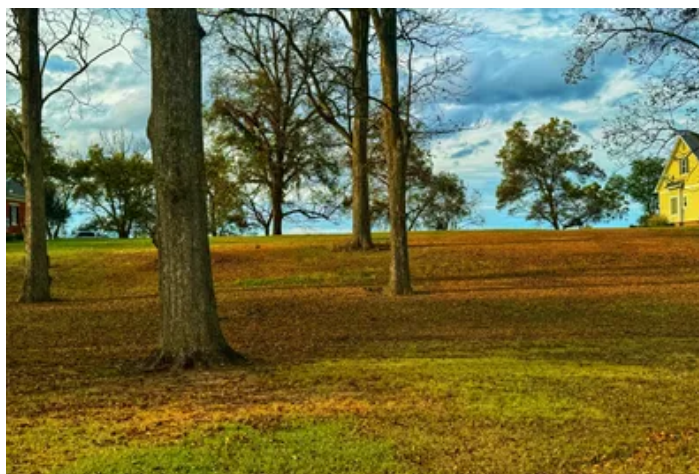


**Moon Lake Lot located in the gated neighborhood
known as The Grove!**
7 Yazoo Pass Drive
Dundee, MS 38626

\$68,000
0.610± Acres
Coahoma County



Boundary



**Moon Lake Lot located in the gated neighborhood known as The Grove!
Dundee, MS / Coahoma County**

SUMMARY

Address

7 Yazoo Pass Drive

City, State Zip

Dundee, MS 38626

County

Coahoma County

Type

Lakefront, Lot

Latitude / Longitude

34.419959 / -90.537581

Taxes (Annually)

682

HOA (Annually)

600

Dwelling Square Feet

0

Acreage

0.610

Price

\$68,000

Property Website

<https://www.mossyoakproperties.com/property/moon-lake-lot-located-in-the-gated-neighborhood-known-as-the-grove-coahoma-mississippi/80920/>



Moon Lake Lot located in the gated neighborhood known as The Grove! Dundee, MS / Coahoma County

PROPERTY DESCRIPTION

Don't miss the opportunity to build your dream home on Moon Lake in the private and exclusive gated community known as The Grove! Lot 7 is .61 acres and includes deeded access to the lake and a community pier. This lot has all the ingredients for a beautiful life on the lake where you can start a family or create a getaway place to escape to, away from the worries of the outside world!

The Grove is bordered by Moon Lake on its east side and Delta farmland to the western and southern boundaries giving you the perfect backdrop and a fresh pallet for life on the lake. The Grove is a homeowner's association that is \$50/month and includes maintenance of the common areas, the main gate, and a liability insurance policy. Also included in the HOA is deeded access to the Community Use and Community Lakefront Access Areas. There are also underground utilities that add to maintaining the natural beauty of Moon Lake.

Moon Lake is located roughly 65 miles from Memphis, 18 miles from Helena, and 20 miles from Clarksdale, Mississippi. The central location of Lot 7 will allow you to have your own piece of paradise with a short commute to the great surrounding towns nearby. This lot could be yours today and offers the extra security of an investment on Moon Lake that has been hard to come! Get in touch today to learn more!

Highlights and Recap:

- 7 Yazoo Pass Drive/Lot 7, The Grove
- .61 Acre lot located in The Grove on Moon Lake
- Private and exclusive neighborhood with gated access
- Deeded access to lake frontage that is only a short walk from Lot 7 inside The Grove
- Community pier for lake access that is also shared by the owners in The Grove
- Underground utilities to maintain the natural beauty of the area.
- High speed fiber internet service available
- Private gas tank to be used by residents for boats or automobiles.
- Homeowners Association is \$50/month and includes maintenance of common areas, main gate, and a liability insurance policy. Also includes deeded access to the Community Use and Community Lakefront Access Areas.

- Located roughly 65 miles from Memphis, TN, 18 miles from Helena, Arkansas, and 20 miles from Clarksdale, Mississippi
- The Grove is bordered by the lake on its east side and Delta farmland on its western and southern boundaries. The amazing scenery gives this property a fresh pallet to work with and to make you own...with a natural and special Moon Lake backdrop that is hard to find.

