



2± ACRES
TATE COUNTY, MS
\$65,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 238-4077

LOCATION:

- Swan Lake Drive
Coldwater, Mississippi 38618
- Tate County
- 4.2± Miles E of Coldwater
- 8.3± Miles NE of Senatobia
- 12.8± Miles SE of Hernando
- 36.7± Miles SE Memphis

COORDINATES:

- 34.6864, -89.9268

PROPERTY INFORMATION:

- 2± Acres
- Beautiful Homesite
- Utilities Available
- Tate County School District

PROPERTY USE:

- Residential
- Investment

TAX INFORMATION:

2023 - \$248.68

- Parcel # 038-34-0000693



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

WELCOME TO THE TATE 2

ARE YOU SEARCHING FOR A SPOT TO BUILD YOUR DREAM HOME? This 2± acre lot on Swan Lake Drive in Coldwater, Mississippi, is ideal! The Tate County property offers a flat, level area in the front, perfect for building, with a creek running along the back, providing natural beauty and privacy. Situated on a quiet dead-end road that ends in a cul-de-sac, this lot features reduced traffic and a peaceful atmosphere, making it an excellent choice for anyone seeking a serene living environment. The location is incredibly convenient, with Coldwater being just eight minutes away and only 16 minutes to Senatobia and 17 minutes to Hernando, ensuring easy access to shopping, dining, and local amenities. The property is within the highly rated Tate County School District, offering an ideal setting for families. Utilities are available, with electricity provided by Entergy; this is an easy lot to develop. Additionally, the sellers are offering a \$10,000 buyers bonus to be obtained at closing to put towards dirt work and site preparation for your new home. This is a fantastic chance to secure a beautiful piece of land in a quiet, convenient location with everything you need to start building right away.

Call Hunter Robison or Luke Gossett today to schedule a showing!



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50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

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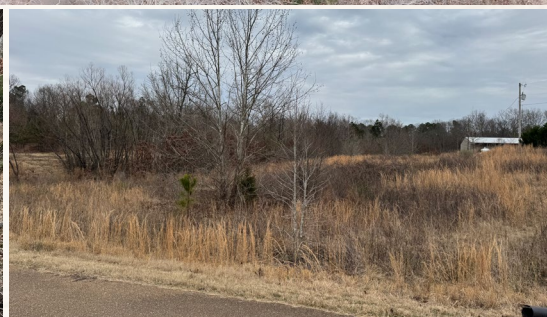
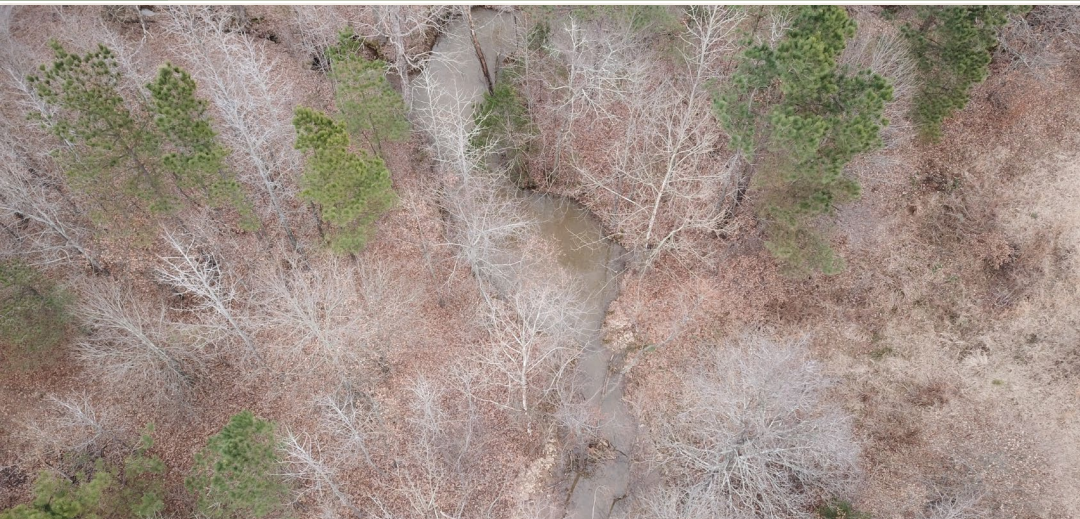
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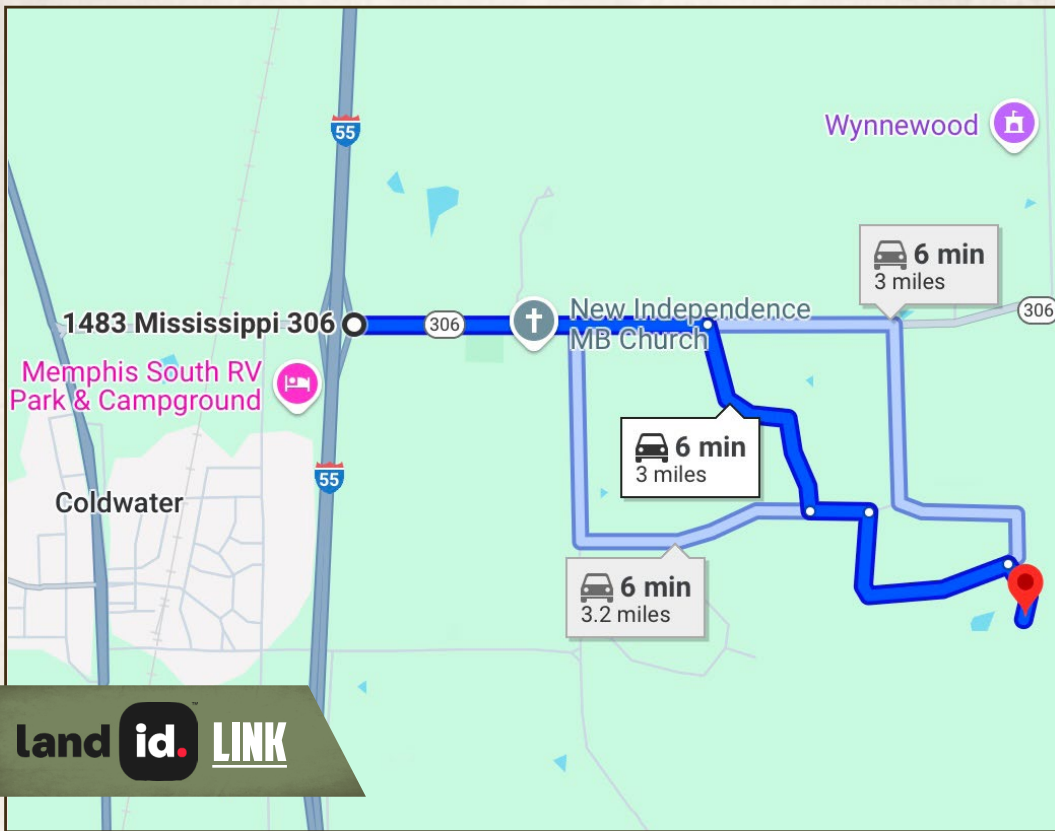
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Directions From I-55/MS-306 Ramp: Travel 1.1 miles east on MS-306 and then turn right onto Golden Way. Proceed 0.8 miles to Golden Pond Drive and turn left. Travel 0.2 miles and turn right onto Golden Pond Circle. In 0.7 miles turn right onto Swan Lake Drive. In 0.2 miles, the destination will be on your left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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