WATERFRONT HOME ON 2.53± ACRES
WOLF LAKE | HUMPHREYS COUNTY, MS

$215,000

Motivated Seller!

SELLER IS OFFERING $3,000 IN CONCESSIONS

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THE WOLF LAKE 2.53

PROPERTY PROFILE

LOCATION:

- 4345 Lake City Road
  Yazoo City, MS 39194
- On the Shores of Wolf Lake
- Humphreys County
- 9.8± Miles NW of Yazoo City
- 33± Miles NW of Flora
- 51± Miles NW of Madison
- 57.5± Miles NW of Jackson

COORDINATES:

- 32.92339, -90.48983

TAX INFORMATION:

- $1,082.48 - 2024

PROPERTY USE:

- Residential
- Weekend Getaway
- Fishing & Watersports

PROPERTY INFORMATION:

- 2.53± Waterfront Acres
- 2,222± SqFt Home
- 4 Bedrooms/3.5 Bathrooms
- 2-Car Garage
- Screened-In Back Porch
- Covered Front Porch

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WILL FOUCHE
LAND SPECIALIST
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will@smalltownproperties.com
4848 Main St. - Flora, MS 39071
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE WOLF LAKE 2.53

WELCOME TO YOUR DREAM LAKEFRONT RETREAT LOCATED ON THE SHORES OF WOLF LAKE! Nestled on a 2.53± acre lot in Humphreys County, MS, this stunning 2,222± square foot home offers the perfect blend of comfort and style! Featuring four bedrooms, three full baths, and one half bath, the home would be perfect for spending summers on the lake with friends and family or as a hunting camp. Located on the high side of the lake, even the 2011 floodwater did not reach the inside of this residence. Wolf Lake is a 1,000± acre oxbow of the Yazoo River located nowthwest of Yazoo City, popular for fishing and boating. The property is approximately 23 miles from Panther Swamp Refuge, which is known for its spectacular deer and duck hunting.

Whether you're looking for a year-round residence or a seasonal getaway, this property is worth considering! *DISCLAIMER: the agent is related to the seller.*

Take advantage of this awesome opportunity.
Call Will Fouche today to schedule a private tour!

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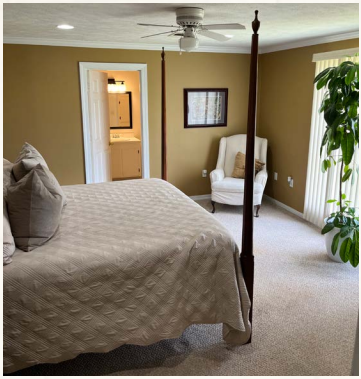

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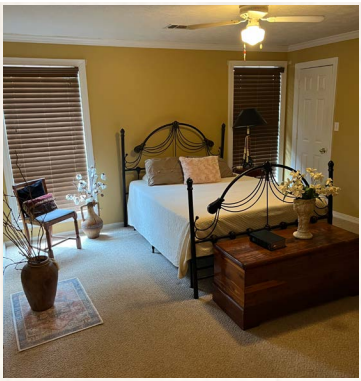

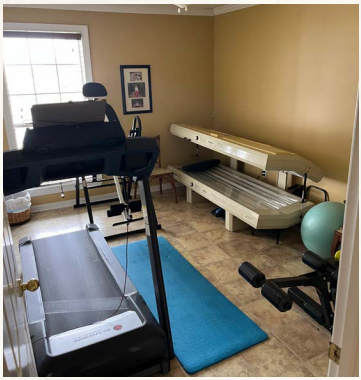

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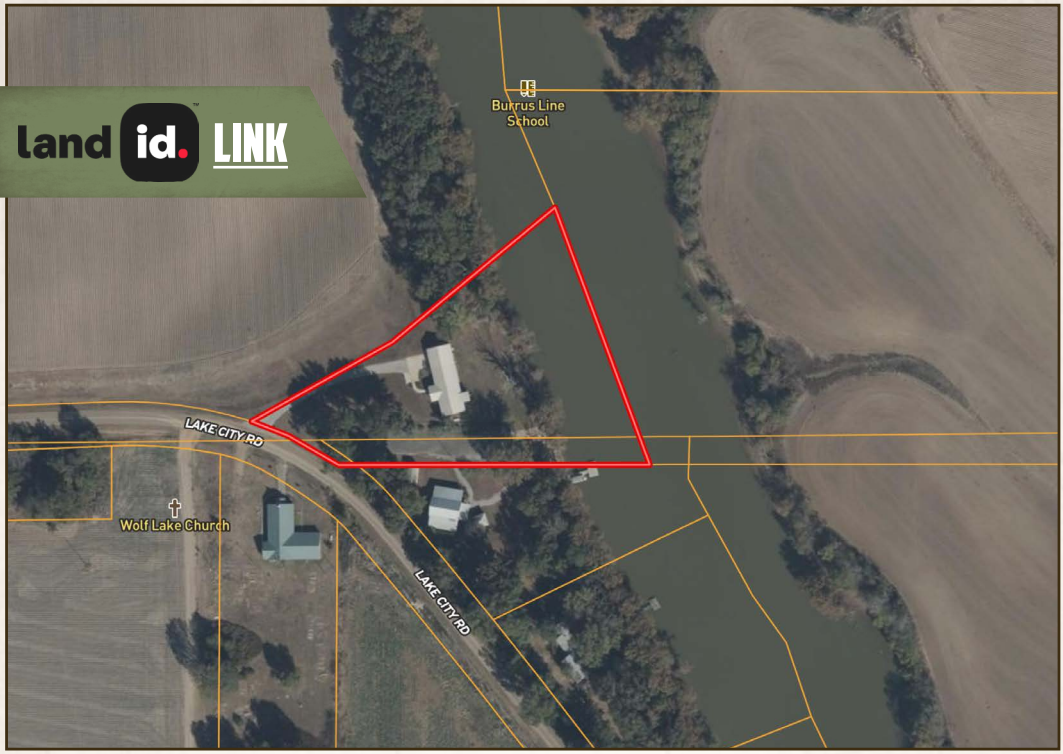

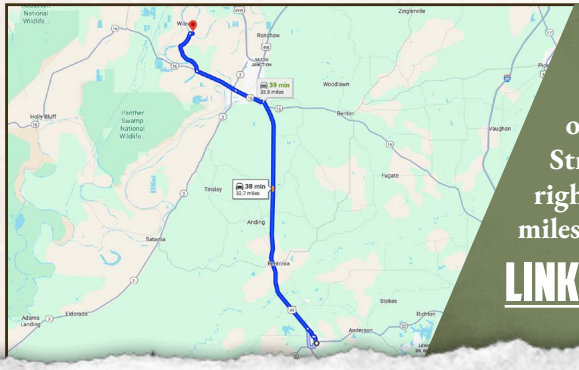

Directions from Flora, MS: Travel 20.5 miles north on US 49. Turn left onto MS-149 N/MS-16 W/E Broadway Street and continue 6.3 miles. Turn right onto Lake City Road and travel 4.3 miles to the destination on the left.

LINK TO GOOGLE MAP DIRECTIONS

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