

SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM



17538 HWY 35 | CHARLESTON
TALLAHATCHIE COUNTY, MS
A HOME ON 2.2± ACRES | \$219,000



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

17538 HWY 35

PROPERTY PROFILE

LOCATION:

- 17538 Hwy 35
Charleston, MS 38921
- Tallahatchie County
- 2.7± Miles N of
Downtown Charleston
- 21.2± Miles SE of Marks
- 21.8± Miles NW of Grenada
- 22± Miles S of Batesville
- 40± Miles W of Oxford

COORDINATES:

- 34.03872, -90.07421

TAX INFORMATION:

- 2024 - \$996.59

PROPERTY USE:

- Residential
- Investment

PROPERTY INFORMATION:

- 2.2± Acre Lot
- 2,060± SqFt Home
 - 3 Bedrooms/2 Bathrooms
 - Large Living Room
 - Open Concept Kitchen
 - Covered Front Porch
 - Spacious Sunroom
- Huge Backyard
- Additional Lot
- Detached 1-Car Carport
- East Tallahatchie School District
- TVI Fiber Available
- Power Provided by TVEPA
- Water by North Tallahatchie
Water Assn.



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HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 17538 HWY 35

WELCOME HOME TO 17538 HWY 35, A NEWLY RENOVATED HOME SITUATED ON 2.2± ACRES ON THE EDGE OF THE MISSISSIPPI DELTA IN TALLAHATCHIE COUNTY. Located just 2.7 miles north of downtown Charleston, the home offers 2,060± square feet of living space with three bedrooms and two baths. Some key features include brand-new hardwood floors throughout, a large living room, an open kitchen, a spacious sunroom, and a covered front porch perfect for morning coffee. Outside, enjoy a huge backyard, a detached carport, and an additional lot for room to grow, whether it be home to a shop or a large garden. The home is zoned for the East Tallahatchie School District. Utility providers include TVEPA, North Tallahatchie Water Association, and the option for TVI Fiber internet.

This gem is roughly 22 miles south of Batesville, 21.8 miles northwest of Grenada, and 40 miles west of Oxford. The peaceful Delta setting, along with convenient access to town, makes this a must-see property.

**Contact Hunter Robison to set up a private showing
and make 17538 Hwy 35 your new address!**



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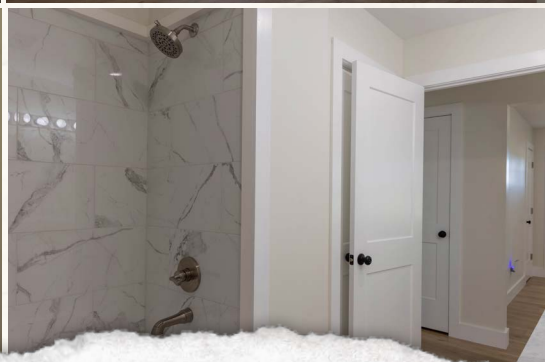
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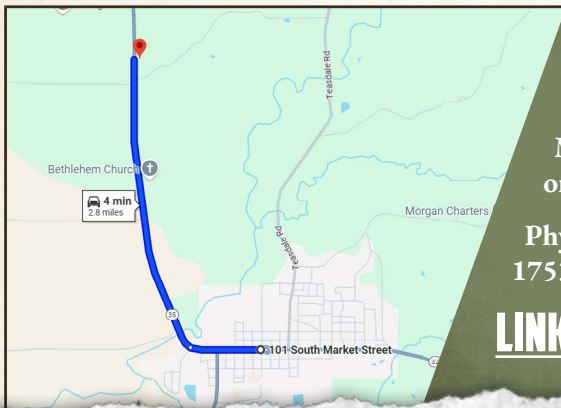
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land id. LINK



Directions From Charleston, MS:
Travel 0.5 miles west on Main Street
toward N Church Street. Continue on
MS-35 N for 2.3 miles to the property
on the right.

Physical Address:
17538 Hwy 35 | Charleston, MS 38921

[LINK TO GOOGLE MAP DIRECTIONS](#)



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