



**143 COLDWATER CHURCH ROAD**  
**MEADVILLE | FRANKLIN COUNTY, MS**  
**\$125,000**



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

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



# 143 COLDWATER CHURCH ROAD

## PROPERTY PROFILE

### LOCATION:

- 143 Coldwater Church Road  
Meadville, MS 39653
- Franklin County
- 5± Miles from the  
Homochitto National Forest
- 8± Miles E of Okhissa Lake
- 13± Miles SE of Meadville
- 27± Miles NW of McComb
- 30± Miles SW of Brookhaven
- 46± Miles SE of Natchez
- 80± Miles NE of Baton Rouge

### PROPERTY USE:

- Residential
- Hunting/Fishing Camp
- Investment

### PROPERTY INFORMATION:

- 1± Acre Lot
- 1,521± SqFt Home
- 3 Bedrooms/2 Baths
- Storage Shed
- Utilities by Magnolia EPA  
and Sixtown Water Association

### COORDINATES:

- 31.4057, -90.7908

### TAX INFORMATION:

- Parcel #: 037-15-007-00



**LEE WHITE** | LAND SPECIALIST  
C: 601-600-1395 | lee@smalltownproperties.com



**ALINDA CRUISE WHITE** | LAND & RESIDENTIAL SPECIALIST  
C: 601-660-4356 | alinda@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com



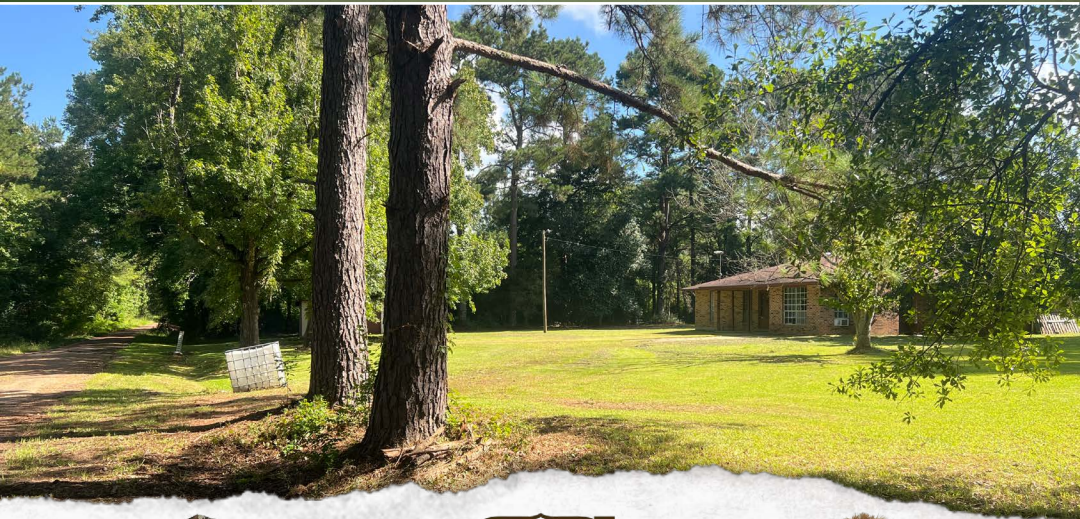
# WELCOME TO 143 COLDWATER CHURCH ROAD

**WELCOME HOME TO 143 COLDWATER CHURCH ROAD IN MEADVILLE, MISSISSIPPI!** This 1,521± square foot home is situated on a 1± acre lot in southeast Franklin County, roughly five miles from the Homochitto National Forest and eight miles from Okhissa Lake, a convenient location for outdoor enthusiasts! Built in 1974, the home offers three bedrooms and two baths and is ideal for a permanent residence, weekend retreat, or hunting/fishing getaway.

Take advantage of an opportunity to own a residence just minutes away from hiking, hunting, fishing, and boating. Centrally located with easy access between Meadville, McComb, Brookhaven, Natchez, and Baton Rouge, Louisiana, makes this property an ideal location. Utilities are available by Magnolia Electric and Sixtown Water Association.

