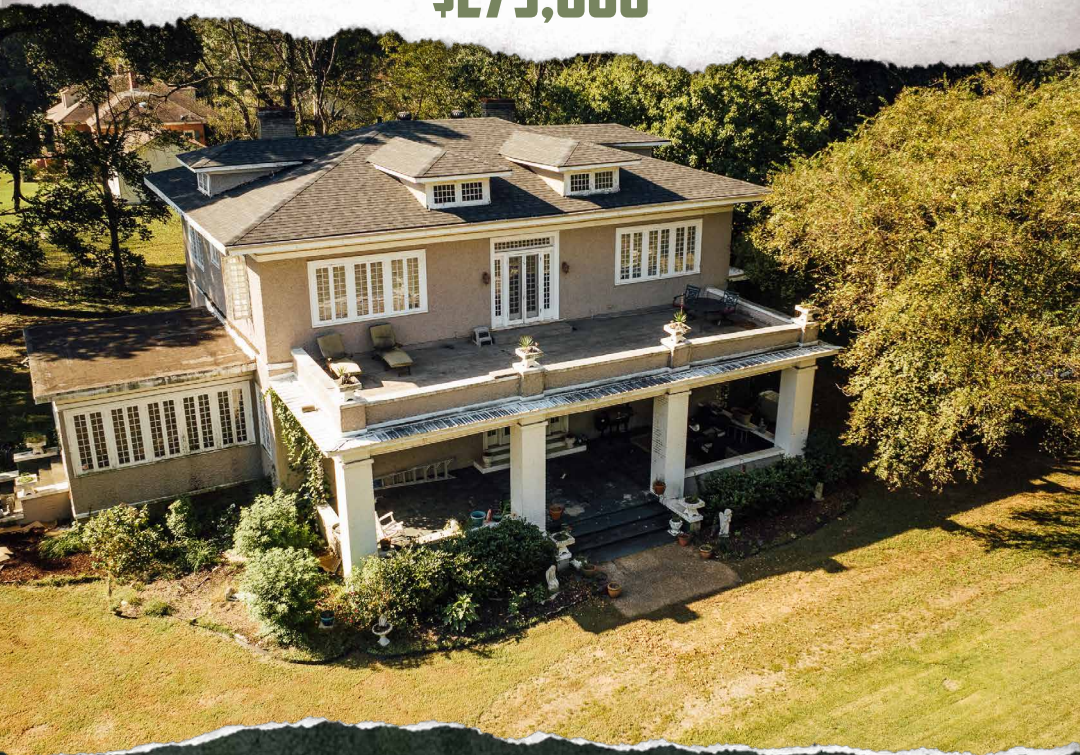




**SMALLTOWN**  
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**300 ELIZABETH STREET**  
**A HOME ON 1.33± ACRES**  
**ROSEDALE | BOLIVAR COUNTY, MS**  
**\$275,000**



OFFICE (662) 846-1425 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# 300 ELIZABETH STREET

## PROPERTY PROFILE

### LOCATION:

- 300 Elizabeth Street  
Rosedale, MS 38769
- Bolivar County
- 20± Miles W of Cleveland
- 30± Miles N of Greenville

### COORDINATES:

- 33.86047, -91.02845

### PROPERTY USE:

- Residential
- Hunting Camp
- Investment

### PROPERTY INFORMATION:

- 1.33± Acre Lot
- 4,057± SqFt Home
- 4 Bedrooms/2.5 Bathrooms
- Hardwood Floors
- Recently Updated Kitchen  
& Primary Bathroom
- Balcony
- Large Yard

### TAX INFORMATION:

- Parcel #: 13-09-900-00-03900
- Parcel #: 13-09-900-00-04000
- 2024 – \$828.25



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

**BILLY CARPENTER** | LAND SPECIALIST  
C: 662-820-2007 | billy@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com



# WELCOME TO 300 ELIZABETH STREET

**STEP BACK IN TIME WITH THIS STUNNING EARLY 1900s TWO-STORY HOME IN THE HEART OF ROSEDALE, MISSISSIPPI.** Sitting on a 1.33± acre lot with road frontage on three sides, this 4,057± square foot, 4-bedroom, 2.5-bath residence offers the perfect blend of Southern charm and modern comfort.

Inside, you'll find gorgeous hardwood floors, a formal dining room, and a spacious living area perfect for family gatherings or entertaining guests. The recently updated kitchen includes a butler's pantry for extra storage and prep space. A sunroom adjacent to the formal dining room provides even more living space, ideal for relaxing, reading, or watching the kids play in the yard. Upstairs you'll find four bedrooms, a bonus room, and access to a large balcony, perfect for enjoying your morning coffee or a cool beverage in the evening. Each bedroom has a Jack-and-Jill bathroom. The primary bathroom was recently remodeled and includes a beautiful walk-in tile shower.



