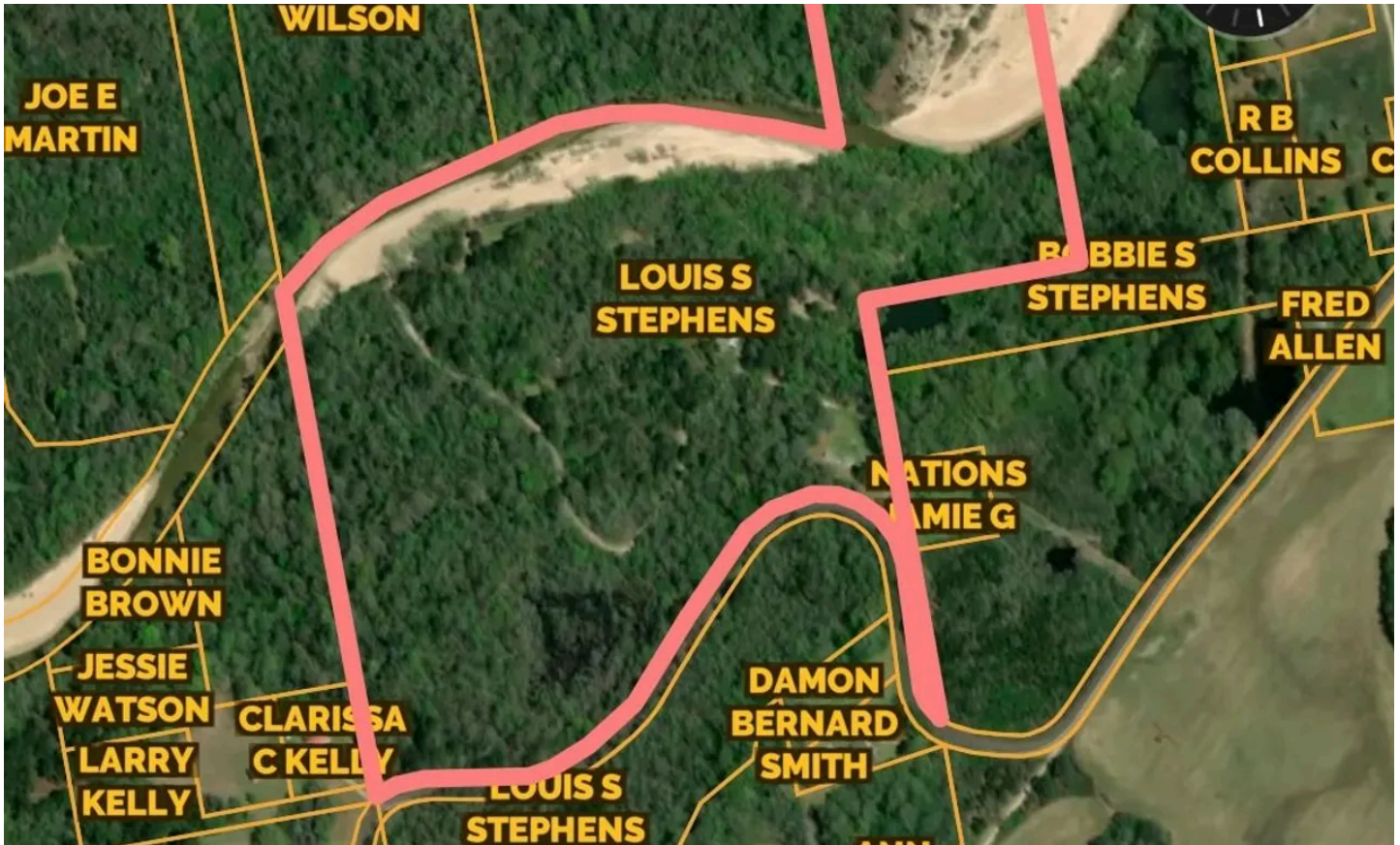


Rare Fair River Frontage
148 William Steen RD
Monticello, MS 39654

\$345,000
52± Acres
Lawrence County



Rare Fair River Frontage
Monticello, MS / Lawrence County

SUMMARY

Address

148 William Steen RD

City, State Zip

Monticello, MS 39654

County

Lawrence County

Type

Recreational Land

Latitude / Longitude

31.608254 / -90.138306

Acreage

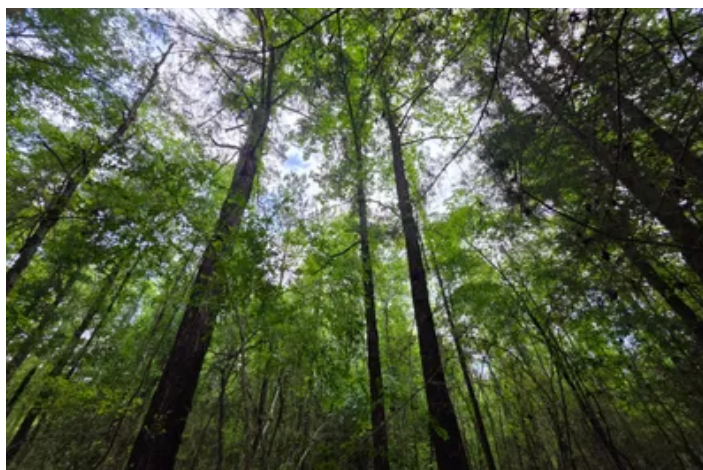
52

Price

\$345,000

Property Website

<https://www.mossoakproperties.com/property/rare-fair-river-frontage-/lawrence/mississippi/103923/>



Rare Fair River Frontage Monticello, MS / Lawrence County

PROPERTY DESCRIPTION

