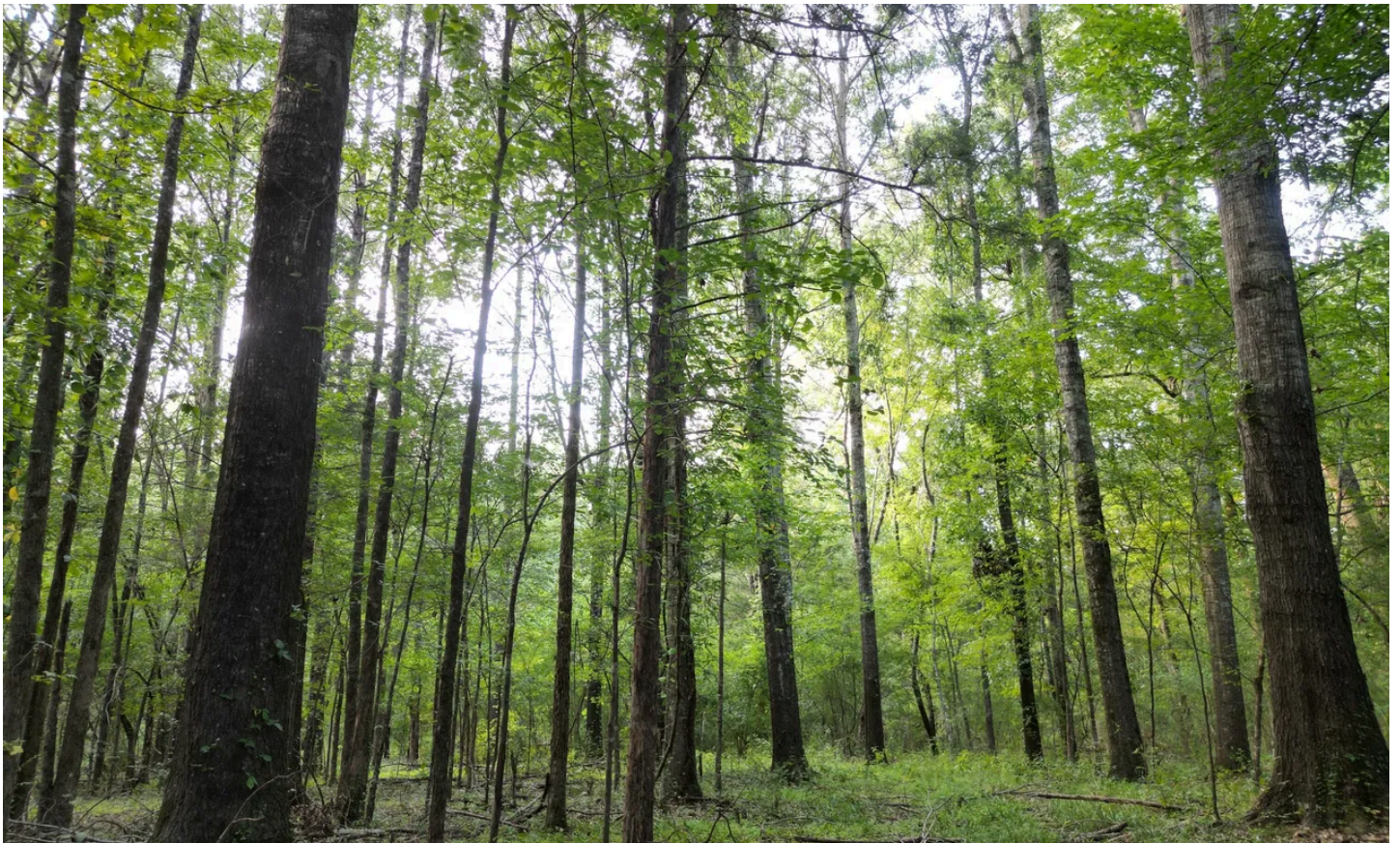


2435 Hwy 43_Canton_MadisonCo
2435 Hwy 43
Canton, MS 39046

\$110,000
8± Acres
Madison County



2435 Hwy 43_Canton_MadisonCo
Canton, MS / Madison County

SUMMARY

Address

2435 Hwy 43 null

City, State Zip

Canton, MS 39046

County

Madison County

Type

Recreational Land, Lot, Undeveloped Land, Hunting Land

Latitude / Longitude

32.635173 / -89.982012

Acreage

8

Price

\$110,000

Property Website

https://www.mossoakproperties.com/property/2435-hwy-43_canton_madisonco/madison/mississippi/88502/



