



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

380 COUNTY ROAD 3501
PRENTISS COUNTY, MS
\$169,000



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

380 COUNTY ROAD 3501

PROPERTY PROFILE

LOCATION:

- 380 County Road 3501
New Site, MS 38829
- Prentiss County
- 300'± W of Bay Springs Lake
- 1.1± Miles NW of the
Bay Berry Boat Launch
- 18.2± Miles SE of Booneville
- 33.4± Miles SE of Corinth
- 39.8± Miles NE of Tupelo
- 21.3± Miles NW of Red Bay, AL

COORDINATES:

- 34.579689, -88.352564

PROPERTY INFORMATION:

- 1± Acre Lot
- 960± SqFt Cottage
- 2 Bedrooms/1 Bath
- Open Concept
- Quartz Countertops
- Stainless Steel Appliances
- Stacked Washer & Dryer
- Owner/Agent

PROPERTY USE:

- Residential
- Investment

TAX INFORMATION:

- Parcel #150200-09-00100



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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 380 COUNTY ROAD 3501

ENJOY PEACEFUL COUNTRY LIVING IN PRENTISS COUNTY, MISSISSIPPI! A brand-new farmhouse-style cottage, offering two bedrooms and one bath, is nestled on a 1± acre lot in highly sought-after New Site. Built with quality and attention to detail, the home perfectly balances rustic charm and modern comfort.

Step inside the 960± square foot home to an open-concept living area featuring quartz countertops, stainless steel appliances, and a bright, welcoming atmosphere. The kitchen flows effortlessly into the cozy living and dining spaces, ideal for relaxing or entertaining. A stacked washer and dryer add everyday convenience, while the warm finishes create a true sense of home.

Enjoy the serenity of rural living while staying close to the best of the outdoors—just 300± feet from beautiful Bay Springs Lake and only 1.1± miles from Bay Berry Boat Launch. Known for its uncrowded shoreline and peaceful setting, Bay Springs offers fishing, boating, and quiet relaxation. The location and size of this property also make it an excellent investment opportunity for a short-term rental or Airbnb, with strong appeal for guests seeking a tranquil lake retreat.



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MORE ABOUT 380 COUNTY ROAD 3501

Situated in Prentiss County, this secluded getaway is conveniently located 18.2± miles southeast of Booneville, 33.4± miles southeast of Corinth, and 39.8± miles northeast of Tupelo, providing quick access to nearby towns.

Whether you're looking for a weekend getaway, a downsized home, or a peaceful full-time residence, this new construction farmhouse offers the best of small-town charm, modern living, and lakeside access—all with excellent potential as a future investment or income-producing property.

Contact Annah Barnes today to schedule a private tour and experience #TheSmallTownWay!

Owner/Agent



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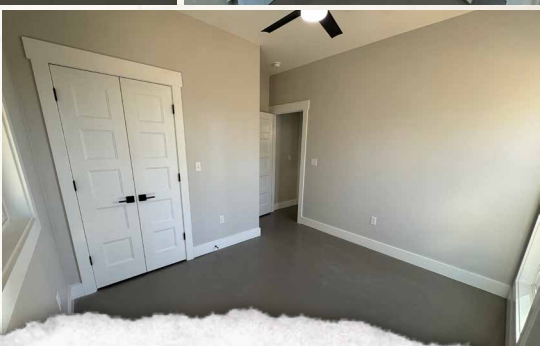
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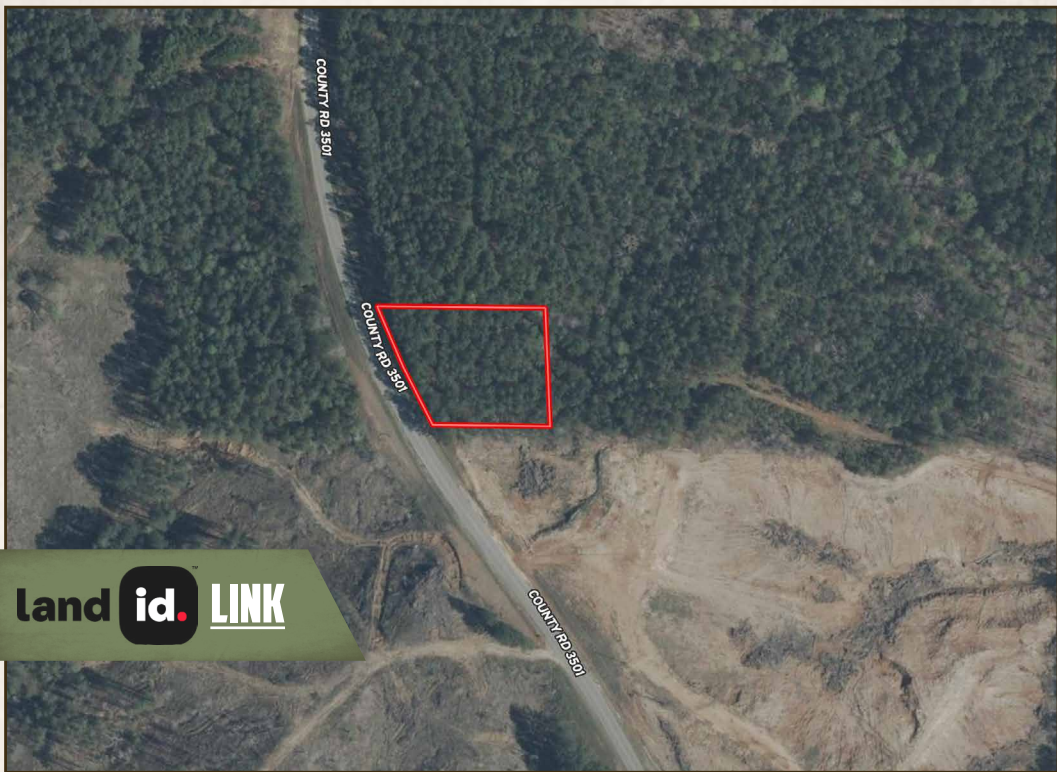
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Directions From Booneville, MS:
Travel 15 miles east on Old Hwy 30.
Turn right on County Road 3501 and
proceed 3.9 miles to the property on
the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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