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

$59,000
0.61± Acres
Coahoma County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

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

Acreage
0.61

Price
$59,000

Property Website
www.mossyoakproperties.com







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 a 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:

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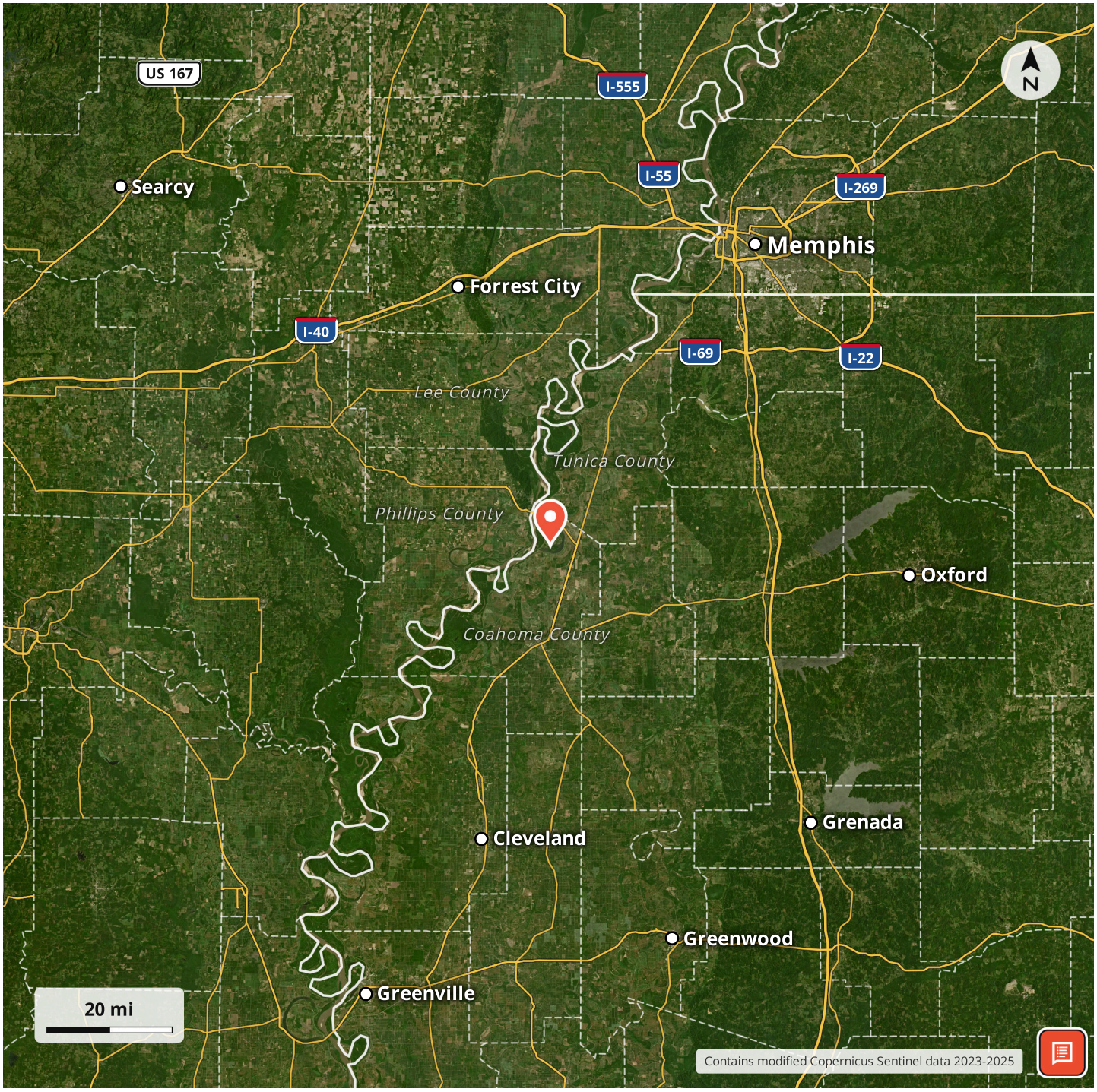








Regional Map



Locator Map


State Hwy 20
Levee Rd
State Hwy 1
US Hwy 49
Moon Lake Rd
US Hwy 61
N
2 mi

Aerial Map



LISTING REPRESENTATIVE

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DISCLAIMERS

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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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