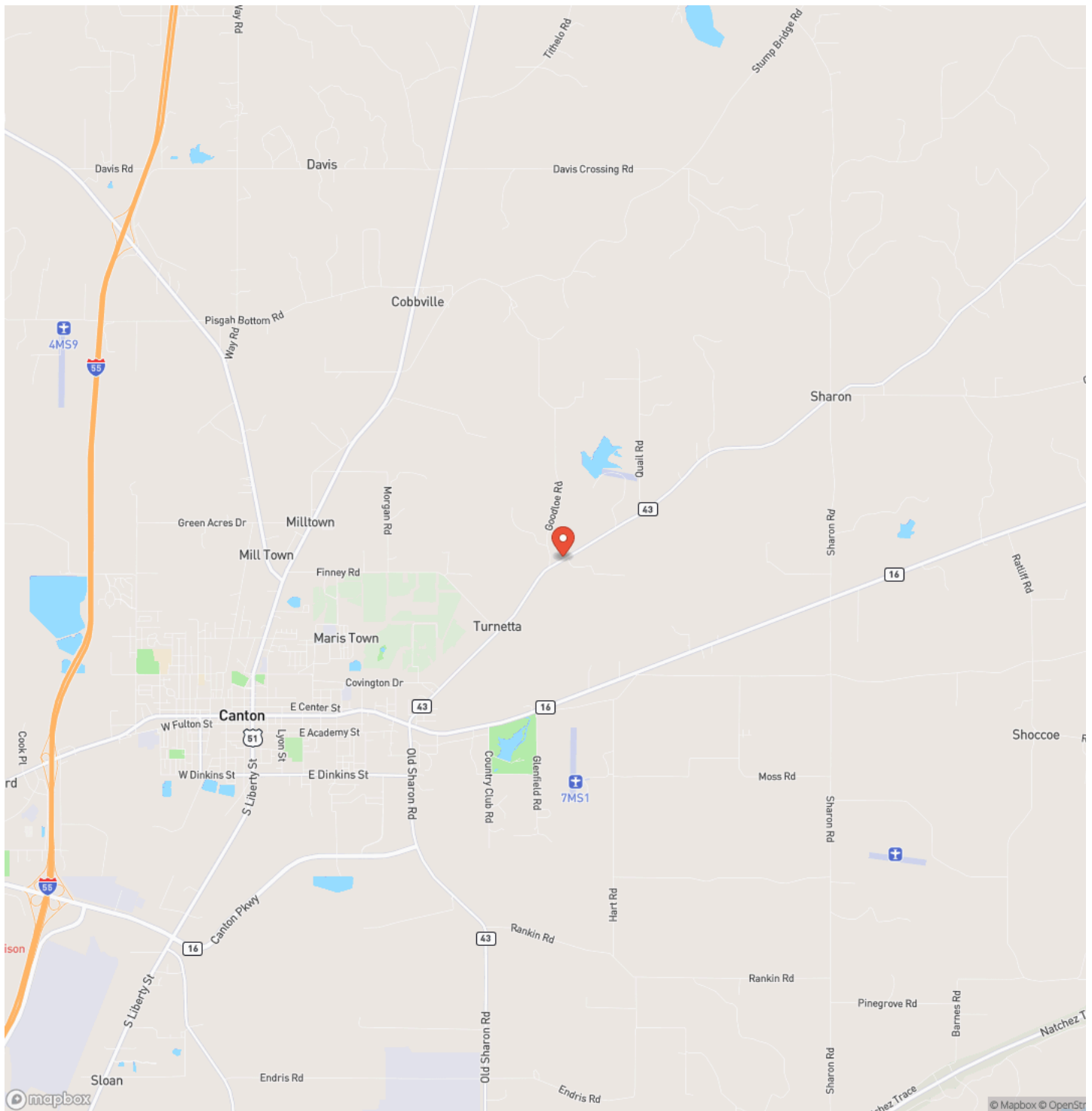
PROPERTY DESCRIPTION

Beautiful 8-Acre Wooded Lot in Madison County!

