

701 CR 463 | COFFEVILLE
YALOBUSHA COUNTY, MS
\$99,900



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

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

701 CR 463

PROPERTY PROFILE

LOCATION:

- 701 CR 463
Coffeeville, MS 38922
- Holly Hills Subdivision
- Yalobusha County
- 1.8± Miles SW of Gums
Crossing Boat Landing
- 8.1± Miles S of Coffeeville
- 23.8± Miles NE of Grenada
- 40± Miles S of Oxford
- 137± Miles N of Jackson
- 104± Miles S of Memphis, TN

COORDINATES:

- 33.89619, -89.64846

PROPERTY INFORMATION:

- 0.75± Acre Lot
- 900± SqFt Home
- 2 Bedrooms/1 Bathroom
- Fire Pit in the Backyard
- Separate Laundry Room/
Storage Building
- Covered Parking
- Access to Grenada Lake
- Near Public Hunting Land

PROPERTY USE:

- Residential
- Fishing
- Investment

TAX INFORMATION:

- 2024 - \$387.04



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HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 701 CR 463

IF YOU ARE LOOKING FOR A TURNKEY FISH CAMP NEAR GRENADA LAKE, HERE'S YOUR OPPORTUNITY! Welcome to your next adventure on the banks of Grenada Lake, less than two miles from the Gums Crossing Boat Ramp. Whether you're looking for a peaceful getaway, a country home, or an income-generating short-term rental, this turnkey home checks all the boxes. This 0.75± acre property includes Lot 3 and Lot 7 in the Holly Hills Subdivision. Formerly operating as the successful "Crappie Tales Airbnb," the 900± square foot home offers two bedrooms and one bathroom and is fully equipped and ready for its next owner.

When you pull into the drive, you will find a covered metal carport with a fish cleaning station ready to go. Step inside to find a spacious kitchen and living area, perfect for relaxing after a day on the water. Outside, a covered carport connects to a laundry room and storage area, adding both convenience and functionality. Enjoy evenings around the backyard firepit, surrounded by the peace and quiet of country living.



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MORE ABOUT 701 CR 463

This property is perfect for outdoor enthusiasts. Grenada Lake is nationally recognized as a premier crappie fishing destination, and you'll also enjoy access to over 90,000 acres of public hunting off your doorstep. You're just a short drive from Malmaison Wildlife Management Area and Holly Springs National Forest, making this a prime location for year-round hunting no matter what game you're after.

**Whether you're investing, downsizing, or chasing the lake life—this one's full of potential.
Give Hunter Robison a call to set up a private showing!**



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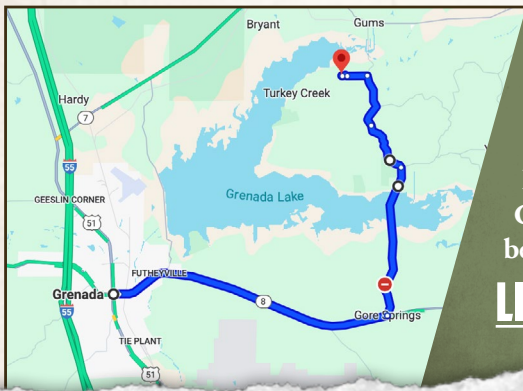
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**land id. LINK**

Directions From Grenada, MS:
Travel 11.8 miles on MS-8 E. Turn left onto Graysport Crossing Road and proceed 6.2 miles. Turn left on Gums Crossing Road and continue 3.8 miles. Turn right on Elams Road and continue 1.0 mile. Turn left onto Carver Point Road and in 0.8 miles turn right on CR 187. In 0.2 miles, the destination will be on your left.

LINK TO GOOGLE MAP DIRECTIONS



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