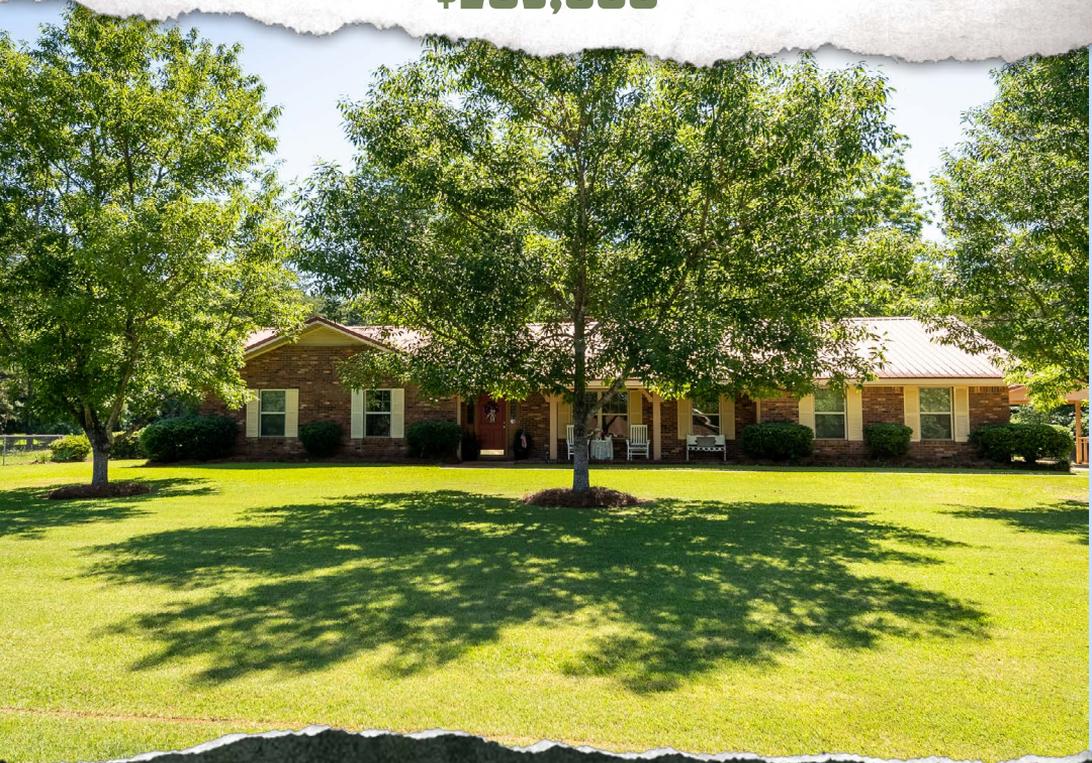




# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

A HOME ON 3± ACRES  
126 SHENANDOAH LANE  
FLORENCE, MS | RANKIN COUNTY  
\$285,000



OFFICE (769) 888-2522 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# 126 SHENANDOAH LANE

# PROPERTY PROFILE

## LOCATION:

- 126 Shenandoah Lane  
Florence, MS 39073
- Rankin County
- 2± Miles E of US 49
- 4± Miles NE of Florence

## COORDINATES:

- 32.1873, -90.1086

## TAX INFORMATION:

- Parcel #: E05L-000028-00000
- 2024 Taxes: \$226.32

## PROPERTY USE:

- Residential
- Mini-Farm

## PROPERTY INFORMATION:

- 3± Acres
- 1,876± SqFt Home
- 3 Bedrooms/2 Baths
- Huge Living Room/Great Room
- Separate Formal Dining Room
- Inviting Kitchen  
with Eat-in Area
- Separate Laundry Room
- Covered Patio
- Horse Barn with Attached Shed
- 2-Car Garage
- Extra Covered Parking
- Whole-House Generac Generator
- Natural Gas Recently  
Added in Area
- Fenced-In Yard



**STEVE MARTENS** | LAND SPECIALIST  
C: 601-573-2962 | [steve@smalltownproperties.com](mailto:steve@smalltownproperties.com)



**RACHEL BOYD** | REALTOR  
C: 913-212-8419 | [rachel@smalltownproperties.com](mailto:rachel@smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO 126 SHENANDOAH LANE

**WELCOME TO COUNTRY LIVING IN RANKIN COUNTY, MS!** Come experience the charm of this beautifully maintained 3± acre property, perfectly suited for horse lovers.

Built in 1975, a 1,876± square foot home offers three bedrooms, two baths, a huge living/great room with vaulted ceilings, a cozy gas fireplace, and a built-in bookcase, ideal for entertaining friends and family. The kitchen features tile flooring with plenty of cabinets and counter space, along with an eat-in area. The grand formal dining room provides ample space to host memorable gatherings. For convenience, a separate laundry room is just off the kitchen. A covered patio overlooks a beautifully landscaped, fenced-in yard, offering a peaceful view while enjoying the sounds of nature.