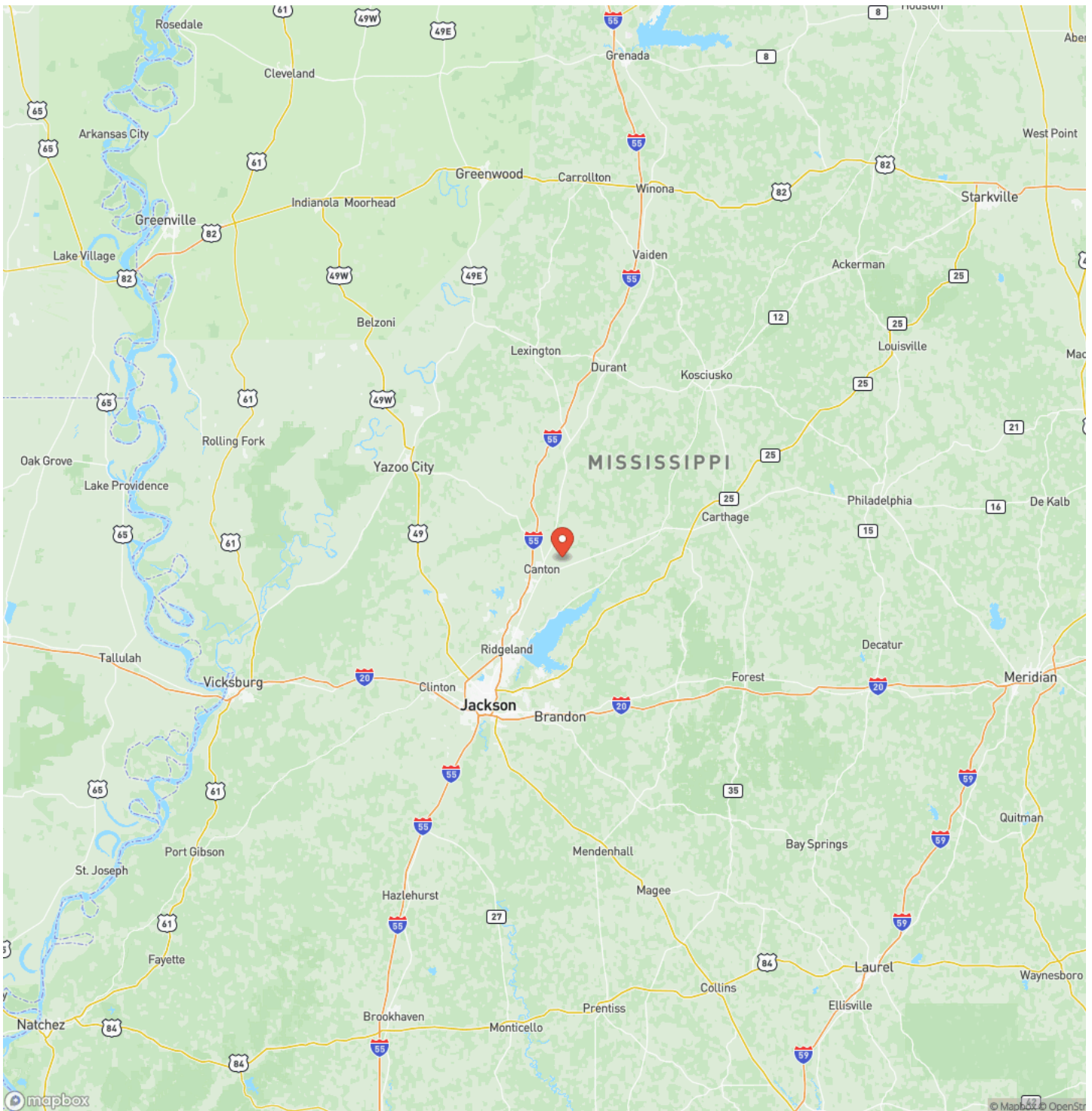
Just outside the Canton city limits, this gorgeous property offers the perfect setting for your dream home. Towering oak trees and a variety of mature hardwoods provide privacy, shade, and endless potential for the new owner. Properties like this don't come available often—don't wait! Schedule your showing today and explore everything this land has to offer.



