601-906-9899

O: 769-888-2522

[melanie@smalltownproperties.com](mailto:melanie@smalltownproperties.com)

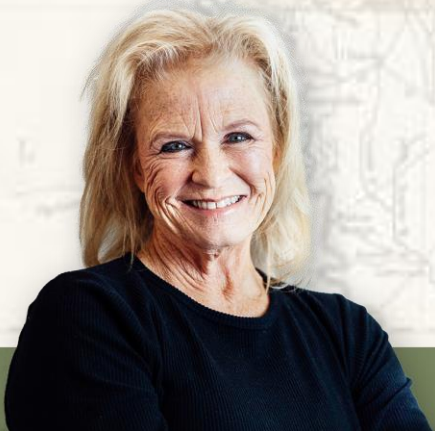
4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



If you have been looking for a home with room to roam outdoors, this is the place for you! Situated on 7.2+/- peaceful acres in Yazoo County, MS at the corner of Davis Road and Hwy 433 is a beautiful move-in-ready home! The professionally remodeled and upgraded 5,000+/- square foot house features four bedrooms, each with walk-in closets, three full baths, new hardwood floors throughout, a spacious covered front porch, two car garage and much more. The bright, generous sized kitchen is a chef's dream complete with a hidden walk-in pantry, large island, coffee bar, granite counters and ample storage space in the drawers and cabinets.



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MELANIE STARNES**

*RESIDENTIAL SPECIALIST*

**C: 601-906-9899**

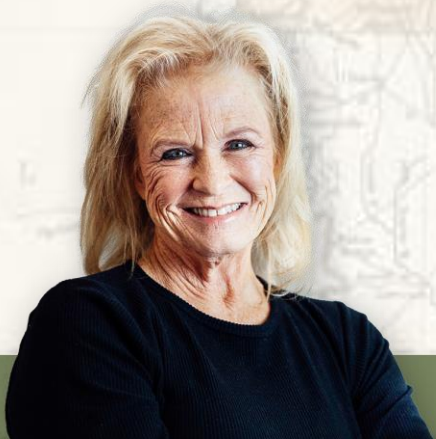
**O: 769-888-2522**

**[melanie@smalltownproperties.com](mailto:melanie@smalltownproperties.com)**

**4848 Main St. - Flora, MS 39071**

**[smalltownproperties.com](http://smalltownproperties.com)**

Information is believed to be accurate but not guaranteed.



# SMALLTOWN HUNTING PROPERTIES & REAL ESTATE<sup>SM</sup>

**MELANIE STARNES**

*RESIDENTIAL SPECIALIST*

**C: 601-906-9899**

**O: 769-888-2522**

**[melanie@smalltownproperties.com](mailto:melanie@smalltownproperties.com)**

**4848 Main St. - Flora, MS 39071**

**[smalltownproperties.com](http://smalltownproperties.com)**

Information is believed to be accurate but not guaranteed.



The home offers all new plumbing, HVAC and electrical along with a new roof, tankless hot water heater, new fixtures and lighting, new drywall with fresh paint and all new cabinetry. Even the exterior walkways, driveway, landscaping, and covered outdoor pavilion area is new. Start inviting friends and family over, there is room for everyone!

With large oak trees and a spacious yard, the children will have plenty of room to roam and grow. Install a pool for more family fun or plant a garden and grown your own food. The driveway allows entry to the house from both Davis Road and Highway 433 for easy on and off access.



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MELANIE STARNES**

RESIDENTIAL SPECIALIST

C: 601-906-9899

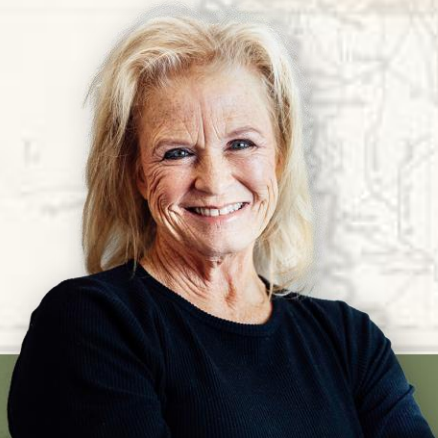
O: 769-888-2522

[melanie@smalltownproperties.com](mailto:melanie@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MELANIE STARNES**

RESIDENTIAL SPECIALIST

C: 601-906-9899

O: 769-888-2522

[melanie@smalltownproperties.com](mailto:melanie@smalltownproperties.com)

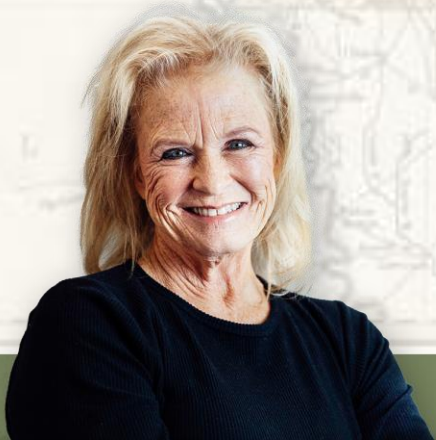
4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



This like-new house is less than ten minutes to the Benton Country Club, 23 minutes to Yazoo City, 30 minutes to Flora, 25 minutes to Canton and 35 minutes to Madison. Call Melanie to schedule an appointment to see this property today! Showings for pre-qualified buyers only.



