



14.25± ACRES
PRENTISS COUNTY, MS
\$179,500

HOUSE PAD IN PLACE



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 238-4077

THE PRENTISS 14.25

PROPERTY PROFILE

LOCATION:

- 1201 Gaston Road
Booneville, MS 38829
- Within the City Limits
- Prentiss County
- 17.9± Miles S of Corinth
- 32.9± Miles N of Tupelo

COORDINATES:

- 34.698078, -88.581065

PROPERTY USE:

- Residential
- Investment
- Agricultural

PROPERTY INFORMATION:

- 14.25± Total Acres
- 8± Tillable Acres
- 2,597± SqFt House Pad in Place
- Blueprints Available
(But Not Required)
- Concrete Driveway
- Detached Two-Car Garage
- Underground Storm Shelter
- Storage Shed
- All City Utilities
- Road Frontage
- Booneville School District

TAX INFORMATION:

- Parcel #050921-29-00402
- 2024 - \$604



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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.

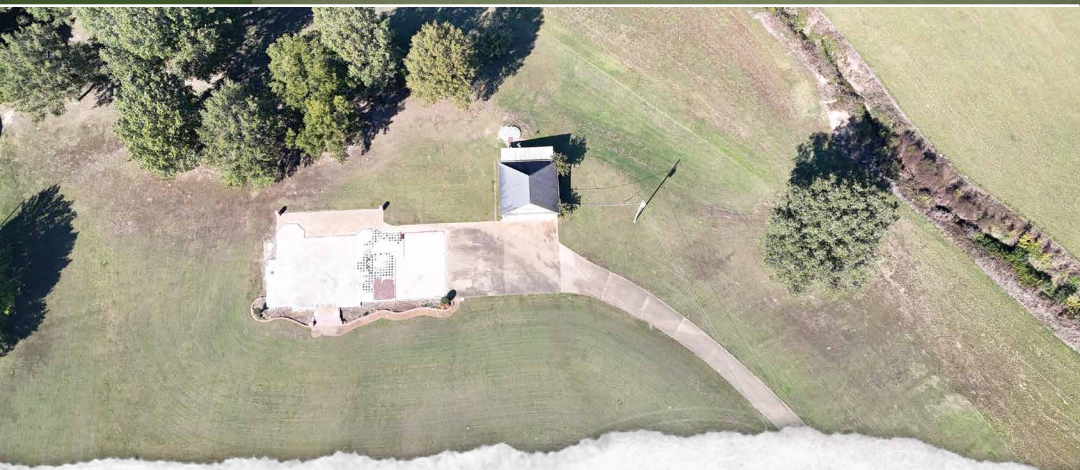
WELCOME TO THE PRENTISS 14.25

WHAT IS YOUR VISION—A PRIVATE HOMESTEAD, A HOBBY FARM, OR A PEACEFUL RETREAT? Nestled inside the city limits of Booneville, MS, is a 14.25± acre parcel offering the perfect blend of privacy, convenience, and potential!

The Prentiss County property is located just off Highway 45, minutes from the Booneville Country Club, ideal for anyone wanting space without sacrificing proximity to town. A 2,597± square foot house pad, concrete driveway, underground storm shelter, climate-controlled detached two-car garage, and an additional storage building are already in place, giving you a strong head start toward your new home. Inspected and approved by the city building inspector, the existing house slab is ready for immediate construction. Blueprints from the previous home are available, but there's no requirement to use them—you can easily follow the existing plans or design your dream home from scratch. Of the total acreage, an 8± acre section is tillable.

With beautiful scenery, established infrastructure, and utilities nearby, this property provides a rare opportunity to build exactly what you've envisioned in one of Booneville's most convenient and desirable areas.