Whether you're looking to relocate to the country or find a base camp for all your outdoor adventures, this affordable home is worth considering. *DISCLAIMER: Measurements are not warranted. The home is partially furnished.*

**Call Lee or Alinda White today to schedule a private showing and make 143 Coldwater Church Road your new address!**



**LEE WHITE** | LAND SPECIALIST  
C: 601-600-1395 | [lee@smalltownproperties.com](mailto:lee@smalltownproperties.com)



**ALINDA CRUISE WHITE** | LAND & RESIDENTIAL SPECIALIST  
C: 601-660-4356 | [alinda@smalltownproperties.com](mailto:alinda@smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | [smalltownproperties.com](http://smalltownproperties.com)





**LEE WHITE** | LAND SPECIALIST  
C: 601-600-1395 | [lee@smalltownproperties.com](mailto:lee@smalltownproperties.com)



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™

Information is believed to be accurate but not guaranteed.



**ALINDA CRUISE WHITE** | LAND & RESIDENTIAL SPECIALIST  
C: 601-660-4356 | [alinda@smalltownproperties.com](mailto:alinda@smalltownproperties.com)

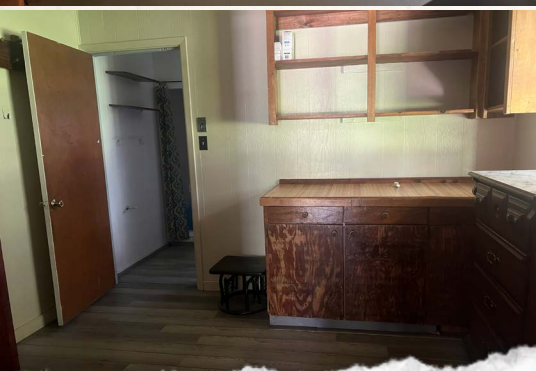




**LEE WHITE** | LAND SPECIALIST  
C: 601-600-1395 | [lee@smalltownproperties.com](mailto:lee@smalltownproperties.com)



**ALINDA CRUISE WHITE** | LAND & RESIDENTIAL SPECIALIST  
C: 601-660-4356 | [alinda@smalltownproperties.com](mailto:alinda@smalltownproperties.com)



**LEE WHITE** | LAND SPECIALIST  
C: 601-600-1395 | [lee@smalltownproperties.com](mailto:lee@smalltownproperties.com)



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™

Information is believed to be accurate but not guaranteed.



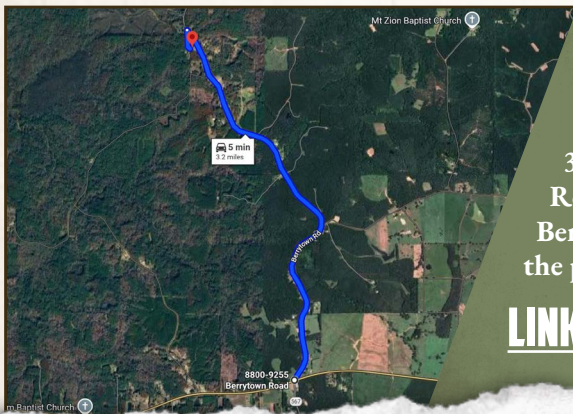
**ALINDA CRUISE WHITE** | LAND & RESIDENTIAL SPECIALIST  
C: 601-660-4356 | [alinda@smalltownproperties.com](mailto:alinda@smalltownproperties.com)



143 COLDWATER CHURCH ROAD

MEADVILLE

FRANKLIN COUNTY, MISSISSIPPI



Directions From the Intersection of MS-98 and Berrytown Road at Fenn's Store in Meadville, MS: Travel 3.1 miles northeast on Berrytown Road. Take a sharp left turn to stay on Berrytown Road and continue 0.1 mile to the property on the left.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



**LEE WHITE** | LAND SPECIALIST  
C: 601-600-1395 | [lee@smalltownproperties.com](mailto:lee@smalltownproperties.com)



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™

Information is believed to be accurate but not guaranteed.



**ALINDA CRUISE WHITE** | LAND & RESIDENTIAL SPECIALIST  
C: 601-660-4356 | [alinda@smalltownproperties.com](mailto:alinda@smalltownproperties.com)

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | [smalltownproperties.com](http://smalltownproperties.com)