Presented by:

Jones Luster

Mossy Oak Properties, BRE

2800 MLK Blvd

Clarksdale, MS 38614

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Email jluster@mossyoakproperties.com

Instagram @moonlakerentals

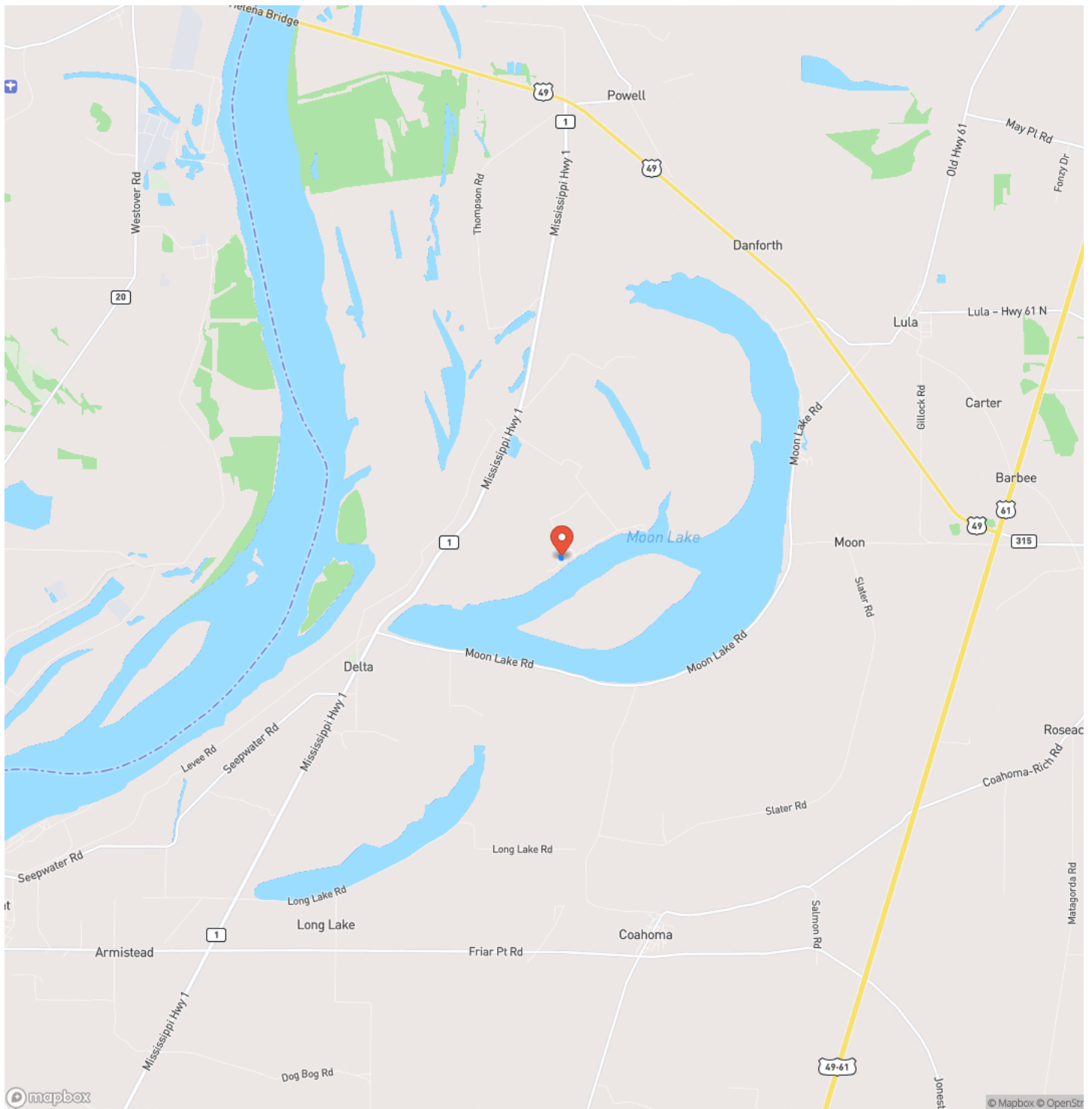


