

Avondale Rd_Canton_MadisonCo.
205 Avondale Road
Canton, MS 39046

\$110,600
6.32± Acres
Madison County



**Avondale Rd_Canton_MadisonCo.
Canton, MS / Madison County**

SUMMARY

Address

205 Avondale Road

City, State Zip

Canton, MS 39046

County

Madison County

Type

Horse Property, Recreational Land, Lot

Latitude / Longitude

32.613611 / -89.977574

Acreage

6.32

Price

\$110,600

Property Website

https://www.mossoakproperties.com/property/avondale-rd_canton_madisonco-/madison/mississippi/97597/



PROPERTY DESCRIPTION

6.32± Acres Near Canton Country Club

Rare opportunity to own **6.32± acres within the city limits of Canton**, just east of the Canton Country Club. Properties of this size and location are hard to find, offering the perfect blend of privacy, convenience, and room to spread out. Whether you're looking to build your dream home, create a private estate, or invest in a unique piece of land, this property provides endless possibilities. Enjoy the feel of country living while remaining just minutes from schools, shopping, dining, and all that Canton has to offer.

Contact Les today!

Les Penn, CLS

Mossy Oak Properties, BRE

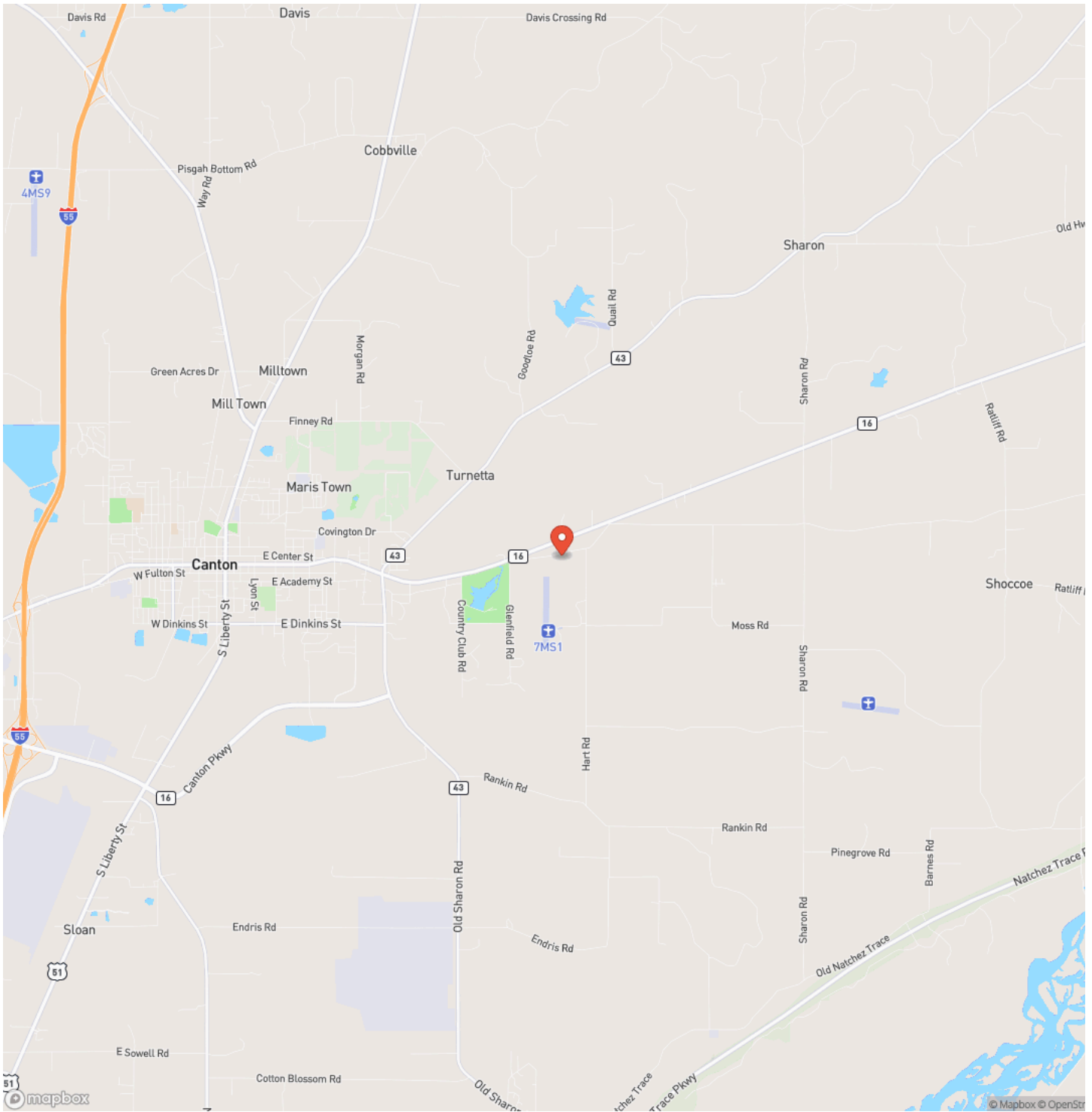
[601-260-5544](tel:601-260-5544)