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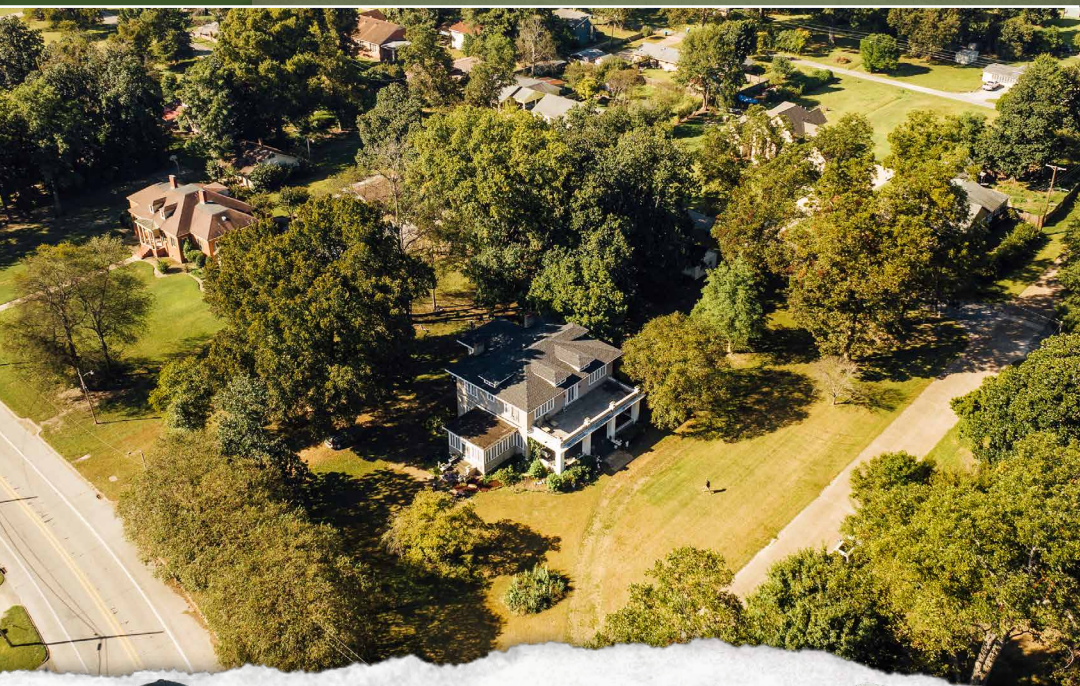
# MORE ABOUT 300 ELIZABETH STREET

The home also offers central heat and air on the main floor, a backup generator so you're never left without power, and a storage building in the backyard, ideal for tools, equipment, or outdoor gear.

Outside, enjoy a circle drive, mature shade trees, and plenty of room for gardening, kids, or outdoor gatherings. Whether you're searching for a family home, a weekend getaway, or a hunting camp (if you hunt behind the levee) where you can stay high and dry without flood worries.

Experience small-town charm, thoughtful updates, and timeless craftsmanship all in one beautiful home.

**Contact Billy Carpenter or Michael Oswalt for your private showing.**

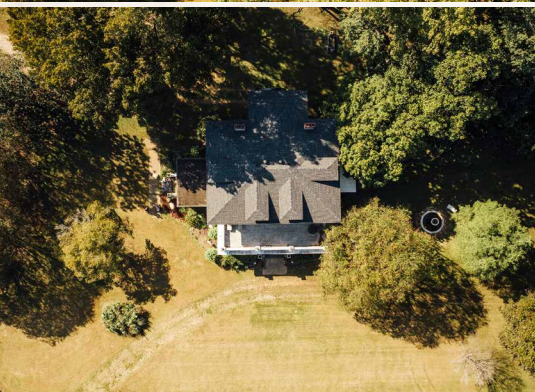
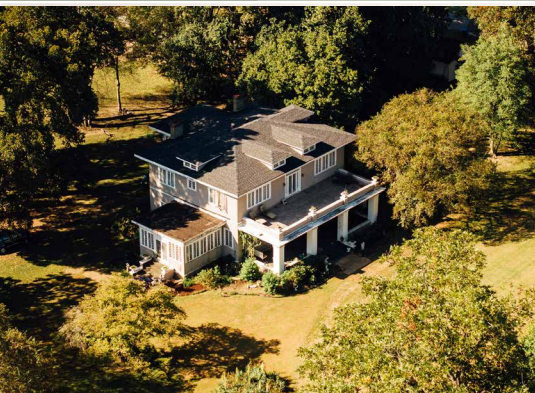


