

**DREAM EQUESTRIAN ESTATE**  
**15± ACRES WITH A HOME & STABLE**  
**MADISON COUNTY, MS**

**\$ 1,199,000**



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

**OFFICE (769) 888-2522**

# THE MADISON 15

# PROPERTY PROFILE

## LOCATION:

- 106 Horseshoe Lane  
Flora, MS 39071
- Madison County
- 5± Miles NE of Flora
- 14± Miles NW of Madison

## COORDINATES:

- 32.5902, -90.2773

## PROPERTY USE:

- Residential
- Horse Farm/Boarding
- Mini-Farm
- Investment

## TAX INFORMATION:

2023 - \$1,397.21

- Parcel #1: 061G-26-009-01-00
- Parcel #2: 061G-35-006-02-00

## PROPERTY INFORMATION:

- 15± Acres
- 48x60 Six-Stall Horse Stable
- 3,505± Square Foot Home
- 4 Bed/4.5 Bath
- Gourmet Kitchen
- Laundry Room with  
Ample Cabinets and  
Pet Washing Station
- Oversized 3-Car Garage  
with a Climate-Controlled  
Storage Room
- Shelter/Gun Room
- Horse Training Round Pen
- Spacious Patio Area



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
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**RACHEL BOYD** | RESIDENTIAL SPECIALIST  
C: 913-212-8419 | rachel@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE MADISON 15

DISCOVER THE ULTIMATE 15± ACRE EQUESTRIAN ESTATE WITH A LUXURIOUS MODERN FARMHOUSE, STATE-OF-THE-ART BARN, AND TOP-TIER AMENITIES JUST MINUTES FROM FLORA AND MADISON. Nestled on 15± acres in Madison County, Mississippi, this 3,505± square foot modern farmhouse offers luxurious living with four bedrooms, four and one half bathrooms, and a separate office with ample cabinetry. The gourmet kitchen features hickory cabinets, a Monogram six-burner gas range, a walk-in pantry, a commercial refrigerator, granite countertops, and a bar area. Unwind in the family room with its wood-burning fireplace and vaulted ceiling. The primary bedroom includes tray ceilings, a large closet with built-ins, and a free-standing soaker tub. The spacious laundry room offers plenty of cabinets and a pet washing station. An additional fourth bedroom upstairs with a full bath is perfect for guests or as an entertainment room.



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# MORE ABOUT THE MADISON 15

Equestrian enthusiasts will appreciate the property's state-of-the-art barn which includes a 48x60 six-stall horse stable, a sand riding arena, a training round pen, and fenced pastures. Entertain on the outdoor patio, which is prepped for screening and equipped with hot and cold hookups for an outdoor kitchen. The oversized three-car garage features a climate-controlled concrete storage room that can serve as a storm shelter and a secure gun armory. Additional amenities include two on-demand hot water heaters, spray foam insulation, and a generator hookup. Located just 5± miles northeast of Flora and 23± minutes northwest of Madison, this property combines serene country living with top-notch facilities.

**If you've dreamed of an equestrian estate with a custom-built home, this exceptional property is a must-see! Contact Michael Oswalt or Rachel Boyd for your private tour today.**



