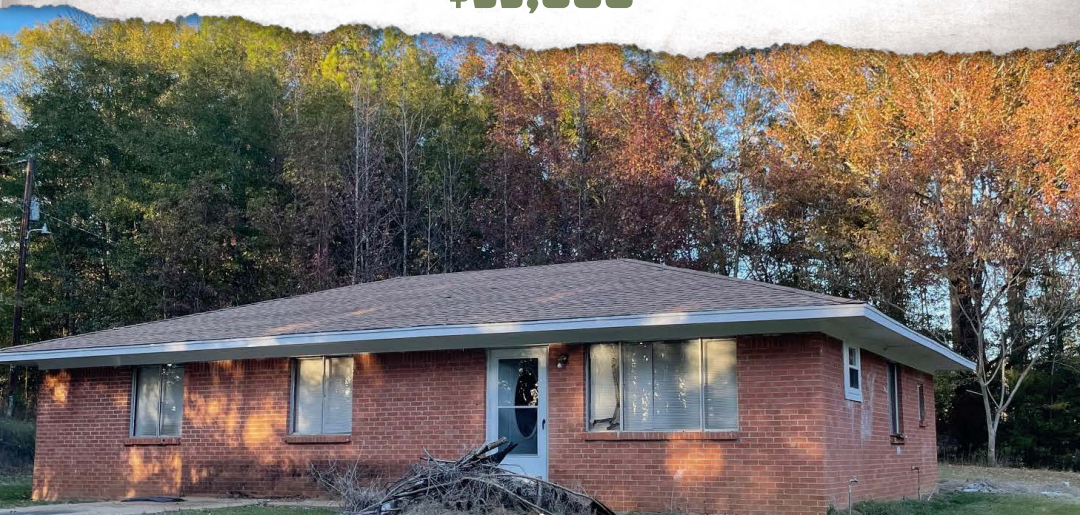


3648 MOLESTAGE SLACK ROAD PICKENS | HOLMES COUNTY, MS

\$53,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

LOCATION:

- 3648 Molestage Slack Road
Pickens, MS 39146
- Holmes County
- 8.5± Miles W of I-55
- 28.2± Miles NW of Canton
- 31± Miles SE of Hillside NWR
- 47.8± Miles NE of
Panther Swamp NWR
- 62.9± Miles NE of the
Delta National Forest

COORDINATES:

- 32.9198, -90.0938

PROPERTY USE:

- Residential
- Weekend Retreat/Hunting Camp
- Investment - Fixer'Upper

PROPERTY INFORMATION:

- 1± Acre Lot
- 1,368± SqFt Brick Home
- 4 Bedrooms/1.5 Baths
- Washer/Dryer, Refrigerator,
Small Freezer &
Gas Range Included
- 4 Beds and Several Dressers
Included
- Roof Replaced in 2018
- New Septic System in 2023
- Rural Setting
- **SOLD AS IS, WHERE IS**

TAX INFORMATION:

- Parcel: 1-242-04-006.00
- 2024: \$762.24



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MELANIE STARNES

RESIDENTIAL SPECIALIST

C: 601-906-9899

O: 769-888-2522

melanie@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 3648 MOLESTAGE SLACK ROAD

DISCOVER THE POTENTIAL IN THIS 1,368± SQUARE FOOT BRICK HOME SITUATED ON APPROXIMATELY ONE ACRE IN A QUIET COUNTRY SETTING. Featuring four bedrooms, one full bath, and one half bath, this Holmes County, Mississippi, property offers ample space and flexibility—perfect for a cozy family residence, weekend retreat, or hunting camp. The home needs some TLC, making it an excellent opportunity for buyers looking to add value and personalize the space.

The property is furnished with a washer, dryer, refrigerator, small freezer, gas range, four beds, and several dressers, providing a convenient starting point for occupancy or renovation. Enjoy the durability and classic appeal of brick construction, along with key upgrades, including a roof replaced in 2018 and a new septic system installed in 2023.

With plenty of outdoor space, there's room for parking, recreation, and relaxing in the peaceful rural surroundings. Located near Panther Swamp NWR, Hillside NWR, and Delta National Forest, outdoor enthusiasts will appreciate the exceptional hunting, fishing, and wildlife opportunities nearby. **SOLD AS IS, WHERE IS.**

**Bring your vision and make 3648 Molestage Slack Road
in Pickens your new address! Call Melanie Starnes today
to schedule a personal tour!**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MELANIE STARNES

RESIDENTIAL SPECIALIST

C: 601-906-9899

O: 769-888-2522

melanie@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

MELANIE STARNES

RESIDENTIAL SPECIALIST

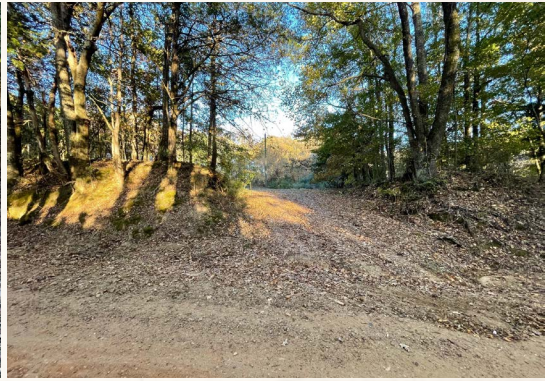
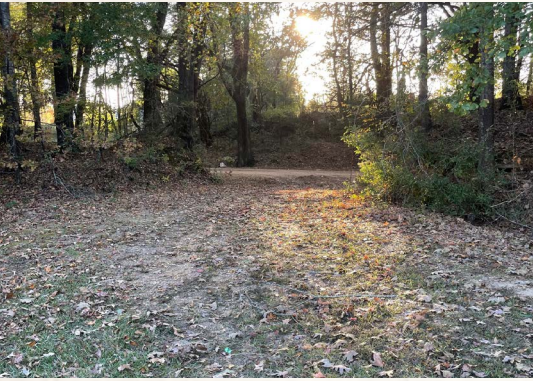
C: 601-906-9899

O: 769-888-2522

melanie@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

MELANIE STARNES

RESIDENTIAL SPECIALIST

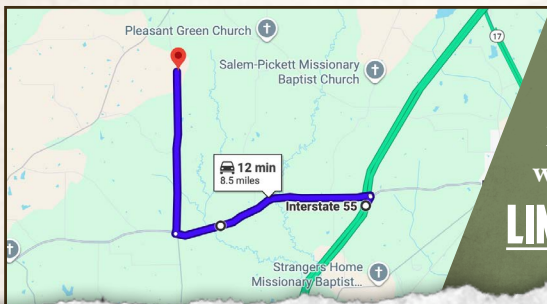
C: 601-906-9899

O: 769-888-2522

melanie@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

land **id.** LINK

Directions From Exit #139 off I-55
 North: Follow signs for MS-432 W/
 Yazoo City. Turn left on MS-432 W
 and travel 4.6 miles. Turn right on
 Molestage Slack Road and the property
 will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



SMALLTOWN
 HUNTING PROPERTIES
 & REAL ESTATESM

MELANIE STARNES

RESIDENTIAL SPECIALIST

C: 601-906-9899

O: 769-888-2522

melanie@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com