**Moon Lake Lot located in the gated neighborhood known as The Grove!
Dundee, MS / Coahoma County**



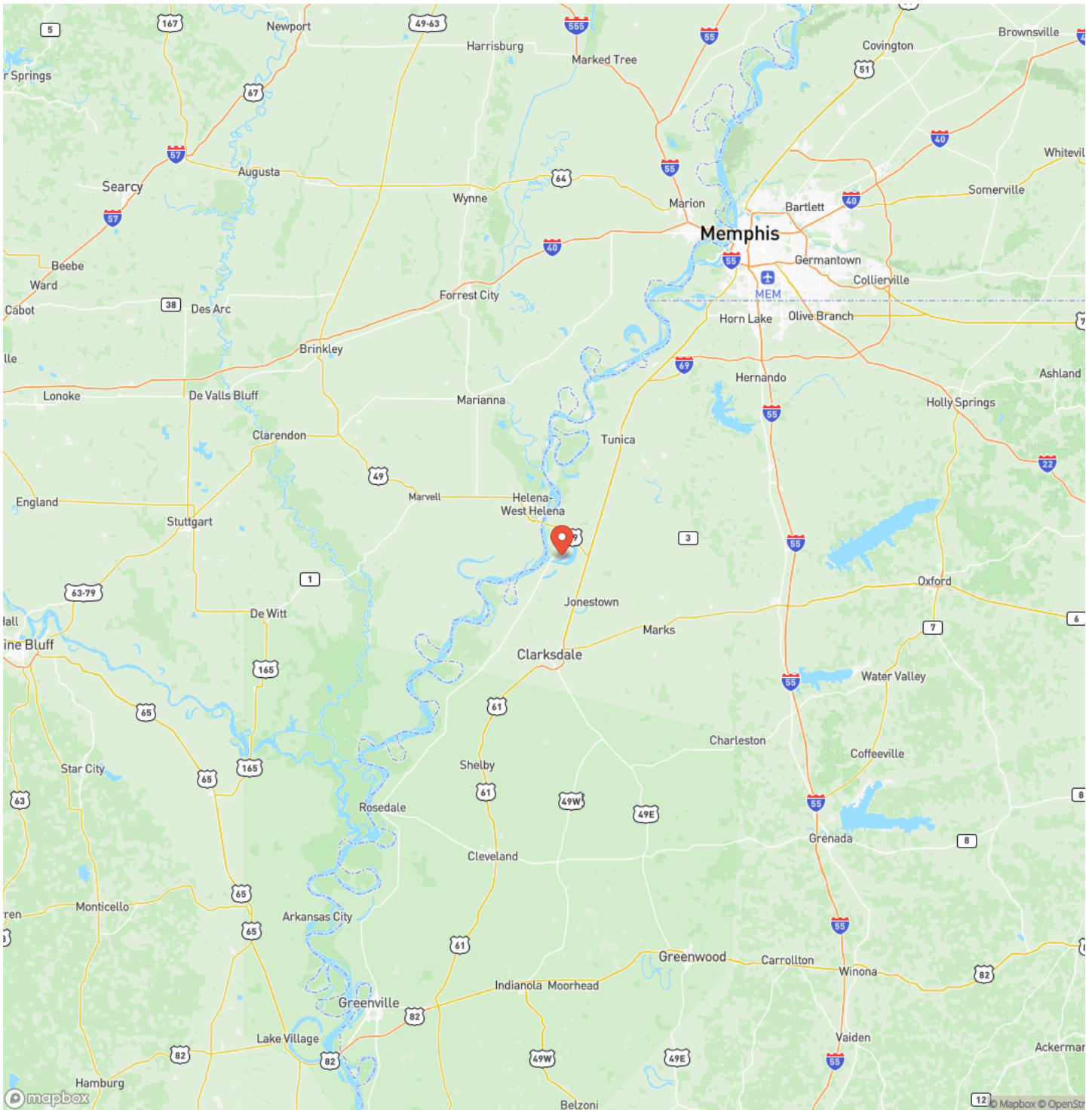
Moon Lake Lot located in the gated neighborhood known as The Grove!
Dundee, MS / Coahoma County

