



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

5.4± ACRES WITH A HOME
MARSHALL COUNTY, MS
\$154,900



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

THE MARSHALL 5.4

PROPERTY PROFILE

LOCATION:

- 1075 Old Oxford Road
Waterford, MS 38685
- Marshall County
- 2.7± Miles W of
the Holly Springs NF
- 3.3± Miles S of Waterford
- 11.5± Miles S of Holly Springs
- 11.6± Miles N of Sardis Lake
- 19.3± Miles N of Oxford

COORDINATES:

- 34.6129, -89.4893

TAX INFORMATION:

- 2024 - \$444.98

PROPERTY USE:

- Residential
- Recreational

PROPERTY INFORMATION:

- 5.4± Acres
- 1,200± SqFt Mobile Home
- 3 Bedrooms/2 Baths
- Road Frontage
- Utilities Provided by NEMEPa
& North East Fiber, LLC
- Water Well on Site



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CALEB WARREN

LAND SPECIALIST

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50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MARSHALL 5.4

WELCOME TO THE MARSHALL 5.4, AN AFFORDABLE PROPERTY OUT IN THE COUNTRY, YET CLOSE TO TOWN! This 5.4± acre property features a 1,200± square foot mobile home with recreational hunting and fishing nearby, with Sardis Lake and the Holly Springs National Forest being just minutes away. Additionally, you are less than 20 miles north of the historical Oxford, MS.

This property offers the best of both worlds with the many amenities and attractions of the city, along with low-country living. The mobile home offers three bedrooms, two full baths, a fenced-in front yard, and a gravel driveway. The electricity is provided by North East Mississippi EPA, and fiber optic internet by North East Fiber LLC. The property has a private water well and is located in the Marshall County School District.

If you have been searching for a property in a great location in the country with all the hunting and fishing close by but still close to town, look no further than the Marshall 5.4.

The property is still a full-time residence, so call Caleb Warren to schedule a private tour today!



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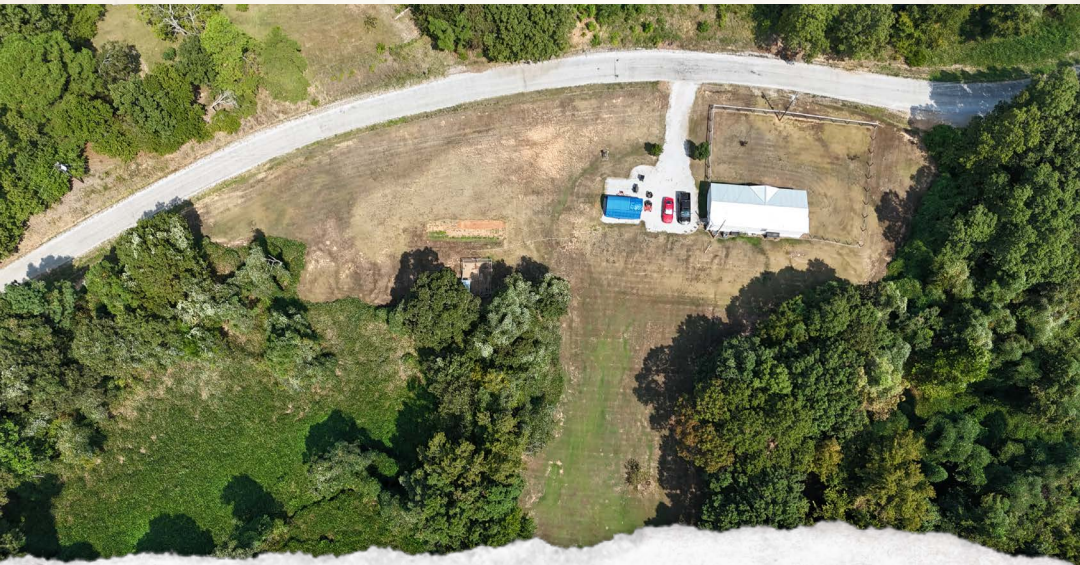
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MARSHALL COUNTY, MISSISSIPPI



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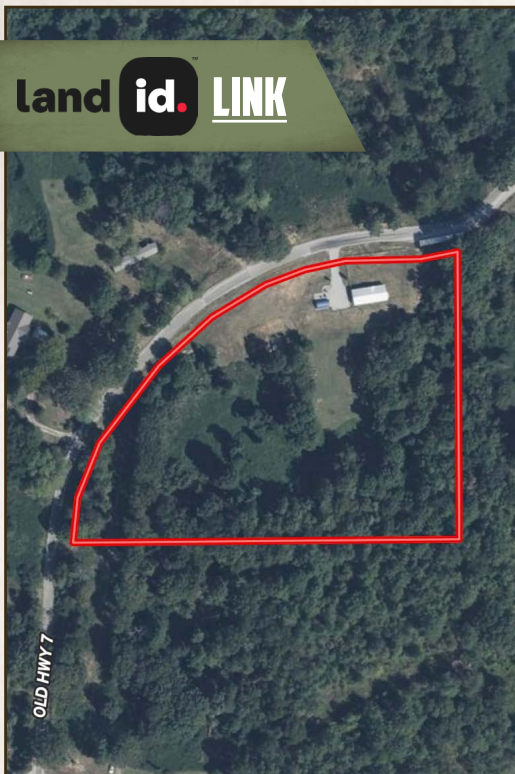
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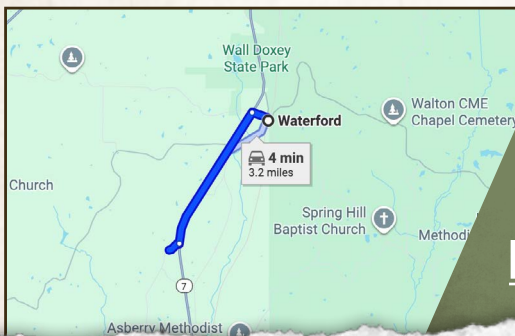
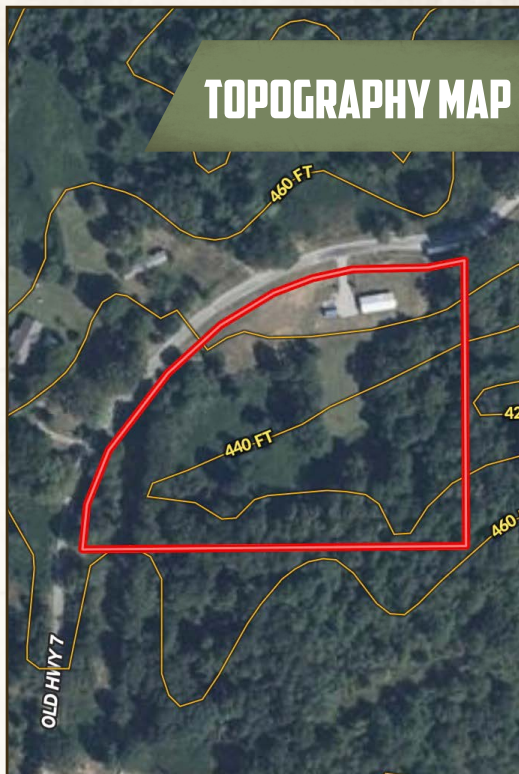
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MARSHALL COUNTY, MISSISSIPPI

land id. LINK



TOPOGRAPHY MAP



Directions from Waterford, MS:
Travel 2.8 miles south on Highway
7. Turn right on Old Oxford Road
and continue 0.2 miles to the property
on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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