**Contact Annah Barnes today to learn more
and experience #TheSmallTownWay!**



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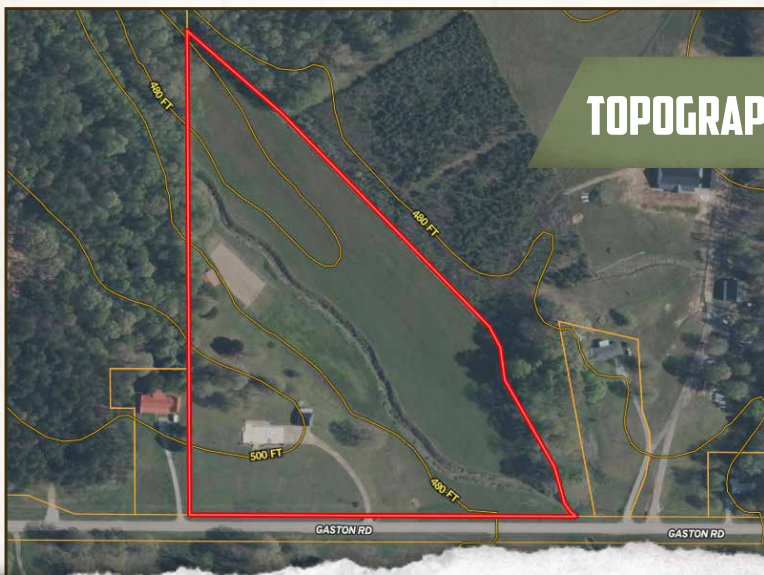
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PRENTISS COUNTY, MISSISSIPPI

WATER MAP



TOPOGRAPHY MAP



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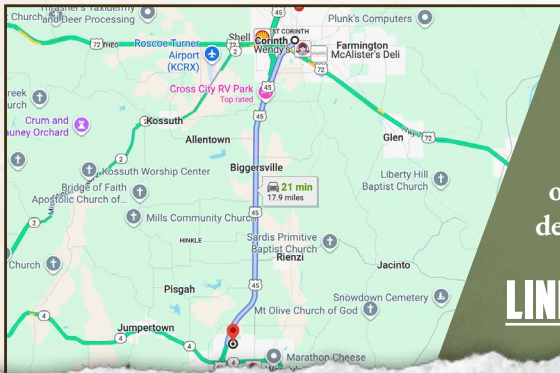
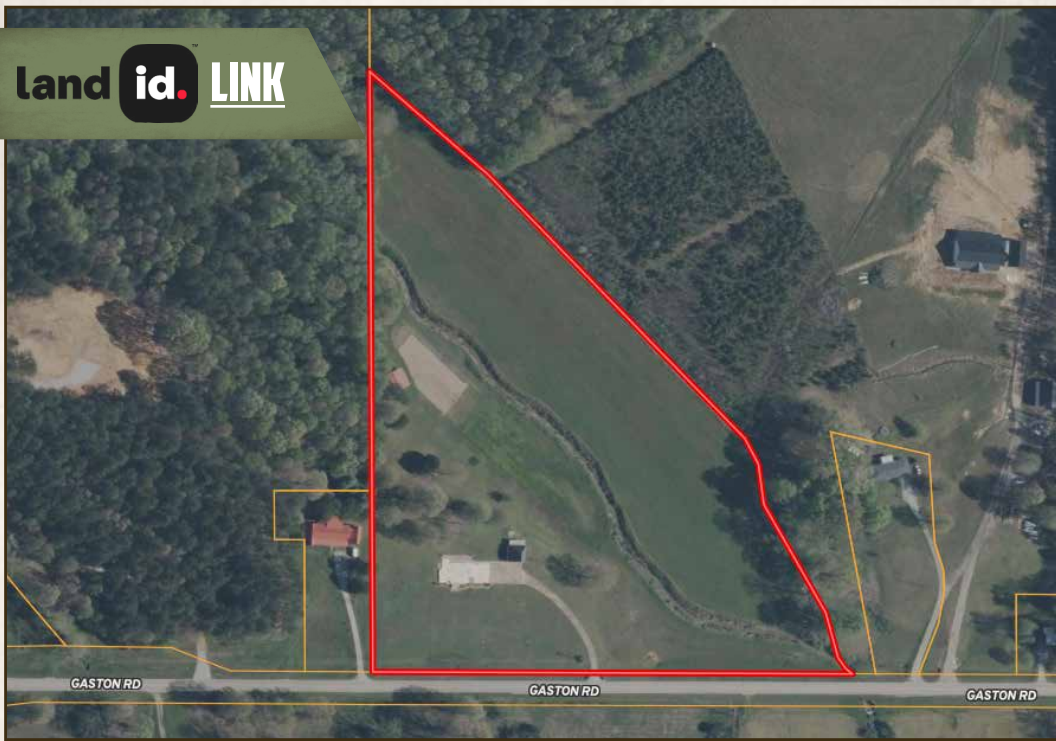
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land id. LINK



Directions From Corinth, MS:
Travel 3 miles south on MS-145
S/S Tate Street. Turn left on US-45
and continue 14.3 miles. Turn left
on Gaston Road and in 0.4 miles the
destination will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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