

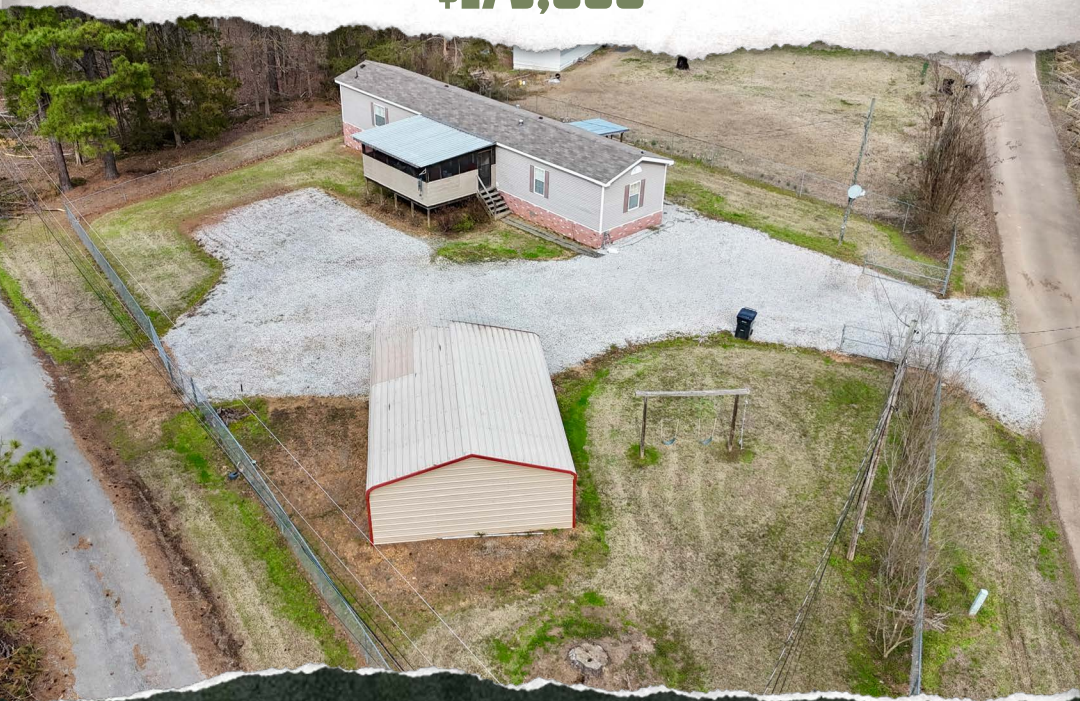


SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

MOTIVATED SELLER

**4 COUNTY ROAD 539
LAFAYETTE COUNTY, MS
\$175,000**



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

4 COUNTY ROAD 539

PROPERTY PROFILE

LOCATION:

- 4 County Road 539
Como, MS 38619
- Lafayette County
- 1.4± Miles N of the
Teckville Boat Ramp
- 4.3± Miles SW of Harmontown
- 17.6± Miles E of Como
- 23± Miles SE of Senatobia
- 29.3± Miles NE of Batesville
- 31.9± Miles NW of Oxford

COORDINATES:

- 34.51565, -89.6653

TAX INFORMATION:

- Parcel ID: 049-31-024.00
- \$300 (2025)

PROPERTY USE:

- Residential
- Fishing & Hunting
- Potential Income-Producing

PROPERTY INFORMATION:

- 1± Acre Corner Lot
- 1,280± SqFt Home
- Fully-Furnished
- 3 Bedrooms/2 Baths
- 20'x30' Boat Shed
with Electricity
- Screened-In Front Porch
- Fenced-In Yard
- Utilities & Internet Available
- Sold As-Is



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CALEB WARREN

LAND SPECIALIST

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50 CR 401 - Oxford, MS 38655

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Information is believed to be accurate but not guaranteed.

WELCOME TO 4 COUNTY ROAD 539

WELCOME TO 4 COUNTY ROAD 539 IN COMO, MISSISSIPPI. Situated in Lafayette County just 1.4± miles from the Teckville Boat Ramp at Sardis Lake, this property is a fisherman's or lake lover's dream! The property sits on a 1± acre corner lot with double entrances for easy access when hauling boats.