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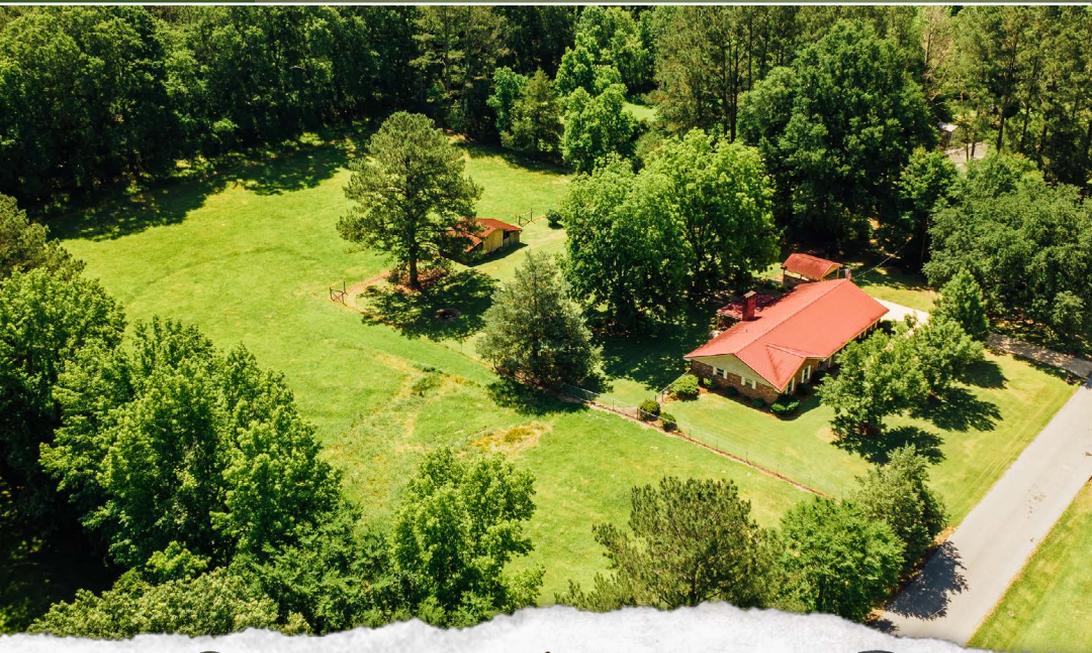
# MORE ABOUT 126 SHENANDOAH LANE

Beyond the home, the property features mature shade trees, a fenced area for horses, a barn with an attached shed equipped with electricity and water, and a two-car garage with an additional storage room. Lastly, take advantage of the covered parking for a boat or RV, complete with lighting and electrical outlets.

A whole-house Generac generator provides backup power, giving you peace of mind. Natural gas has recently been added in the area.

Take advantage of this rare opportunity to enjoy country living, yet close to everything in the city.

**Call Rachel Boyd or Steve Martens today to schedule a private showing and make 126 Shenandoah Lane your new address.**



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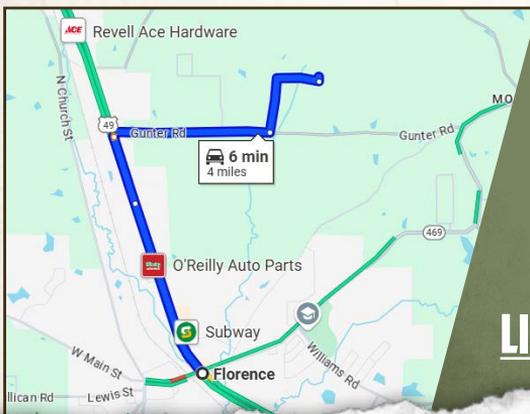
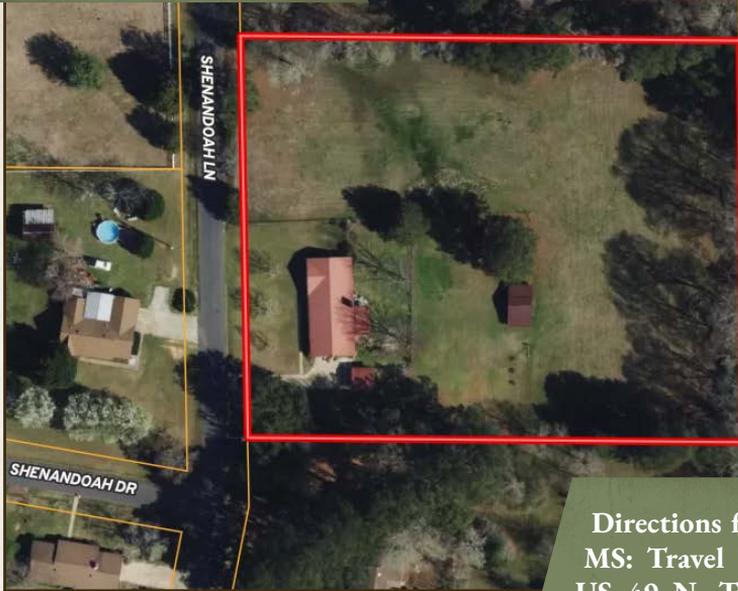
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land id. LINK



Directions from US 49 in Florence, MS: Travel 1.9 miles northwest on US 49 N. Turn right onto Gunter Road and continue 1.2 miles. Turn left onto Shenandoah Drive and proceed 0.7 miles. Turn left onto Shenandoah Lane and the destination is on the right.

Physical Address:  
126 Shenandoah Lane  
Florence, MS 39073

[LINK TO GOOGLE MAP DIRECTIONS](#)



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