Rare opportunity to own ±52 acres with frontage on the Fair River in Lawrence County, Mississippi, located on William Steen Road. Properties like this along the Fair River don't come available often.

This tract features a great mix of mature hardwoods and pines, along with a well-maintained trail system that runs from the front of the property all the way to the river and throughout-making it easy to access and enjoy every part of the land. Whether you're looking to hunt, ride, or just spend time outdoors, this property is set up and ready to go.

The property offers both road frontage and river frontage, giving you multiple options for access and future use.

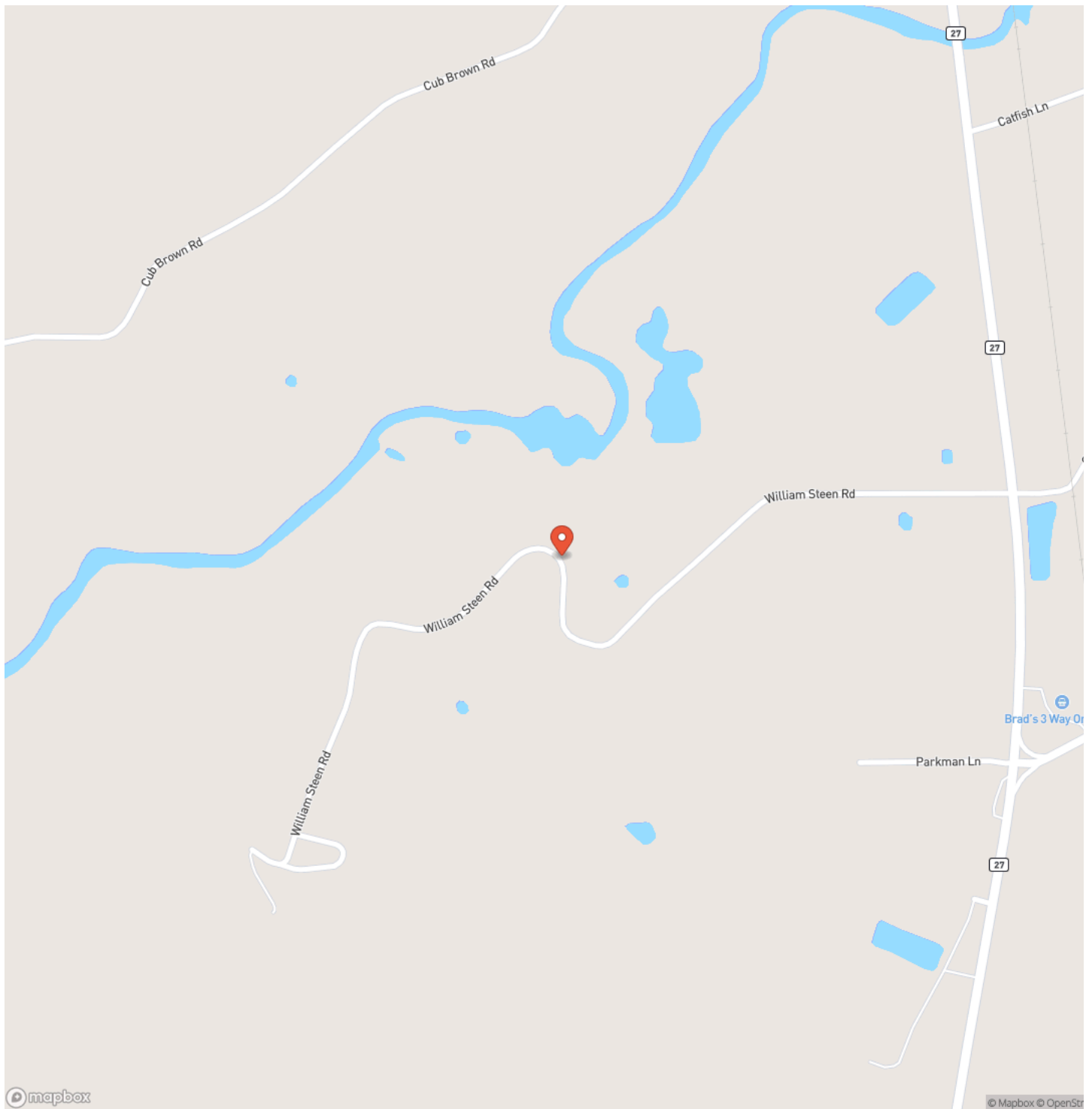
There is a mobile home and a shed on the property. The shed will remain, and the mobile home is being included at no added value.