A clean and well-maintained 2006 Champion mobile home features 1,280± square feet with a three-bedroom and two-bathroom design and a screened-in front porch. The home has a new roof, new kitchen floors, a new marble shower, and all like-new appliances. The home is being sold fully-furnished and as-is. There is a 20'x30' boat storage shed that can easily store two boats underneath with electricity already in place. The yard is fenced in, giving peace of mind for little kids or pets.



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MORE ABOUT 4 COUNTY ROAD 539

Whether you are looking for a weekend getaway, a primary residence, or rental income potential, this is a great opportunity! As mentioned earlier, the property is very close to Sardis Lake and has U.S. Army Corps of Engineers public hunting land all around it for those interested in hunting deer, ducks, and turkeys! The property has fiber optic internet provided by Tallahatchie Valley Internet Services. Utilities are provided by TVEPA, and water is provided by Harmontown Water Assn. Inc.

**If this property is what you have been looking for,
contact Caleb Warren to schedule a private tour, and
make 4 County Road 539 your new address!**



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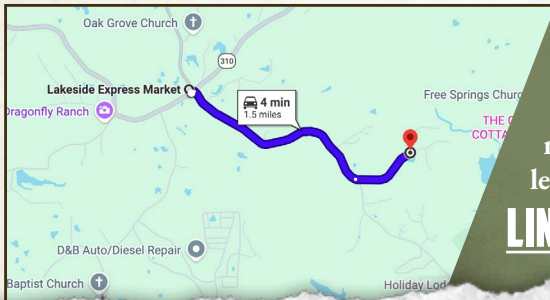
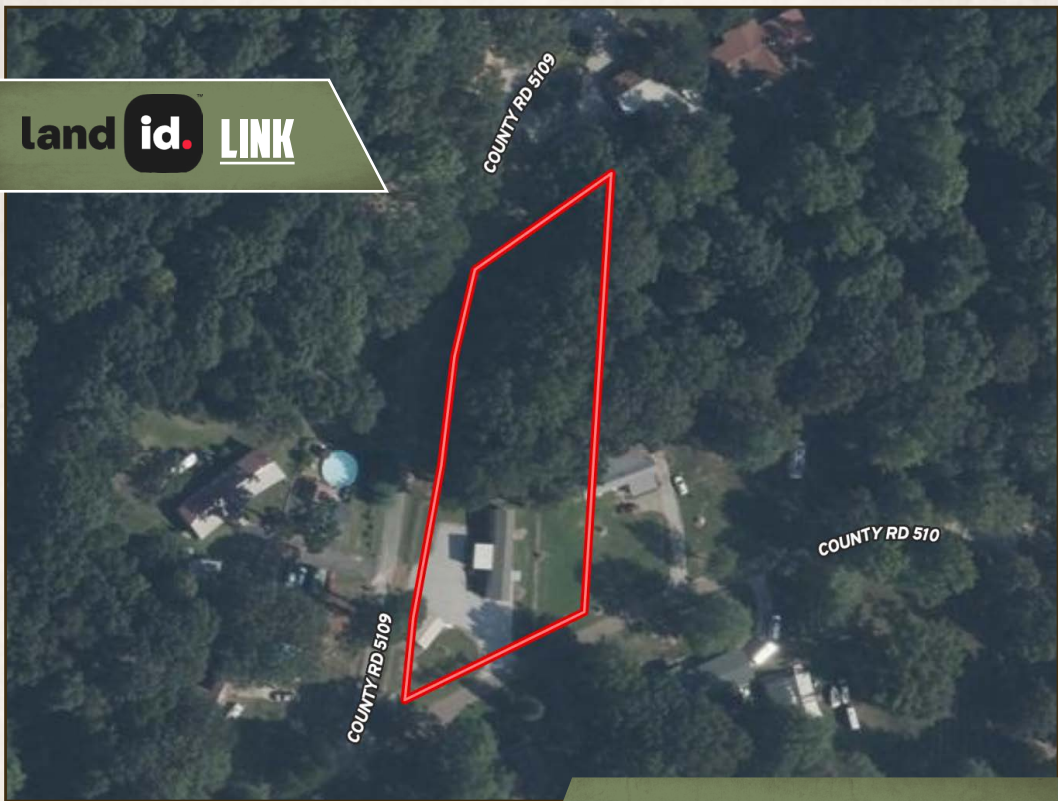
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land **id.** LINK



Directions from Lakeside Express Market: Travel on County Road 517 for 1.2 miles, and then turn left onto Old Smith Road. Continue for 0.3 miles, and the property will be on the left at the corner.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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