

Cripple Creek Farms\_LOT 2  
Cripple Creek Road  
Canton, MS 39046

**\$123,000**  
3.06± Acres  
Madison County



**Cripple Creek Farms\_LOT 2**  
**Canton, MS / Madison County**

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**SUMMARY**

**Address**

Cripple Creek Road null

**City, State Zip**

Canton, MS 39046

**County**

Madison County

**Type**

Lot

**Latitude / Longitude**

32.530362 / -90.030019

**Acreage**

3.06

**Price**

\$123,000

**Property Website**

[https://www.mossoakproperties.com/property/cripple-creek-farms\\_lot-2/madison/mississippi/101553/](https://www.mossoakproperties.com/property/cripple-creek-farms_lot-2/madison/mississippi/101553/)



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**PROPERTY DESCRIPTION**

**ACREAGE IN THE GERMANTOWN SCHOOL DISTRICT!**

Welcome to ***Cripple Creek Farms***, one of Madison County's newest development offering the perfect blend of privacy and convenience. This exclusive community features only 8 estate-sized lots, providing a true country setting just minutes from Canton, Gluckstadt and Madison amenities. Tucked away at the end of a private road winding around Deerfield Golf Course, you'll appreciate the beautiful mature trees and wide-open spaces. Lot sizes range from 2.44 to 5.24 acres, with a minimum build requirement of 2,400 square feet. Don't miss this rare opportunity, lets go take a look today!

Lots 3, 5 and 6 are also currently available. ***SELLERS ARE OFFERING OWNER FINANCING AT A GREAT INTEREST RATE!***

Get with Les today!

**Les Penn**

Mossy Oak Properties, Bottomland

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

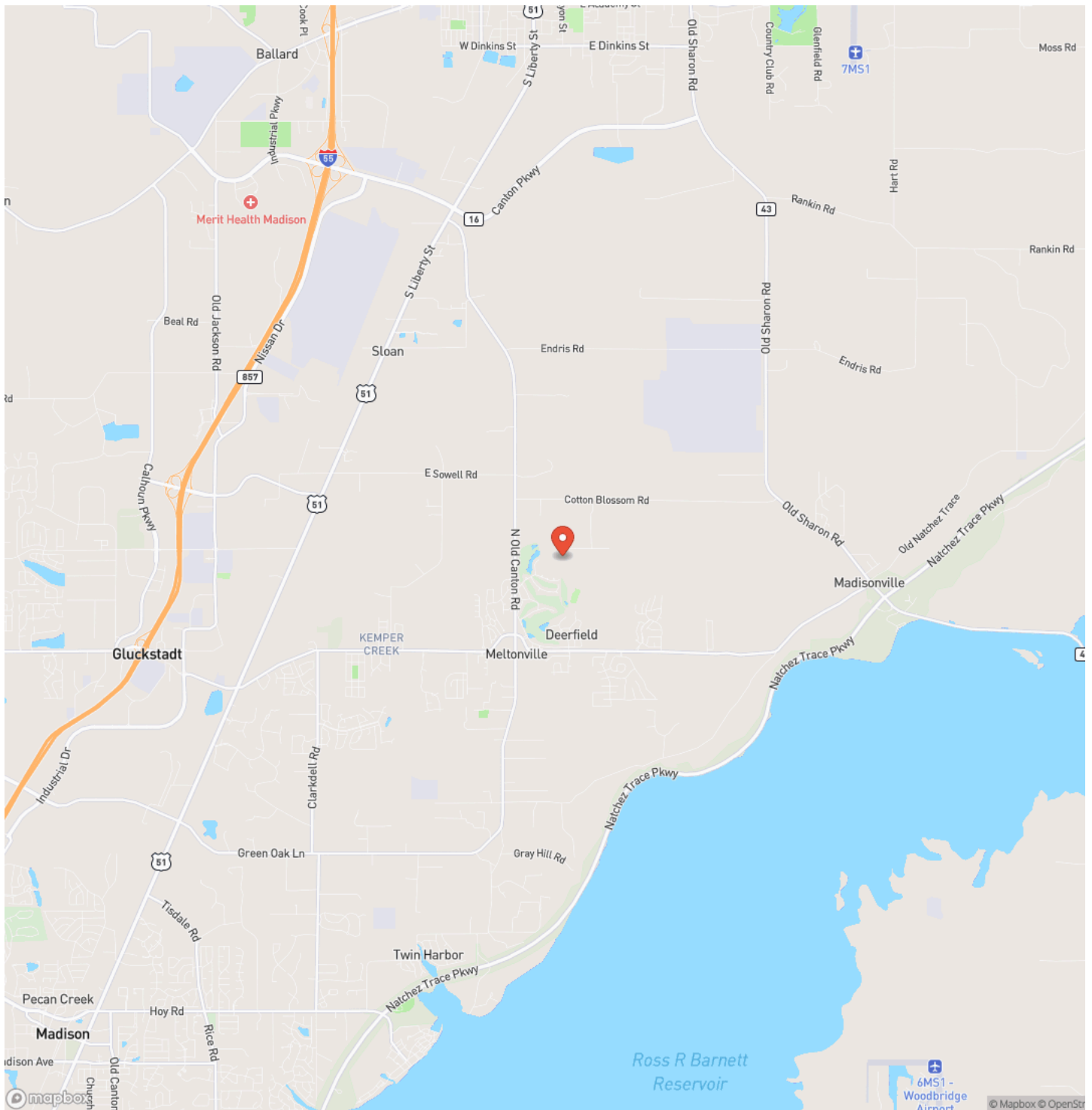
[Lpenn@mossyoakproperties.com](mailto:Lpenn@mossyoakproperties.com)