If you've been looking for a solid recreational tract with Fair River frontage in a good area, this is one worth taking a look at

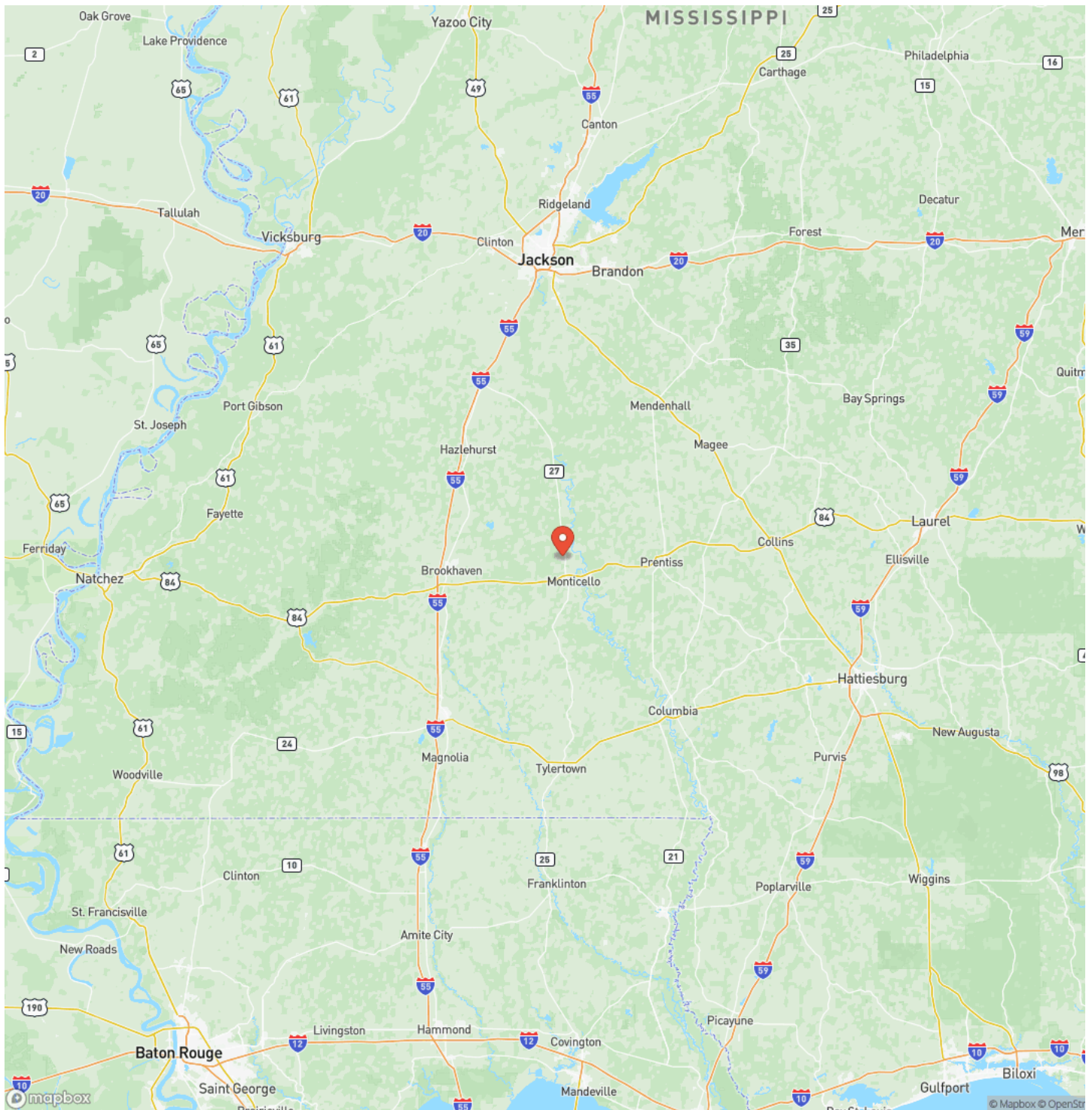
Rare Fair River Frontage
Monticello, MS / Lawrence County