Locator Map



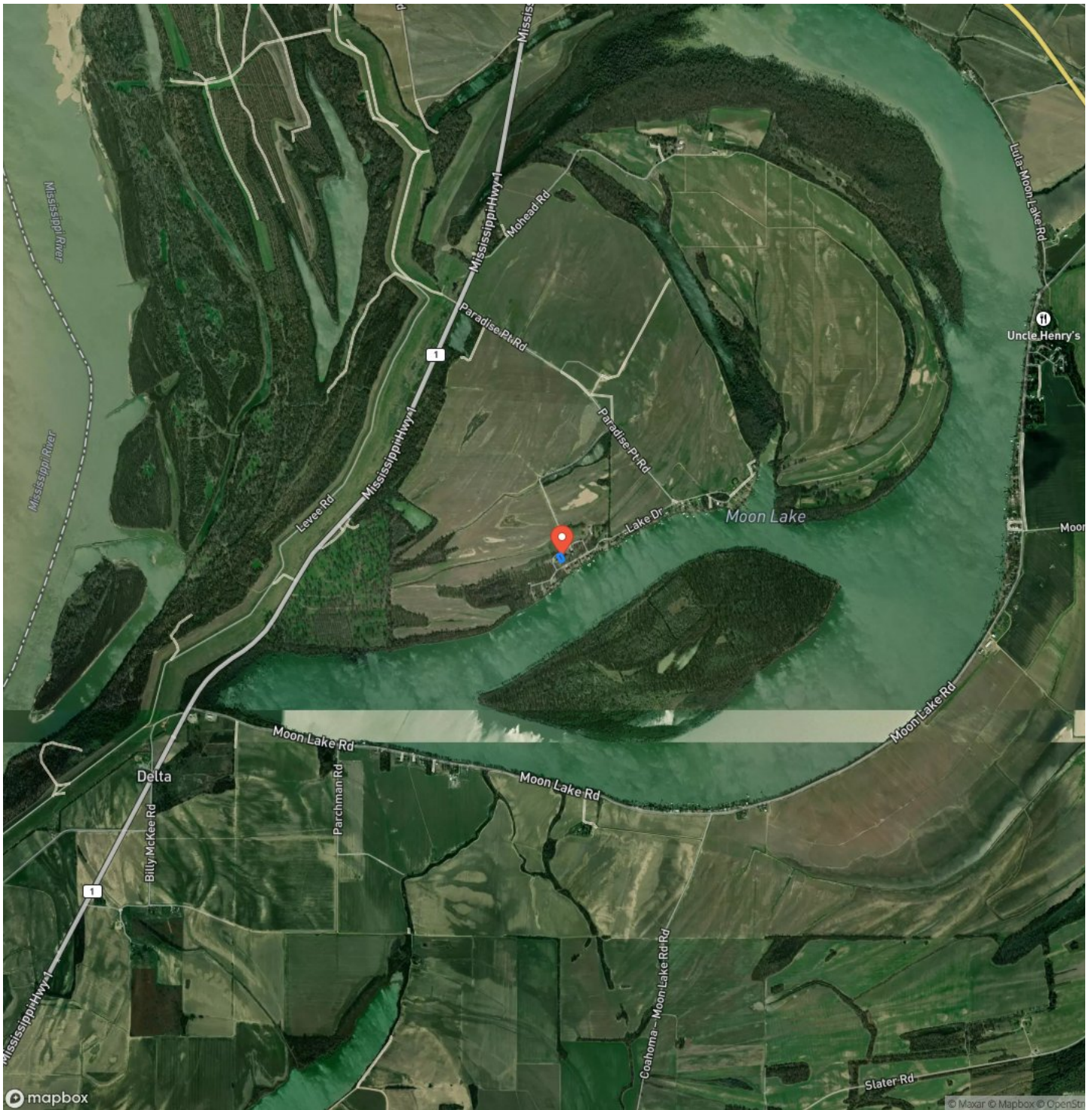
**Moon Lake Lot located in the gated neighborhood known as The Grove!
Dundee, MS / Coahoma County**

Locator Map



Moon Lake Lot located in the gated neighborhood known as The Grove!
Dundee, MS / Coahoma County

Satellite Map



**Moon Lake Lot located in the gated neighborhood known as The Grove!
Dundee, MS / Coahoma County**

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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