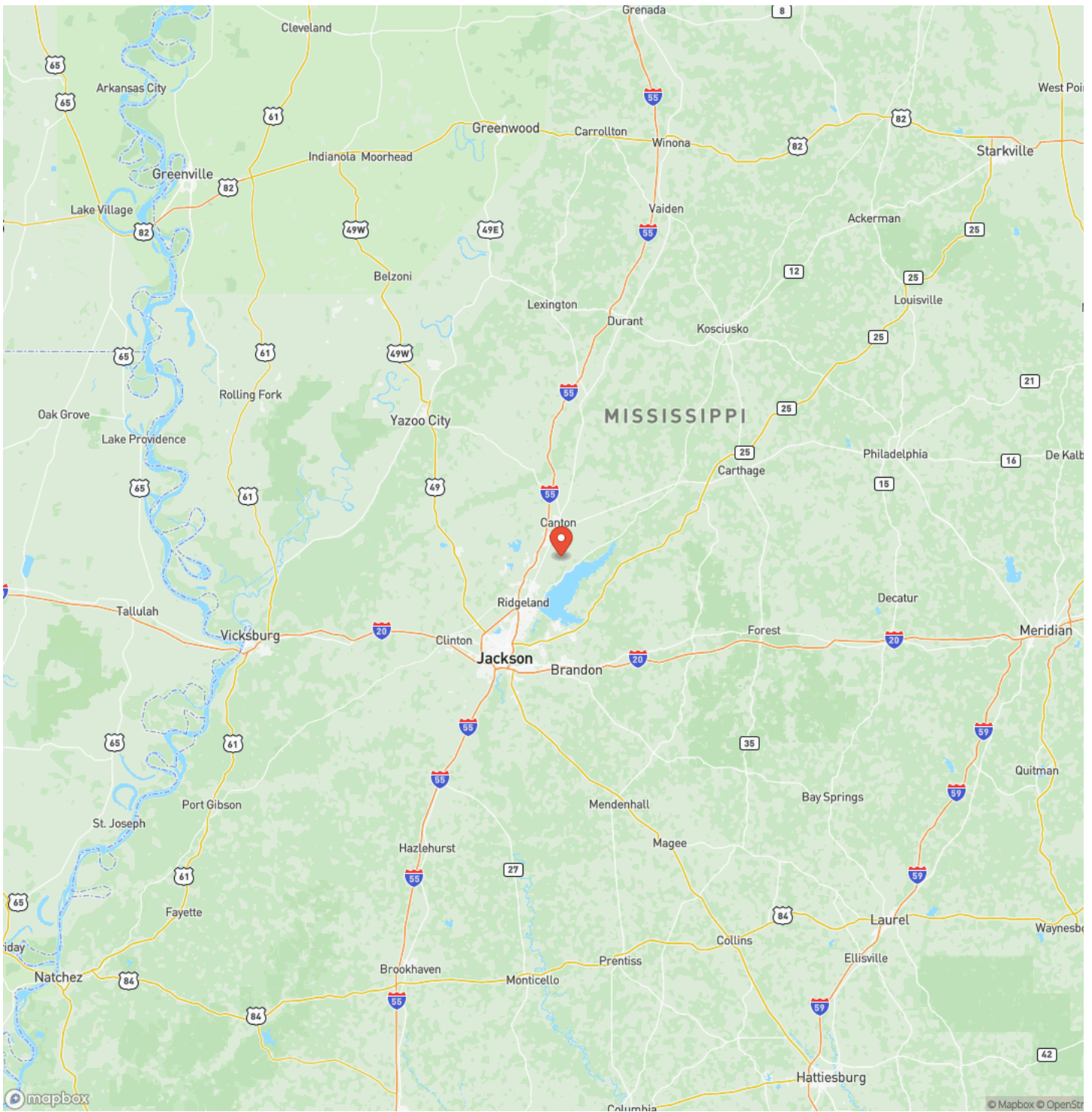
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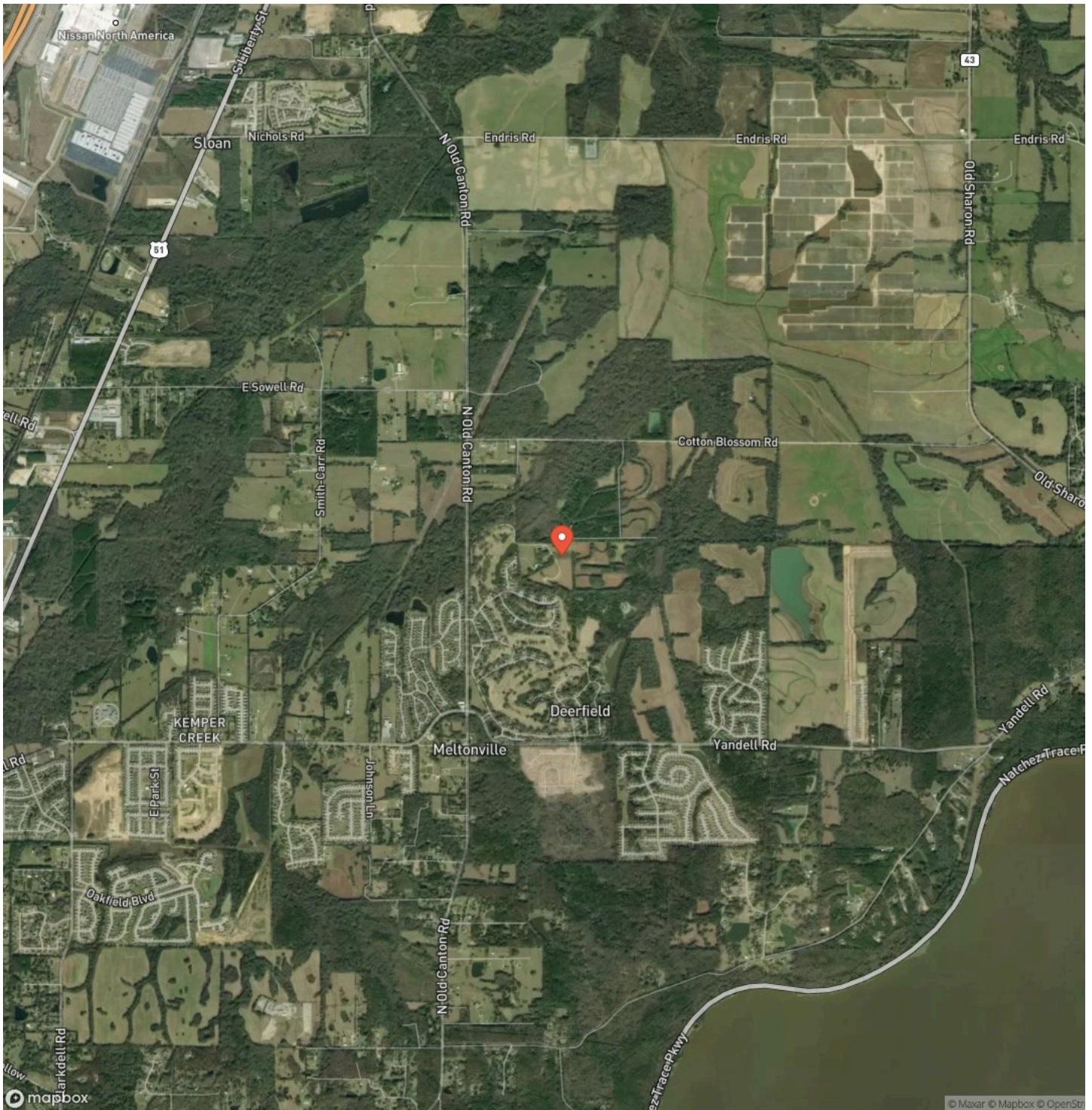
# Locator Map



# Locator Map



## Satellite Map







## **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.



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**Mossy Oak Properties Bottomland Real Estate**

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