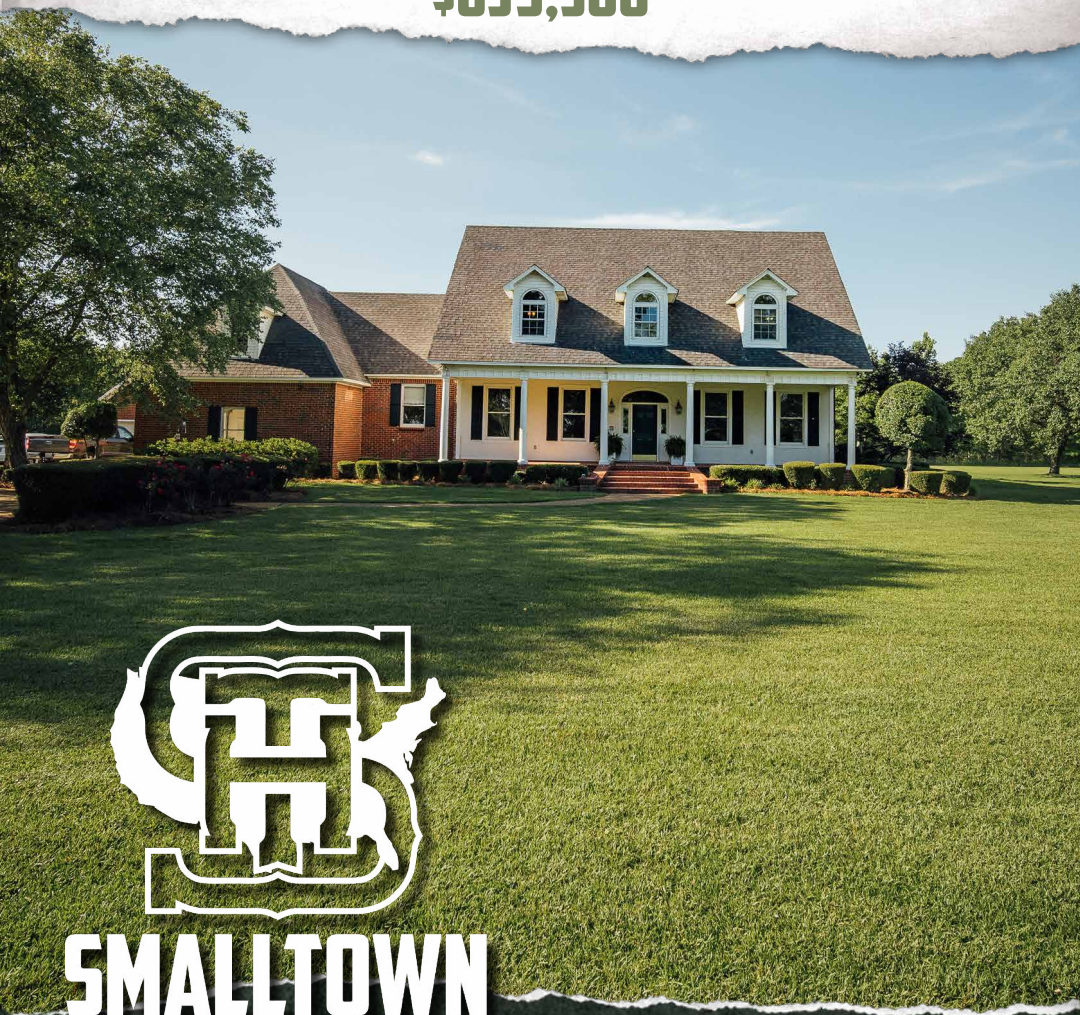


33.64± ACRES WITH A HOME HUMPHREYS COUNTY, MS

\$639,500



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THE HUMPHREYS 33.64

PROPERTY PROFILE

LOCATION:

- 200 Brady Road
Isola, MS 38754
- 5.6± Miles Northwest
of Belzoni
- 4.6± Miles Southeast of Isola

COORDINATES:

- 33.242052, -90.534290

PROPERTY USE:

- Residential
- Recreational Opportunities

TAX INFORMATION:

- G030008007.00: \$350.68
- G030008007.01: \$3,755.14
- G040017005.04: \$57.74

PROPERTY INFORMATION:

- 33.64± Acres
- 4,041± SF Home
- 4 Bedrooms – 3 ½ Bathrooms
- Walk-In Closets
- Ample Storage Space
- Detached Shop
- 2-Car Garage
- Alarm System
- Intercom System
- Mosquito Mist Away System
- Underground Utilities
- Back-Up Diesel Generator
- Natural Gas
- Jackson Bayou Frontage
- 20± Acres of Woods
- 11± Acres of Yard Space
- Annual CRP Payment of \$1,803
through 2053
- Additional Acreage Available



ADAM HESTER, ALC | ASSOCIATE BROKER
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WILSON BRITT | LAND SPECIALIST
C: 662.299.2367 | wilson@smalltownproperties.com

WELCOME TO THE HUMPHREYS 33.64

WELCOME HOME TO YOUR OWN PRIVATE OASIS! Enjoy peaceful country living in the heart of the Mississippi Delta. Nestled on 33.64± acres between Isola and Belzoni in Humphreys County is a well-maintained 4,041± square foot home. This sanctuary consists of a serene setting and diversity including approximately 11 acres of yard space, 20± acres of woods, and 2.5± acres of Jackson Bayou frontage. As you approach, be prepared to fall in love with the overall setting the property has to offer.

The four bedroom, three and a half bath home was constructed in 1994. On the main floor, you will find the primary bedroom and bath along with a half bath while the remaining three bedrooms and two full bathrooms are on the second floor. Enjoy the convenience of walk-in closets fitted with shelving and drawers in every bedroom. Beyond the bedrooms, you will discover a well-furnished kitchen, roomy utility room, dining room, functional office, versatile bonus room, and a spacious den warmed by a gas log fireplace. Storage is not an issue with a walk-in pantry and three walk-in storage areas, all outfitted with shelving. Additional amenities include an alarm system, mosquito mist away system, underground utilities, back-up diesel generator, natural gas, and an intercom system for added convenience.



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MORE ABOUT THE HUMPHREYS 33.64

Furthermore, there is a detached workshop equipped with a workbench and over 900 square feet of porches. Enjoy morning coffee or an afternoon book on the screened-in back porch overlooking the swimming pool and the remaining acreage. Areas of the current yard space would be ideal for a couple of horses or additional home sites.

As an added bonus, the wooded area includes 7.34± acres enrolled in CRP with an annual payment of \$1,803 through 2053! For the outdoor enthusiast, you have the ability to fish out of the front yard and deer hunt in the back. To the east, an additional 19.31± surveyed acre tract is available for purchase which includes 8.92± acres enrolled in CRP with an annual payment of \$2,192 through 2053.

**Embrace southern living in the Mississippi Delta.
Contact Adam Hester or Wilson Britt today to schedule
a private showing of this magnificent place!**



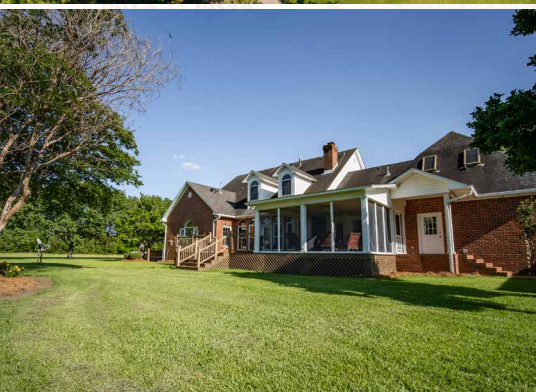
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intentional cultural & economic development