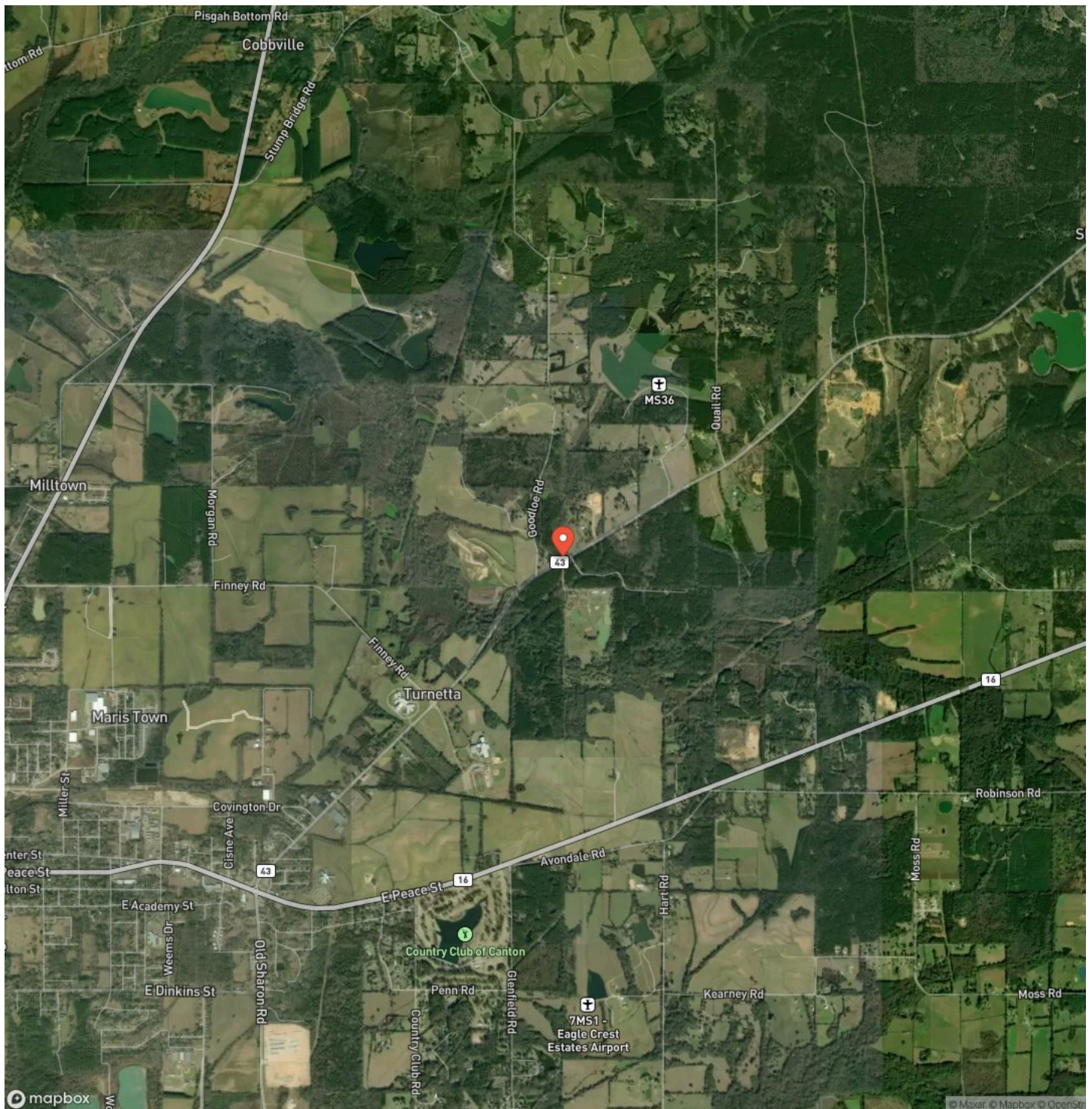
Locator Map



Locator Map



Satellite Map



2435 Hwy 43_Canton_MadisonCo
Canton, MS / Madison County

LISTING REPRESENTATIVE

For more information contact:



Representative

Les Penn

Mobile

(601) 260-5544

Office

(662) 495-1121

Email

lpenn@mossyoakproperties.com

Address

108 Lone Wolf Dr.

City / State / Zip

Madison, MS 39051

NOTES



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.



<https://www.mossyoakproperties.com/>

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.

Mossy Oak Properties Bottomland Real Estate

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West Point, MS 39773

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