

# STEPHENSVILLE MINI MART & RV PARK

10± ACRES | SUNFLOWER COUNTY, MS

\$535,000



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

OFFICE (662) 846-1425

# STEPHENSVILLE MINI MART AND RV PARK

## PROPERTY PROFILE

### LOCATION:

- 498 MS-448  
Indianola, MS 38751
- Sunflower County
- 6± Miles North of Indianola

### COORDINATES:

- 33.53492, -90.67125

### PROPERTY USE:

- Convenient Store
- Investment
- Recreation

### PROPERTY INFORMATION:

- 10± Acres
- 3,216± SqFt Store, Fully Furnished
- 5 Cabins
- 4 Campers
- 30± RV Hookups
- Laundry Building
- 1.7± Acre Stocked Fishing Pond
- Kids Playground
- Room to Expand

### TAX INFORMATION:

2023 - \$2,916.23

- Parcel #: 207-36-00-012.00



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

**BILLY CARPENTER**

LAND SPECIALIST

C: 662-820-2007

O: 662-846-1425

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

701 W. Sunflower Rd - Cleveland, MS 38732

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

Information is believed to be accurate but not guaranteed.





# WELCOME TO STEPHENSVILLE MINI MART AND RV PARK

IF YOU ARE IN THE MARKET FOR A TURN-KEY, INCOME PRODUCING PROPERTY THEN YOU'LL WANT TO CHECK OUT THE STEPHENSVILLE MINI MART AND RV PARK IN SUNFLOWER COUNTY, MS. Located just six miles north of Indianola, with frontage on MS 448, this unique 10± acre property offers a rare combination of income-generating assets and room for future growth. Featuring a convenient store, five cabins, four campers, and approximately 30 RV hookups, this place provides ample opportunities for rental and business operations. The convenient store is roughly 3,216 square feet and is offered fully furnished with everything you need to continue day-to-day operations. With a full commercial kitchen, lunch is served daily and is a popular spot among the local farming community. The two cooks would like to continue working, making this a true turn-key operation.



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

**BILLY CARPENTER**

LAND SPECIALIST

C: 662-820-2007

O: 662-846-1425

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

701 W. Sunflower Rd - Cleveland, MS 38732

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

Information is believed to be accurate but not guaranteed.



# MORE ABOUT STEPHENSVILLE MINI MART AND RV PARK

Behind the store, you will find the RV park with five cabins, four campers, and 30 fully equipped RV lots, each with power, water, and sewer. A laundry building and a kid's playground are conveniently located in the center of the park. There is also a 1.7± acre stocked pond on the back of the property for campers to enjoy. Near the front of the property is an area, approximately one acre, that could be developed into additional lots or cabin sites.

This property provides a versatile investment opportunity with a steady stream of income and room for expansion. Financial documents are available upon request.

**Make this well-equipped property your next venture;  
call Billy Carpenter today for a private showing.**



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

**BILLY CARPENTER**

LAND SPECIALIST

C: 662-820-2007

O: 662-846-1425

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

701 W. Sunflower Rd - Cleveland, MS 38732

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

Information is believed to be accurate but not guaranteed.



**STEPHENSVILLE MINI MART AND RV PARK**

**10 ± ACRES**

**SUNFLOWER COUNTY, MISSISSIPPI**



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

**BILLY CARPENTER**

LAND SPECIALIST

C: 662-820-2007

O: 662-846-1425

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

701 W. Sunflower Rd - Cleveland, MS 38732

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

*Information is believed to be accurate but not guaranteed.*





# **SMALLTOWN**

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

**BILLY CARPENTER**

*LAND SPECIALIST*

**C: 662-820-2007**

**O: 662-846-1425**

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

**701 W. Sunflower Rd - Cleveland, MS 38732**

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

*Information is believed to be accurate but not guaranteed.*





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

**BILLY CARPENTER**

LAND SPECIALIST

C: 662-820-2007

O: 662-846-1425

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

701 W. Sunflower Rd - Cleveland, MS 38732

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

*Information is believed to be accurate but not guaranteed.*





# SMALLTOWN

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

**BILLY CARPENTER**

LAND SPECIALIST

C: 662-820-2007

O: 662-846-1425

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

701 W. Sunflower Rd - Cleveland, MS 38732

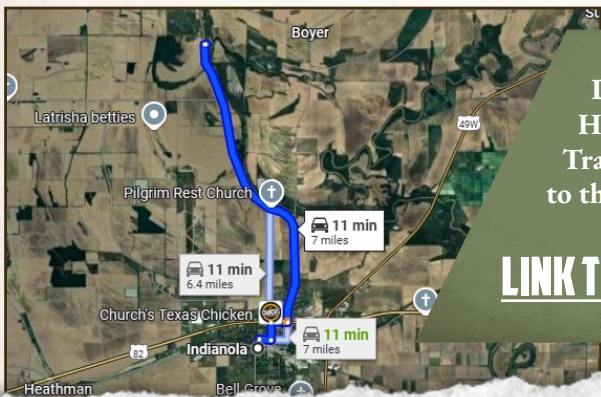
[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.





land id. LINK



Directions From the Intersection of Highway 82 & 448 in Indianola, MS: Travel 6 miles north on Highway 448 to the property will be the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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

**BILLY CARPENTER**  
LAND SPECIALIST  
C: 662-820-2007  
O: 662-846-1425  
billy@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.