



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**2.25± ACRE LOT**  
**MADISON COUNTY, MS**  
**\$100,000**



OFFICE (769) 888-2522 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE MADISON 2.25

## PROPERTY PROFILE

### LOCATION:

- Hannahlea Place  
Flora, MS 39071
- Andover Subdivision
- Madison County
- 4± Miles NE of Flora
- 14± Miles NW of Madison
- 26± Miles SE of Yazoo City

### COORDINATES:

- 32.5635, -90.2725

### PROPERTY USE:

- Home Site
- Investment

### PROPERTY INFORMATION:

- 2.25± Acres
- Cleaned & Cleared Lot
- Utilities Available
- Gated Community
- Two Neighborhood Entrances
- Two Private Lakes
- Protective Covenants

### TAX INFORMATION:

- 051A-02-028-00-00
- \$683.81 for 2025



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**MAYSON SHEALY**

LAND SPECIALIST

C: 601-863-6269

O: 769-888-2522

[mayson@smalltownproperties.com](mailto:mayson@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE MADISON 2.25

WELCOME TO YOUR NEW HOMEPLACE IN MADISON COUNTY, ROUGHLY FOUR MILES NORTHEAST OF FLORA, MISSISSIPPI. Take advantage of the opportunity to own a 2.25± acre cleaned and cleared, ready-to-build lot in Andover Subdivision. This gated community offers convenient access from Cane Creek Road and Highway 22 and is known for its large lots, rolling terrain, peaceful country feel, and two private lakes.

The acreage on Hannahlea Place (lot #24) offers plenty of space to build your dream home in a quiet setting while still being only a short drive to Madison, Gluckstadt, and the surrounding areas. Utilities are available.

If you're searching for a place to build your forever home, the Madison 2.25 is a solid choice!

**Contact Mayson Shealy today to learn more  
and experience #TheSmallTownWay!**



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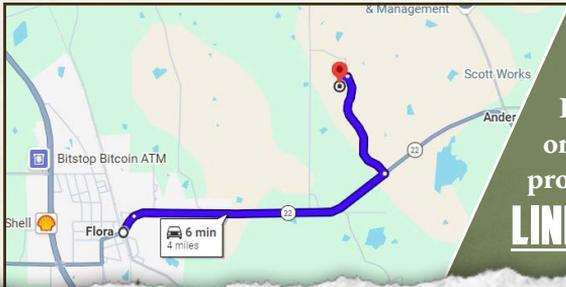
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2.25± ACRE LOT

MADISON COUNTY, MISSISSIPPI



land id. LINK



Directions From Flora, MS: Travel 2.6 miles east on MS-22 E/Canton-Flora Road. Turn left on Andover Drive and continue 1.1 miles. Turn left on Hannahlea Place and in 0.1 miles the property will be on the left.

**LINK TO GOOGLE MAP DIRECTIONS**



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