



# SMALLTOWN

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

**19.24± ACRES**  
**PRENTISS COUNTY, MS**  
**\$119,500**



OFFICE (662) 238-4077 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE PRENTISS 19.24

## PROPERTY PROFILE

### LOCATION:

- County Road 3501  
New Site, MS 38829
- Prentiss County
- 1.3± Miles NW of the  
Bay Berry Boat Launch
- 18± Miles SE of Booneville
- 33.4± Miles SE of Corinth
- 39.8± Miles NE of Tupelo
- 21.5± Miles NW of Red Bay, AL

### COORDINATES:

- 34.58039, -88.35331

### PROPERTY USE:

- Home/Cabin Site
- Investment

### PROPERTY INFORMATION:

- 19.24± Acres
- House Pad
- Driveway
- Utilities at the Road
- Owner/Agent

### TAX INFORMATION:

- Taxes - TBD
- Parcel# 150200-09-00102
- Parcel #150200-09-00100
- Parcel# 150200-09-01400



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**ANNAH BARNES**

LAND & RESIDENTIAL SPECIALIST

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50 CR 401 - Oxford, MS 38655

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

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE PRENTISS 19.24

**ATTENTION BOATERS, CAMPERS, AND INVESTORS—THIS RARE GEM NEAR BAY SPRINGS LAKE IS CALLING YOUR NAME!** This beautiful 19.24± acre property in Prentiss County, MS, is located just over one mile from the newly renovated Bay Berry Boat Launch. A home pad and driveway are already in place, making this the ideal location for those who enjoy life on the water. Begin constructing your dream home/cabin right away! This property is worth considering if you're searching for a weekend getaway, an investment property, or a permanent residence!

**Contact Annah Barnes today to schedule  
a showing of this priced-to-sell tract!**

*Owner/Agent.*



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**19.24 ± ACRES PRENTISS COUNTY, MISSISSIPPI**



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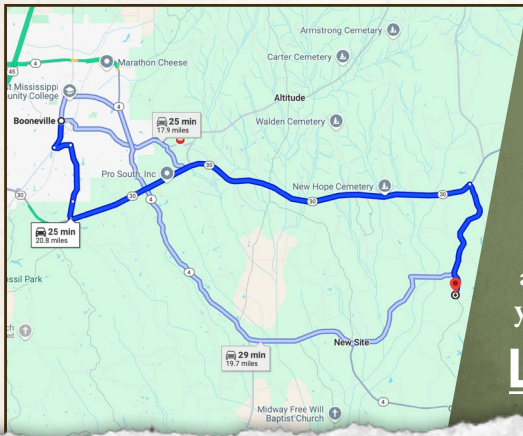
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Directions From Booneville, MS:  
Travel east on Old Hwy 30. Turn right onto County Road 3501 and proceed 3.9 miles to the property on your right.

land id. LINK



Directions From Red Bay, AL: Drive west on Ridge Road and then turn right onto MS-25 N. In 0.6 miles turn left onto County Rd 864/Red Bud Rd and continue 7.5 miles. Turn right onto John Rankin Hwy and proceed 2.8 miles. Turn left onto MS-4 W and drive 1.7 miles. Turn right onto Old State Hwy 4, and in 4.4 miles the property will be on your left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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