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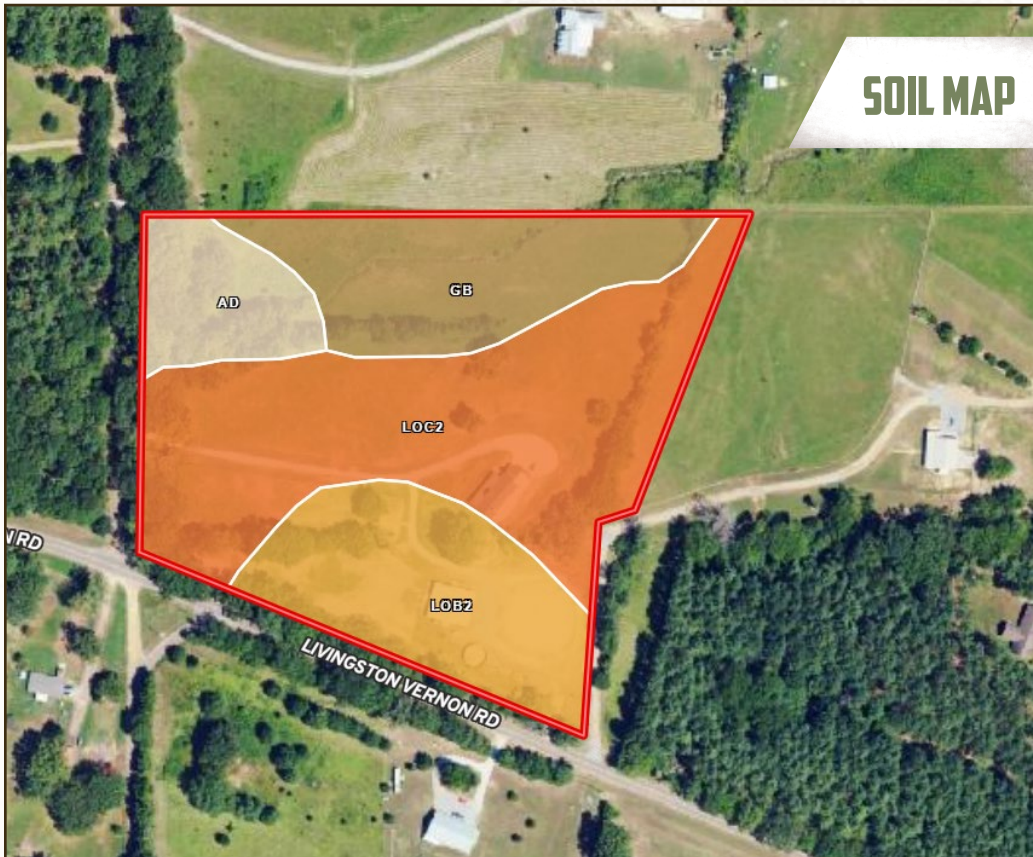
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
LoC2	Loring silt loam, 5 to 8 percent slopes, moderately eroded, central	6.81	46.8	0	48	4e
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	3.33	22.89	0	55	3e
Gb	Gillsburg silt loam	2.99	20.55	0	50	2w
Ad	Adler silt loam	1.42	9.76	0	86	2w
TOTALS		14.55( )	100%	-	53.72	3.16



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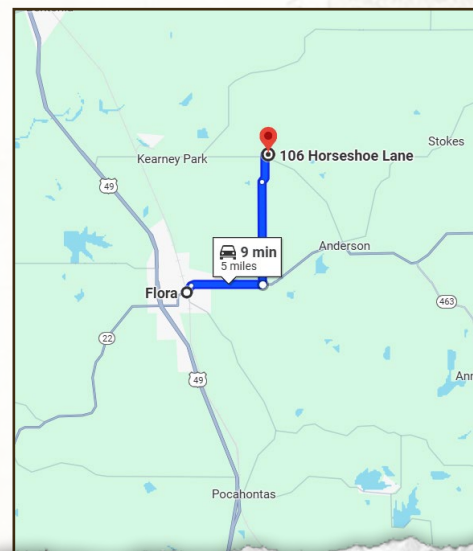
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land id. LINK



Directions From the Intersection of Main Street and Railroad Avenue in Flora, MS: Travel northeast on E Main St toward Railroad Ave for 0.2 miles. Continue straight onto MS-22E/Canton -Flora Rd for 1.7 miles. Turn left onto Cane Creek Rd and travel for 2.4 miles. Turn right onto McCullough Ln and travel for .6 miles. Continue onto Horseshoe Ln and in .1 mile the property is located on the right.

PHYSICAL ADDRESS:

106 Horseshoe Lane Flora, MS 39071

[LINK TO GOOGLE MAP DIRECTIONS](#)



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