



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

42.24± ACRES
PRENTISS COUNTY, MS
\$149,500



OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE PRENTISS 42.24

PROPERTY PROFILE

LOCATION:

- County Road 3501
New Site, MS 38829
- Prentiss County
- 1.3± Miles NW of the
Bay Berry Boat Launch
- 18± Miles SE of Booneville
- 33.4± Miles SE of Corinth
- 39.8± Miles NE of Tupelo
- 21.5± Miles NW of Red Bay, AL

COORDINATES:

- 34.58039, -88.35331

PROPERTY USE:

- Home/Cabin Site
- Investment

PROPERTY INFORMATION:

- 42.24± Acres
- House Pad
- Driveway
- Utilities at the Road
- Owner/Agent

TAX INFORMATION:

- Taxes - TBD
- Parcel# 150200-09-00102
- Parcel #150200-09-00100
- Parcel# 150200-09-01400



SMALLTOWN
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ANNAH BARNES

LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

O: 662-238-4077

annah@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE PRENTISS 42.24

ATTENTION BOATERS, CAMPERS, AND INVESTORS—THIS RARE GEM NEAR BAY SPRINGS LAKE IS CALLING YOUR NAME! This beautiful 42.24± acre property in Prentiss County, MS, is located just over one mile from the newly renovated Bay Berry Boat Launch. A home pad and driveway are already in place, making this the ideal location for those who enjoy life on the water. Begin constructing your dream home/cabin right away! This property is worth considering if you're searching for a weekend getaway, an investment property, or a permanent residence!

**Contact Annah Barnes today to schedule
a showing of this priced-to-sell tract!**

Owner/Agent.



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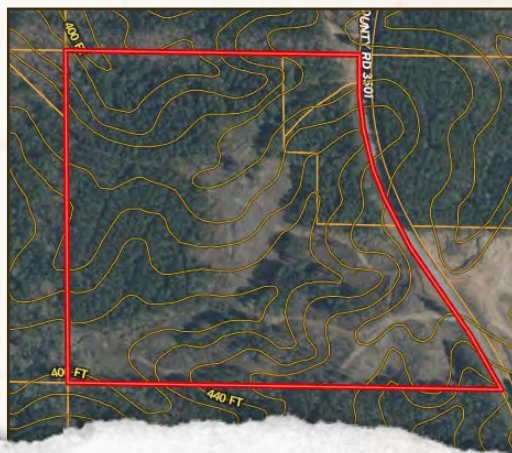
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WATER FEATURES MAP



TOPOGRAPHY MAP



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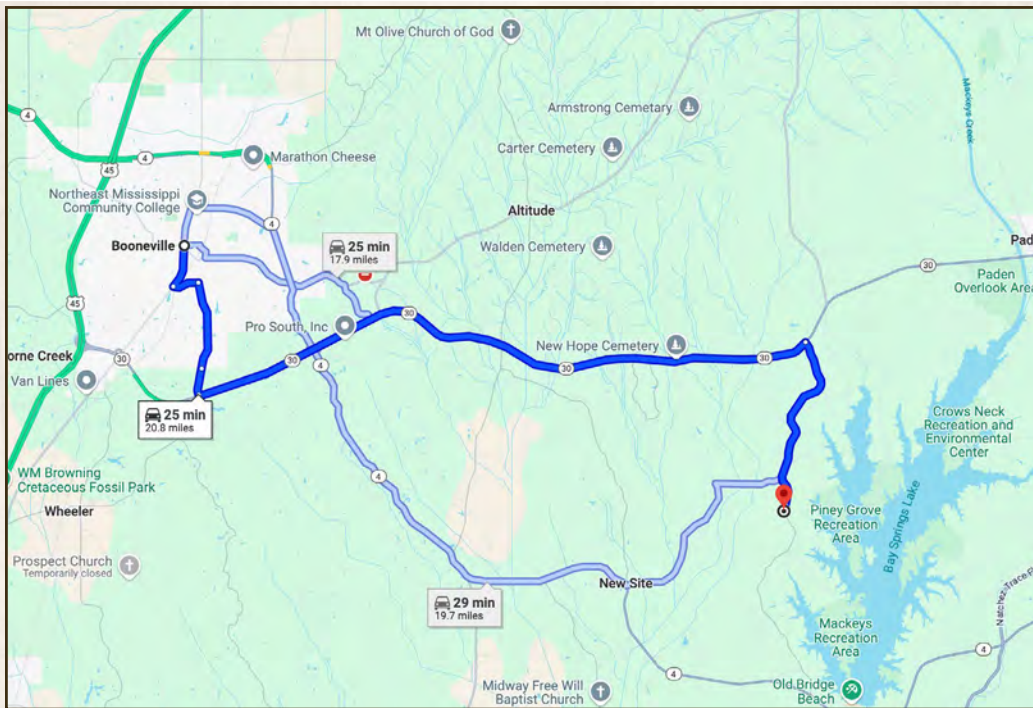
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Directions From Booneville, MS: Travel east on Old Hwy 30. Turn right onto County Road 3501 and proceed 3.9 miles to the property on your right.

Directions From Red Bay, AL: Drive west on Ridge Road and then turn right onto MS-25 N. In 0.6 miles turn left onto County Rd 864/Red Bud Rd and continue 7.5 miles. Turn right onto John Rankin Hwy and proceed 2.8 miles. Turn left onto MS-4 W and drive 1.7 miles. Turn right onto Old State Hwy 4, and in 4.4 miles the property will be on your left.

LINK TO GOOGLE MAP DIRECTIONS



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