lpenn@mossyoakproperties.com

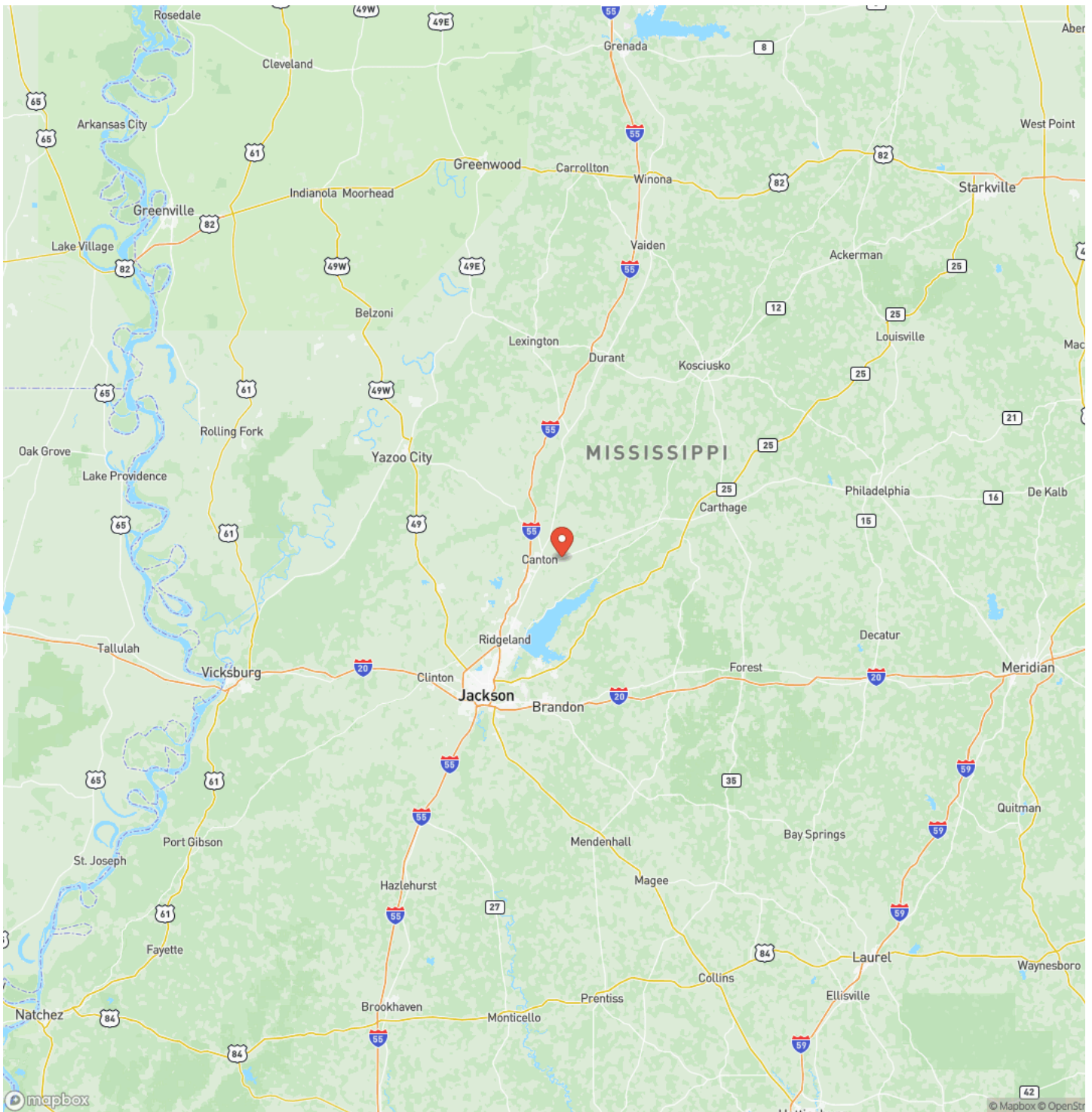
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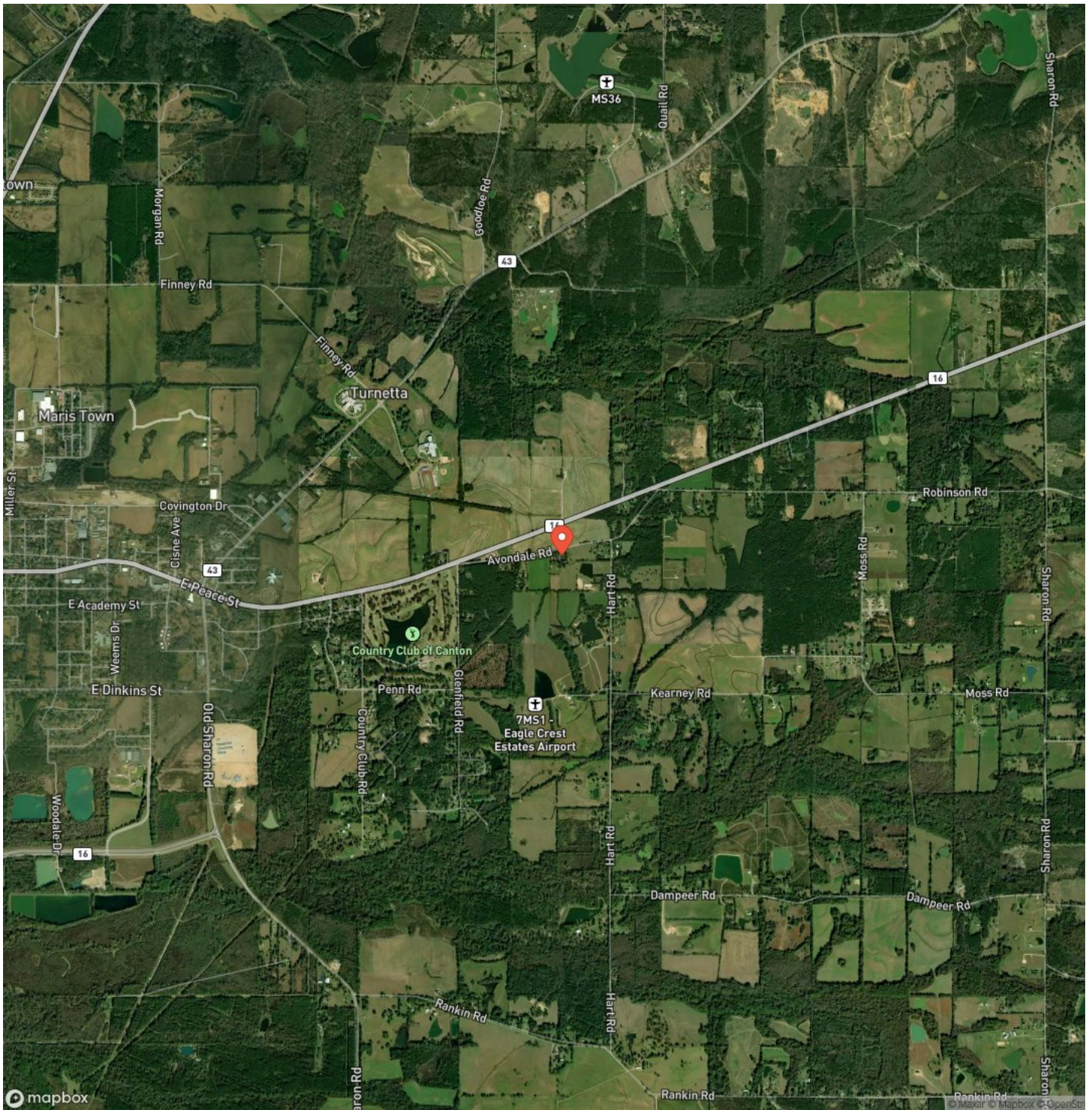
Locator Map



Locator Map



Satellite Map



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.



Mossy Oak Properties Bottomland Real Estate

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