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MELANIE STARNES**

RESIDENTIAL SPECIALIST

C: 601-906-9899

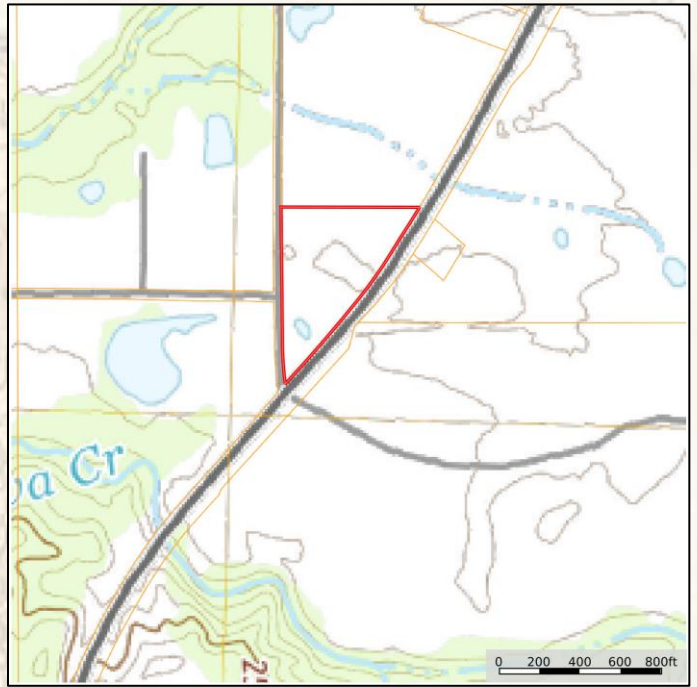
O: 769-888-2522

[melanie@smalltownproperties.com](mailto:melanie@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

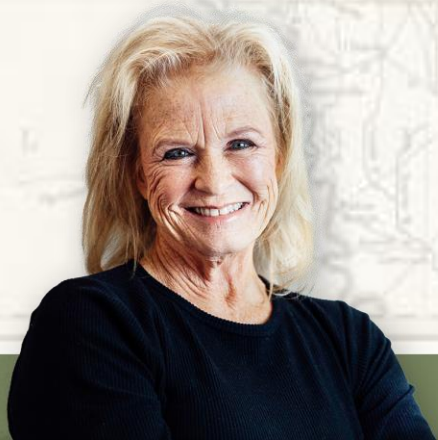
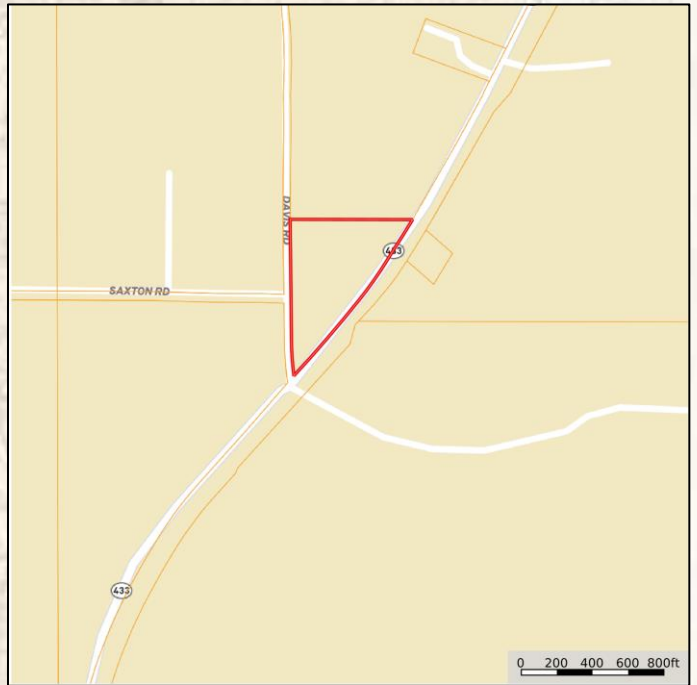
[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



[LAND ID LINK](#)

[GOOGLE MAP LINK](#)



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MELANIE STARNES**

RESIDENTIAL SPECIALIST

C: 601-906-9899

O: 769-888-2522

[melanie@smalltownproperties.com](mailto:melanie@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.