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 SouthernStatesRealty.com



# Southern States Realty



Welcome to 5192 Bean Rd in the Gillsburg community! The 45 acres with tons of features is a true rarity in this area simply because not many properties come up for sale here! This property is 100% **turnkey**, meaning it is ready for you to show up, and you are ready to start enjoying the property to the fullest. There is a completely furnished and covered 1997 model, 2 bedroom/1 bath, 60x14 ft mobile home that is super neat. There is a 40x40 ft barn with power and water, a 60x40 ft covered camper shed with 3 camper hookups, a **35-kw** diesel generator and a well shed. There is a **lot** of tools and equipment as well. Some items to list are a tractor with several implements, lawnmower, deer blind, feeder, and plenty of tools. Aside from all the structures, the views on this property are one of a kind with a hilltop house seat overlooking two beautiful ponds, 10 acres of open ground with pecan trees planted throughout. The balance of the acreage consists of a mixture of mature **hardwoods**, plantation pines and some younger planted pines along the road frontage to serve as a privacy buffer. The hunting in the area is great with plenty of small game, deer, and turkeys. The manicured trails will take you completely around and through the property providing great access year around. This is one you will not want to miss! Call and schedule your showing today!

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5192 Bean Road, Liberty, MS

31.024663, -90.741350 GPS



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**\$425,000**

45± Acres  
 MLS #4141264

