Cripple Creek Farms Lot 2 – 3.06-Acre Estate Lot in the Germantown School District with Owner Financing, Canton, MS
Cripple Creek Road
Canton, MS 39046

$123,000
3.06± Acres
Madison County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

Cripple Creek Farms Lot 2 – 3.06-Acre Estate Lot in the Germantown School District with Owner Financing, Canton, MS
Canton, MS / Madison County

SUMMARY

Address
Cripple Creek Road

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
www.mossyoakproperties.com







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Canton, MS / Madison County

PROPERTY DESCRIPTION

3.06 +/- Acre Estate Lot at Cripple Creek Farms, an 8-Lot Community beside Deerfield Golf Course in the Germantown School District, with Owner Financing Available - Canton, Madison County, Mississippi

Quick facts

- Acreage: 3.06 +/- acres
- Location: Canton, Madison County, Mississippi 39046
- Price: $123,000
- Property type: Lot
- Road access: Private (paved surface)
- Land cover: Partially Wooded
- Utilities: Electricity Available, Water Available
- Current use: Residential
- Possible uses: Residential, Single Family
- Community: 8 estate lots of 2.44 to 5.24 acres; minimum build 2,400 sq. ft.; lots 3, 5 and 6 also available
- Financing: owner financing offered by the sellers
- Listing agent: Les Penn, Mossy Oak Properties Bottomland Real Estate (Central Mississippi, Madison office)

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*****!**

Offered by Mossy Oak Properties Bottomland Real Estate

Listed by Les Penn with Mossy Oak Properties Bottomland Real Estate, a Mississippi land brokerage with offices in West Point (Golden Triangle), Madison (Central Mississippi) and Clarksdale (Delta). The brokerage specializes in hunting land, timberland, farms, recreational tracts and rural homes across Mississippi. Showings are by appointment with the listing agent.

Acreage, boundaries, distances and timber figures are approximate and should be verified by the buyer. Offered subject to prior sale, price change or withdrawal.

