

**CUSTOM BUILT MANUFACTURED  
HOME ON 3.03± ACRES  
AMITE COUNTY, MS**

**\$275,000**



**SMALLTOWN**  
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# THE AMITE 3.03

# PROPERTY PROFILE

## LOCATION:

- 2231 Trask Road  
Centreville, MS 39631
- Amite County
- 1.1± Miles from Centreville
- 35± Miles NE of  
Saint Francisville, LA
- 50± Miles N of Baton Rouge, LA

## COORDINATES:

- 31.0689,-91.0503

## PROPERTY USE:

- Residential
- Weekend Get-A-Way

## PROPERTY INFORMATION:

- 3.03± Acres
- 2016 Custom Built  
Manufactured Home
- 2,304± Square Feet
- 3 Bedrooms, 2 Bathrooms
- Derksen Home Office/  
Storage Building
- Power by Entergy
- Water by Town of Centreville

## TAX INFORMATION:

2023 - \$945.62

- Parcel #: 12 30010 0000480



LEE WHITE | LAND SPECIALIST  
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ALINDA CRUISE WHITE | LAND & RESIDENTIAL SPECIALIST  
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Information is believed to be accurate but not guaranteed.

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

# WELCOME TO THE AMITE 3.03

**WELCOME HOME TO 2231 TRASK ROAD IN CENTREVILLE, MS!** Nestled at the end of a long private driveway in southwest Amite County on 3.03± acres is a custom-designed and built 2016 manufactured home. The 2,304+/- square foot luxury home was built to specifications that are way above and beyond the ordinary; every feature is custom built from the roof down. An open concept floor plan offers three bedrooms, two bathrooms, and plenty of room to entertain family and friends. Interior upgrades include 9-foot ceilings throughout, custom sized windows and blinds, 5-inch ceiling and floor trim, Armstrong flooring, a granite island with stacked stone in the kitchen, wood beams in the living room with an accent wall of 42-inch stack stone and wood plank, oversized bedrooms with large walk-in closets and a Hollywood style bath with the second bedroom. Exterior upgrades include Wind Zone 2 rated, cement plank siding, Hardi soffit and facial, penny copper metal roof with cedar shutters, 14 X 30 covered deck and 8 X 8 back deck with two 4 X 8 handicapped ramps.

To fully appreciate the construction of this one-of-a-kind home, you need to see it in person! There is a Derksen building on site to handle your home office or storage needs. Additional acreage is available.

**Call Lee or Alinda White today to schedule a private showing and make 2231 Trask Road in Centreville, Mississippi your new address!**



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**SOIL MAP**

Code	Description	Acres	%	CPI	NCCPI	CAP	?
<b>PrC3</b>	Providence silt loam, 5 to 8 percent slopes, severely eroded	1.61	68.22%	-	25	4e	?
<b>PrB3</b>	Providence silt loam, 2 to 5 percent slopes, severely eroded	0.41	17.37%	-	38	3e	?
<b>Gb</b>	Gillsburg silt loam, 0 to 2 percent slopes, occasionally flooded	0.33	13.98%	-	40	2w	?



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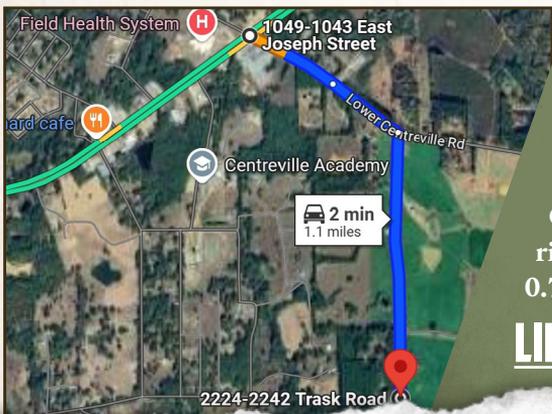
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land id. LINK



Directions From the Intersection of MS-24 and E Joseph Street/Lower Centreville Road in Centreville, MS: Travel southeast on E Joseph Street for 0.2 miles. Continue onto Lower Centreville Road for 0.2 miles. Turn right onto Trask Road, in approximately 0.7 miles the property will be on the right.

**LINK TO GOOGLE MAP DIRECTIONS**



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