33.64± ACRES HUMPHREYS COUNTY, MISSISSIPPI



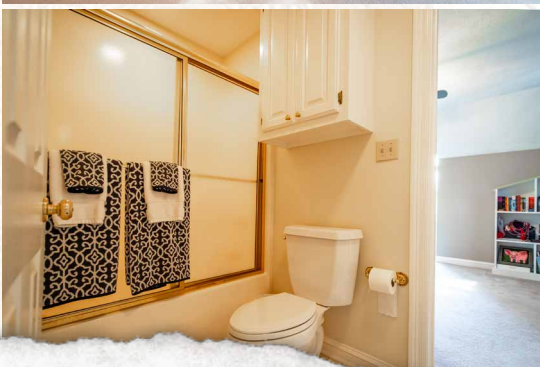
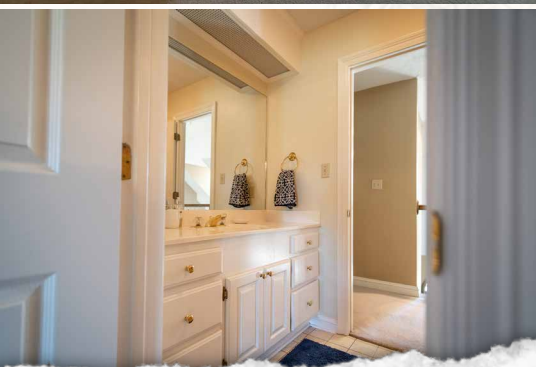
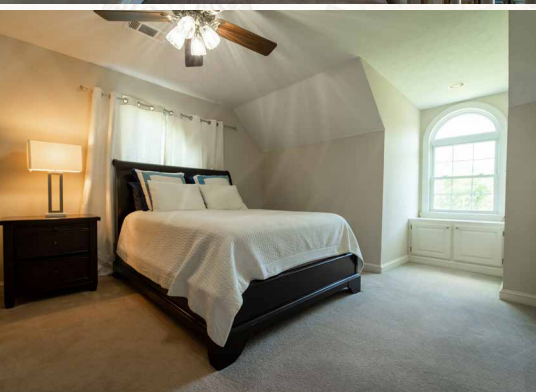
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intentional culture is created by intention

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intentional culture is created by architecture

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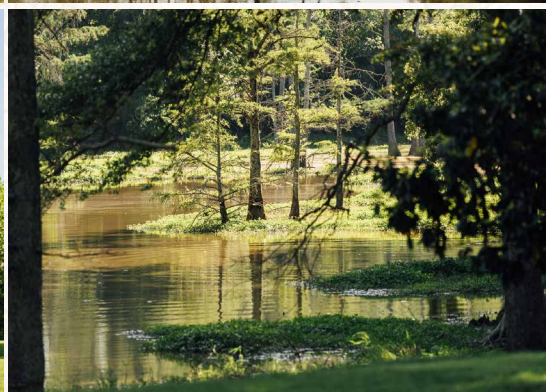
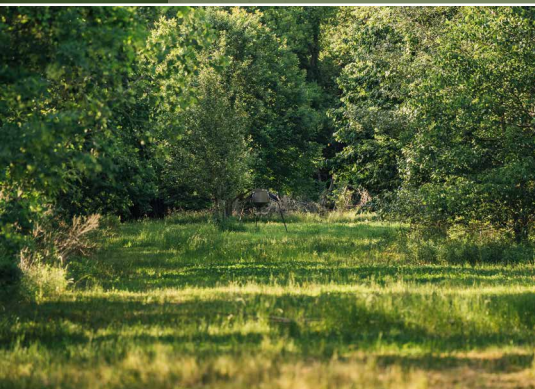
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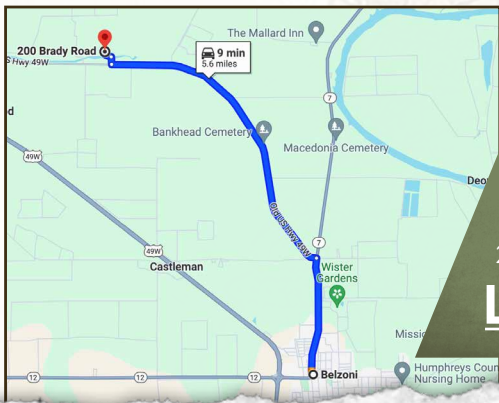
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intentional cultural preservation by architecture

33.64± ACRES HUMPHREYS COUNTY, MISSISSIPPI

land id. LINK



Directions From the Intersection of 1st Street and MS-7 N in Belzoni: Drive north on MS-7 N for 1.5 miles. Turn left onto Old US Highway 49 W and proceed for 4 miles. Turn right onto Brady Road and in 0.1 miles, turn left into the driveway. 200 Brady Road, Isola, MS 38754

LINK TO GOOGLE MAP DIRECTIONS



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