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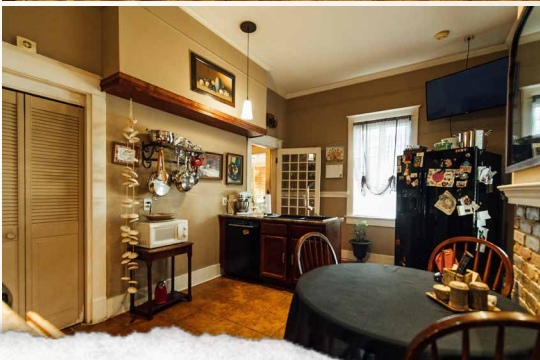
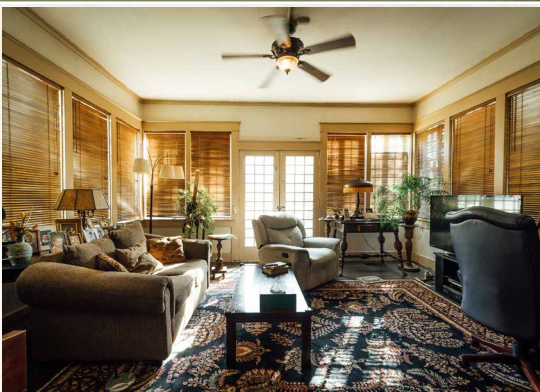


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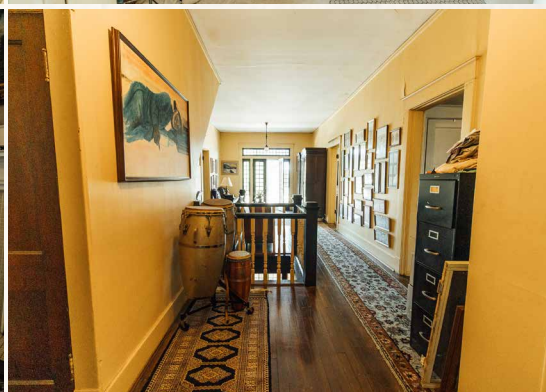
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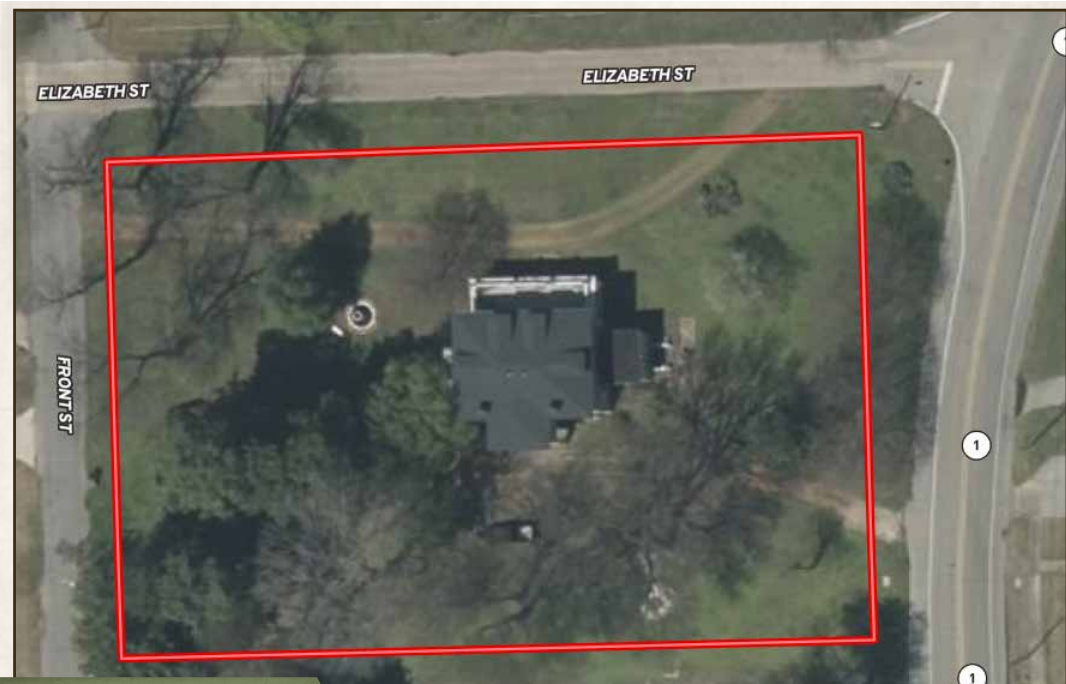
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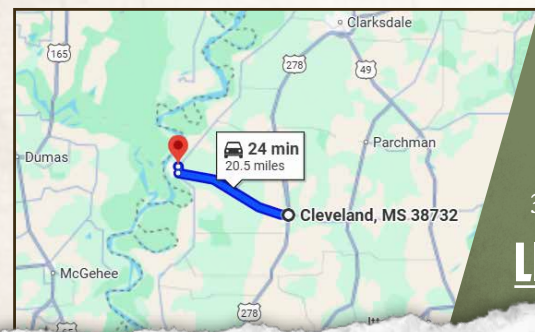
land id. **LINK**

Directions From MS-8 in Cleveland, MS: Travel 19.4 miles west on MS-8 W/E Sunflower Rd. Make a slight right toward Main Street and continue 1 mile. Turn left on Elizabeth Street and the destination is on the left.

Physical Address:

300 Elizabeth Street | Rosedale, MS 38769

**LINK TO GOOGLE MAP DIRECTIONS**



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