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Canton, MS / Madison County





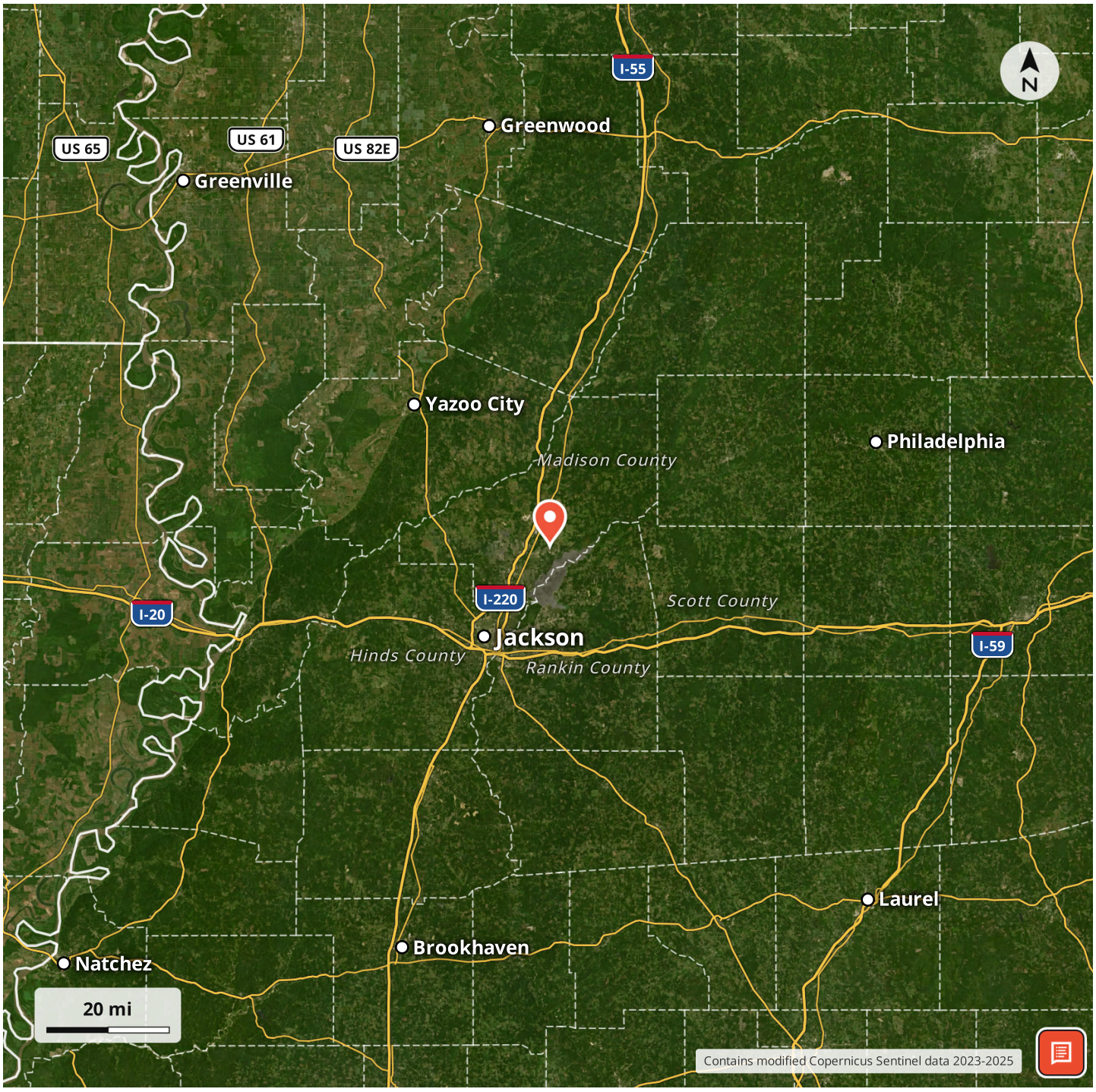




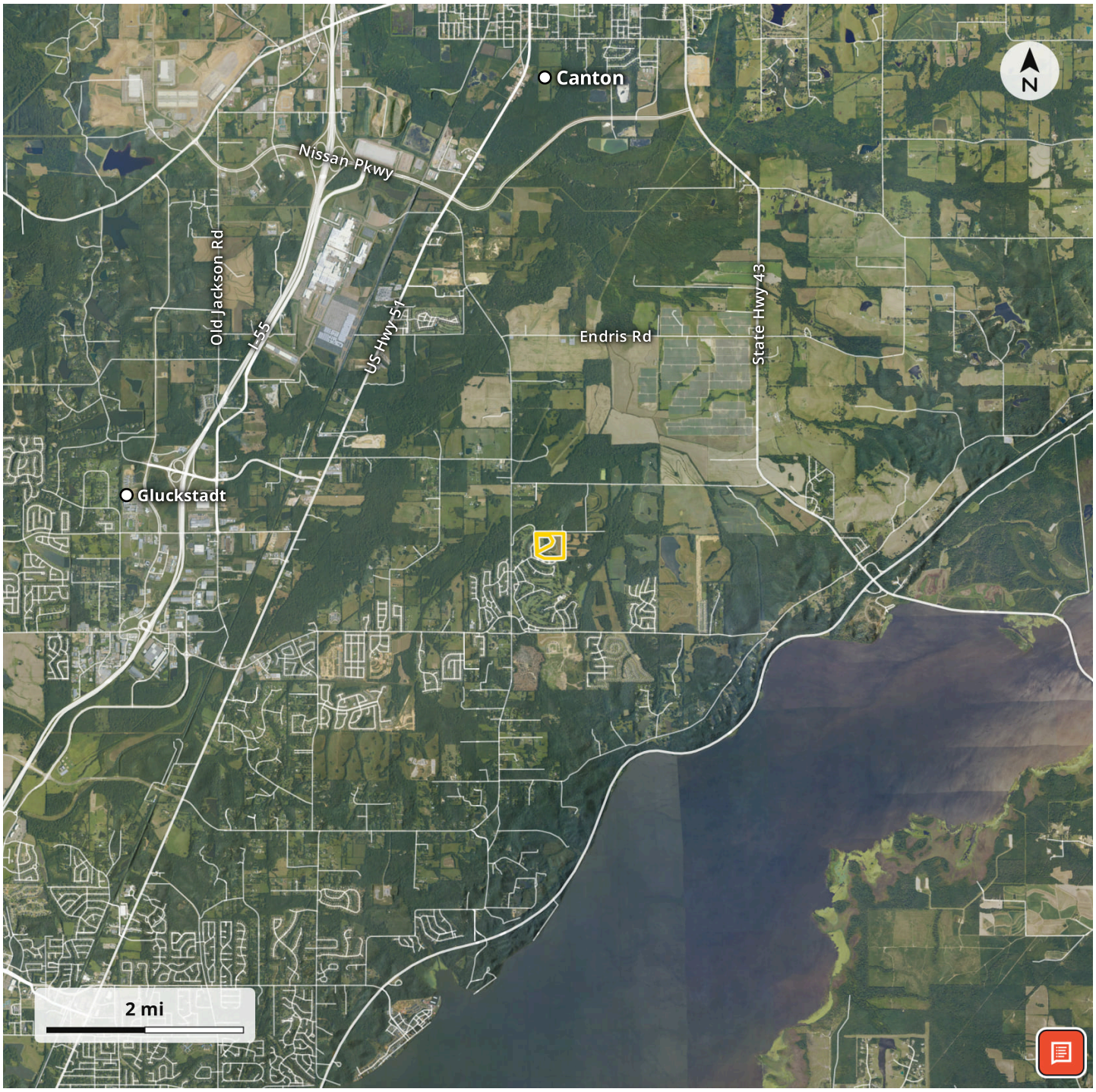




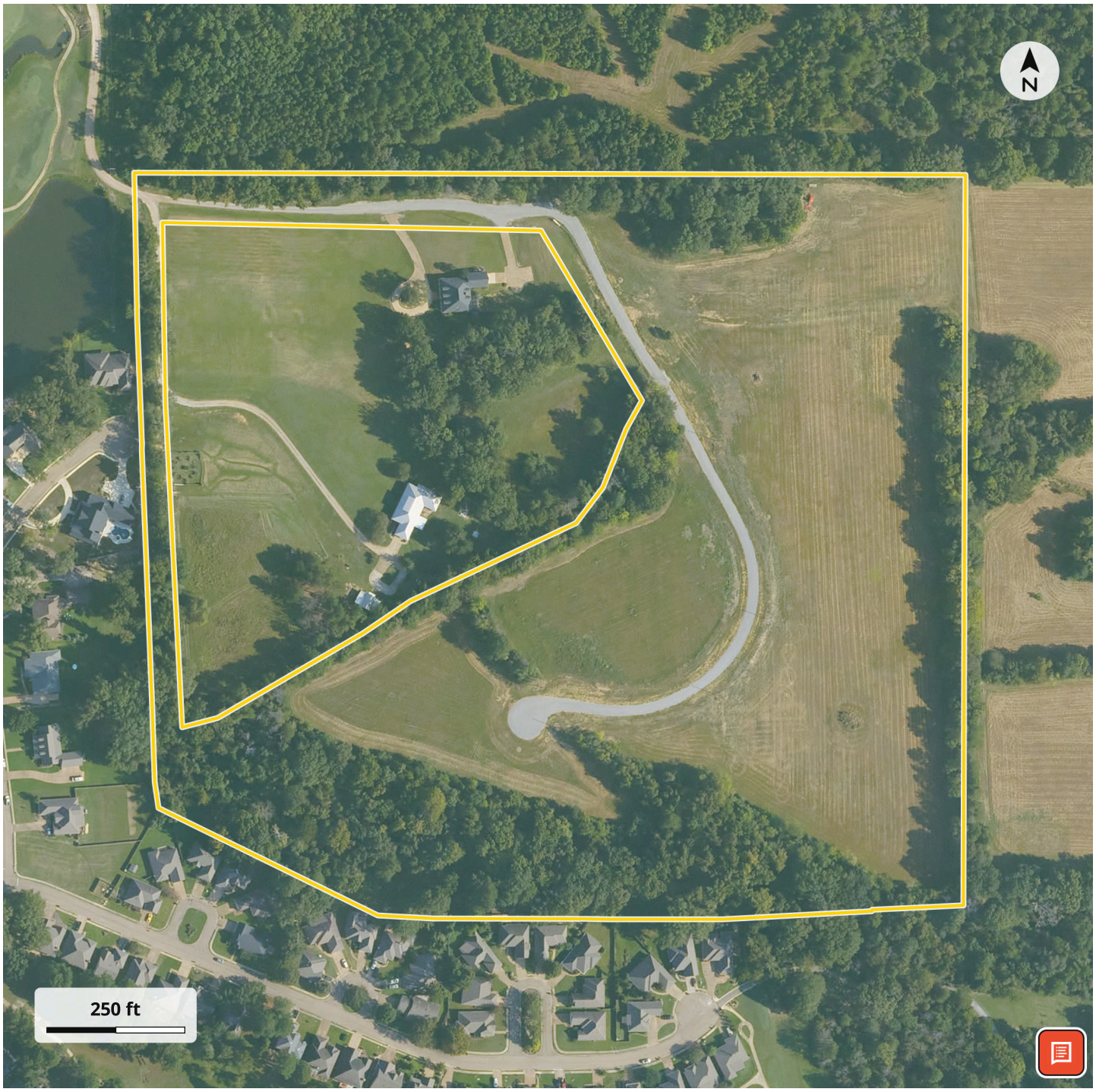
Regional Map



Locator Map


Canton
Nissan Pkwy
Old Jackson Rd
I-55
US Hwy 51
Endris Rd
State Hwy 43
Gluckstadt
N
2 mi

Aerial Map



LISTING REPRESENTATIVE

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City / State / Zip
Madison, MS 39051

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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.

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