



Discover the potential of this 6.5+/-acre homestead in Monticello, Mississippi (Lawrence County)—a rare opportunity combining land, water, and farm-ready improvements. The property features a beautiful, stocked pond with catfish and bass, perfect for fishing and peaceful country living along with wood fencing ideal for livestock or pets. A 24x78 metal barn equipped with a cattle chute makes this property ideal for livestock or agricultural use. Additional improvements include a water well, dog pen with concrete slab, chicken pen, and fruit trees including lemon and apple. A large storm shelter adds peace of mind and safety. The 1,728 sq. ft. two-story home offers a classic country layout with a wrap-around porch and plenty of charm. The home did sustain tornado damage and will need renovation, making this an excellent fixer-upper or investment opportunity for buyers looking to restore or customize a home to their vision. With open space, mature improvements, and endless possibilities, this property is perfect for homesteading, farming, or a private rural retreat—all while being conveniently located in Monticello.

299 Robert Tynes Road, Monticello, MS

31.415180, -90.158045 GPS



\$90,000

3 Bed/2 Bath
6.5± Acres
MLS #4134891



Danielle Burnette
dandynburn@gmail.com
Office: (601) 250-0017
Cell: (601) 249-7061
SouthernStatesRealty.com