



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE SM

494 PINE RIDGE CIRCLE
VALOBUSHA COUNTY, MS
\$107,900



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

494 PINE RIDGE CIRCLE

PROPERTY PROFILE

LOCATION:

- 494 Pine Ridge Circle
Water Valley, MS 38965
- Yalobusha County
- 1.5± Miles SE of the Water
Valley Landing Boat Ramp
- 7.8± Miles W of the Point
Pleasant Boat Ramp
- 8.6± Miles W of the
Long Branch Boat Ramp
- 9.8± Miles W of Water Valley
- 28.3± Miles SE of Batesville
- 28.7± Miles SW of Oxford

COORDINATES:

- 34.13245, -89.75324

TAX INFORMATION:

- 2024 - \$466.43

PROPERTY USE:

- Fishing/Hunting Camp
- Residential
- Investment

PROPERTY INFORMATION:

- 1.6± Acre Lot
- 1,200± SqFt Mobile Home
- 3 Bedrooms/2 Baths
- Covered & Screened Front
and Back Porches
- 1-Car Detached Garage
- Storage Shed
- Water Valley School District
- TVI Fiber Available
- Utilities Provided by
TVEPA & Billys Creek
Rural Water ASSN



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CALEB WARREN

LAND SPECIALIST

C: 662-736-6764

O: 662-238-4077

caleb@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 494 PINE RIDGE CIRCLE

DISCOVER YOUR PERFECT GETAWAY OR FULL-TIME RESIDENCE IN THIS CHARMING HOME NESTLED ON 1.6± ACRES IN YALOBUSHA COUNTY, MS. Situated just 1.5 miles from both Enid Lake and the Water Valley Landing boat ramp, this well-maintained, 1,200± square foot mobile home features three bedrooms and two baths. The home is zoned for the Water Valley School District. Utilities are provided by TVEPA and Billys Creek Rural Water ASSN, with access to Tallahatchie Valley fiber internet!

Whether you're an avid angler, water sports enthusiast, or hunter, this property puts you in the heart of it all. Step inside to find a spacious living area with new flooring and a kitchen with ample cabinet space. Enjoy peaceful mornings and evenings on the covered and screened front and back porches, or gather with friends and family around a campfire under the stars. The surrounding area is truly a sportsman's paradise. This property borders thousands of acres of U.S. Army Corps of Engineers public land, offering exceptional deer and turkey hunting opportunities, as well as Enid Lake, which holds the world record for the largest crappie caught in a public waterway!

With year-round outdoor recreation and convenience to Water Valley, Oxford, and I-55, this property is worth considering!

**Contact Caleb Warren today to schedule a private tour
and make 494 Pine Ridge Circle your new address!**



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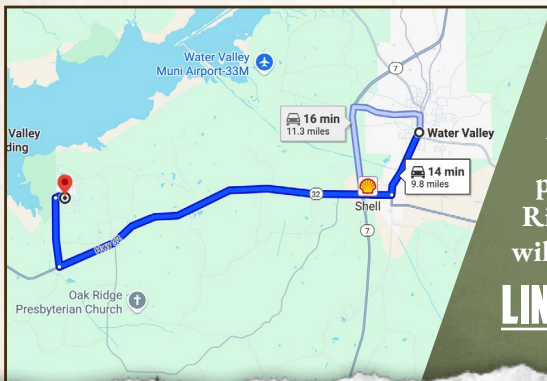
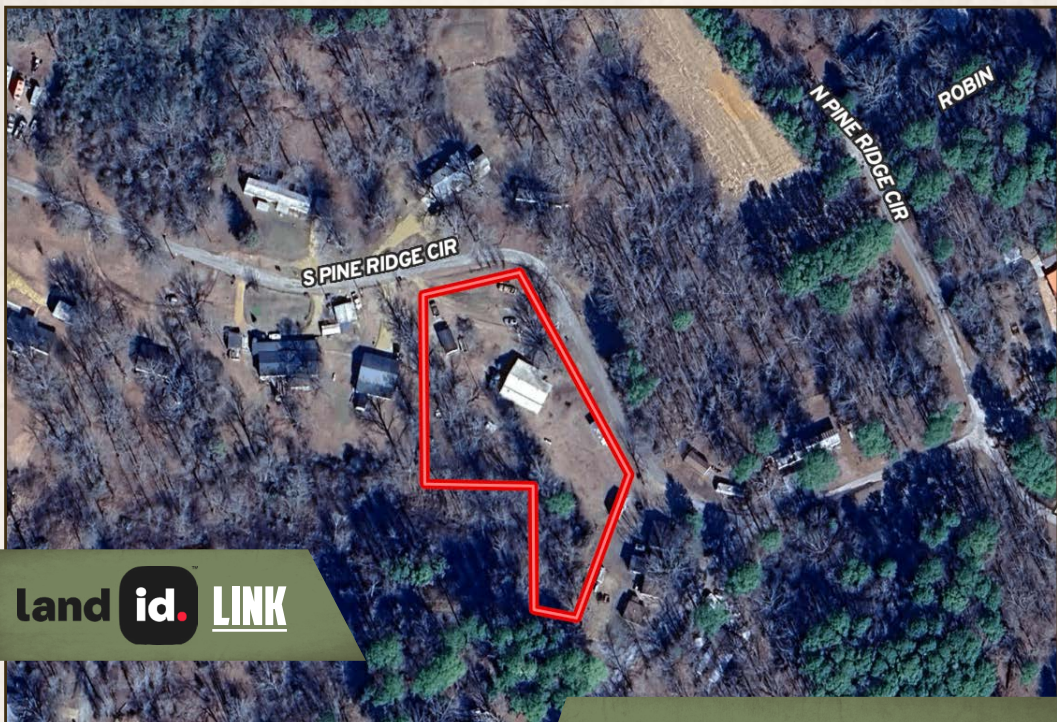
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Directions From Water Valley, MS: Travel 1.3 miles south on Main Street. Turn right on HWY 32 W and continue 6.9 miles. Turn right on Water Valley Boat Landing Road and proceed 1.4 miles. Turn right on Pine Ridge Road and in 0.2 miles the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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