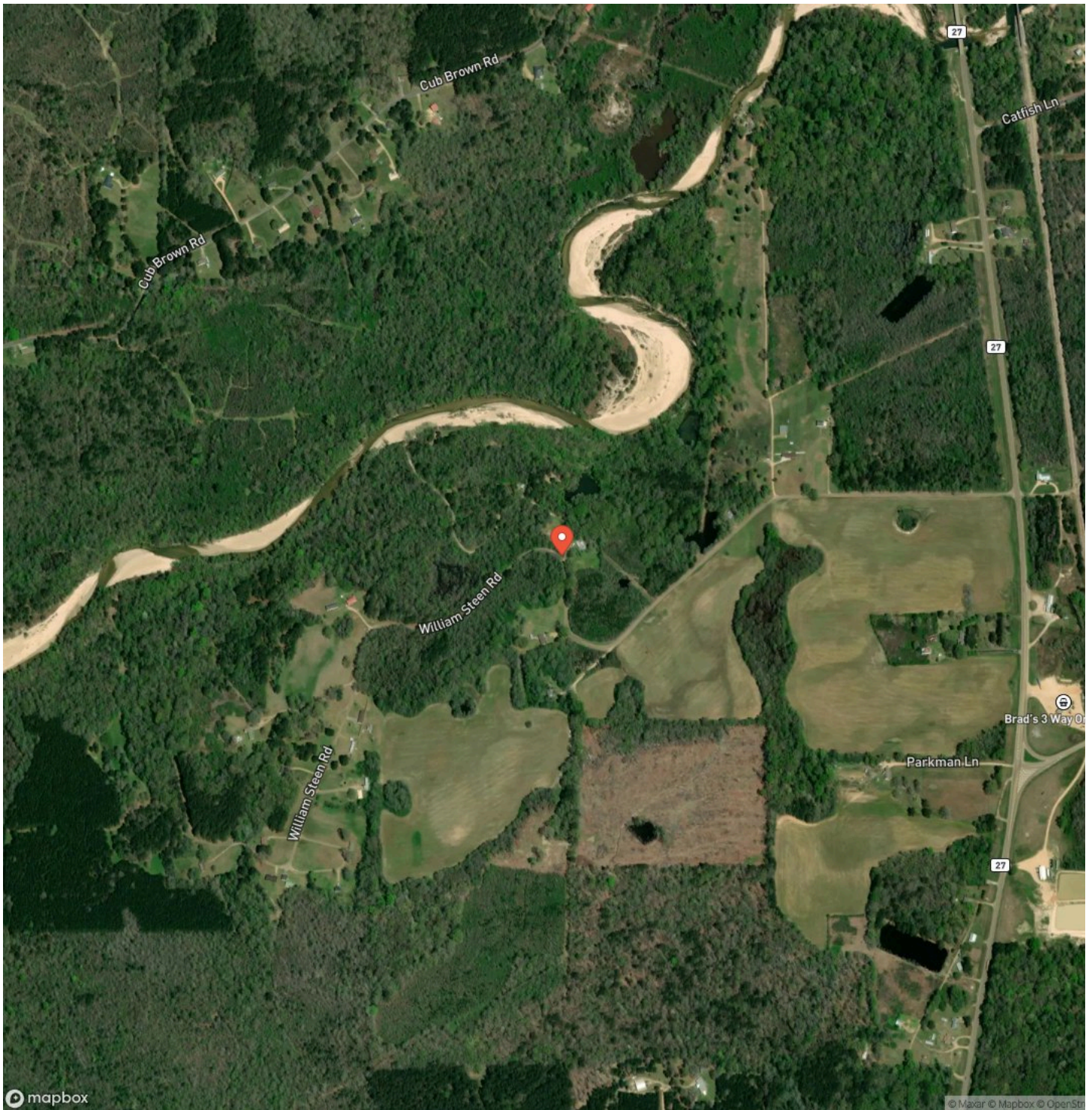
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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